



Trust Programs Committee Minutes of a Special Meeting

Date: June 15, 2021
Location: Electronic Zoom Meeting

Members Present: Deb Morrison, North Pender Island Local Trustee (Chair)
Timothy Peterson, Lasqueti Island Local Trustee (Vice Chair)
Paul Brent, Saturna Island Local Trustee
Scott Colbourne, Gabriola Island Local Trustee
David Critchley, Denman Island Local Trustee
Doug Fenton, Thetis Island Local Trustee
Michael Kaile, Bowen Island Municipal Trustee
Kees Langereis, Gabriola Island Local Trustee
Benjamin McConchie, North Pender Island Local Trustee
Dan Rogers, Gambier Island Local Trustee (EC Representative)
Peter Luckham, Islands Trust Council Chair (Ex Officio)

Staff Present: Russ Hotsenpiller, CAO
Clare Frater, Director, Trust Area Services
David Marlor, Director, Local Planning Services
Dilani Hippola, Senior Policy Advisor
Lisa Wilcox, Senior Intergovernmental Policy Advisor
Robert Barlow, Legislative Services Clerk/Recorder

Others Present: Approximately thirteen members of the public

1. CALL TO ORDER

The meeting was called to order at 3:01 p.m. Chair Morrison acknowledged that attendees of the meeting were on the traditional and treaty territories of several Coast Salish First Nations.

2. APPROVAL OF AGENDA

2.1 New Items and Re-Ordering of the Agenda

None

2.2 Approval of Agenda

By general consent the agenda was approved as presented.

3. ADOPTION OF MINUTES/COORDINATION

3.1 Minutes of Meeting

3.1.1 Trust Programs Committee draft minutes of May 14, 2021

ADOPTED

By general consent the minutes were approved as presented.

3.2 Resolutions Without Meeting

None

4. TOWN HALL

Michael Sketch, Alix Hodson, Frants Attorp, Jennifer Margison and David Bird spoke individually to the Committee. All spoke in regards to the Policy Statement Amendment Project and specifically in regards to drafts of the new policy statement. Comments included:

- the word “environment” needs clarification to avoid confusion between the “natural” environment and the “built” or “developed” environment;
- edits to the current version (2.0) should be done prior to first reading at a Trust Council meeting;
- definition of “unique amenities” needs clarification;
- “carrying capacity” is a useful concept and needs to be incorporated;
- there is a lack of scientific data to help develop effective land use policy and therefore there is a need for an independent “team” of environmental scientists;
- the precautionary principle needs to be included;
- the professional reliance model is problematic;
- individual and cumulative effects of development needs to be assessed;
- individual Local Trust Committees should not be allowed to “pick and choose” policies that suit their local trust area;
- planners need environmental education and expertise;
- a directive policy needs to be included to indicate that when considering land use which would augment the built environment at the expense of the natural environment, trust policies should give priority to the preservation and protection of the natural environment;
- definitions of terms need to be clear.

5. DELEGATIONS

None

Trustee McConchie joined the meeting at approximately 3:30 p.m.

6. TRUST COUNCIL BUSINESS

6.1 Draft 2.0 of New Policy Statement Bylaw

It was noted that the current version presented reflects discussion, research and analysis of the public, trustees and staff over the last eighteen months. Trust Council is expected to consider First Reading at the July 8, 2021 Trust Council special meeting. First Reading will trigger more opportunities for public engagement and referral to other agencies and First Nations for review. The draft version 1.0 has been presented to the

ADOPTED

Executive Committee, the Regional Planning Committee, the Trust Programs Committee and the Islands Trust Conservancy Board and their feedback has been incorporated into the current draft version 2.0.

TPC-2021-034

It was MOVED and SECONDED,

that Trust Programs Committee recommend to Trust Council that the First Reading of the draft Policy Statement scheduled for the Trust Council Special Meeting of July 8th be deferred until such time as the actual draft document be presented to all Local Trust Areas and Bowen Island Municipality for public consultation and feedback.

DEFEATED

**Trustees Brent, Critchley, Kaile, Langereis and McConchie were In Favour
Trustees Colbourne, Fenton, Morrison, Peterson and Rogers were Opposed**

Trustee Brent left the meeting at 4:50 p.m.

Trust Critchley left the meeting at 5:00 p.m.

TPC-2021-035

It was MOVED and SECONDED,

that Trust Programs Committee request Executive Committee to make the following amendments to Draft 2.0 of the New Policy Statement Bylaw:

- Insert in the last sentence of paragraph 2 on page 19 of the June 15, 2021 agenda: "...commitment to fostering lower ecological footprints by reducing greenhouse gas emissions, striving to find new paths to conserve finite natural resources, and..."
- Delete: "Without any meaningful form of local government for non-incorporated island communities at the time, Gulf Island residents began expressing widespread concern that the area's highly-valued and fragile environment could be irreversibly damaged by unrestrained development. In 1969, the provincial government responded by instituting a temporary freeze on the subdivision of land until island communities could adopt plans and regulations to control growth."
and replace with: "Gulf Island residents, whose islands were under the jurisdiction of Regional Districts at the time, began expressing widespread concern that the area's highly-valued and fragile environment could be irreversibly damaged by unrestrained development. In 1969, the provincial government responded by instituting a temporary 10-acre minimum lot size freeze on the subdivision of land until island communities could adopt plans and regulations to control growth."
- Delete: "The Act established the Islands Trust as a special-purpose government with a conservation-oriented responsibility to preserve and protect the Islands Trust Area for the benefit of residents of the Trust Area and of British Columbia more broadly."
and replace with: "The Act established the Islands Trust as a trust with a conservation-oriented responsibility to preserve and protect the Islands Trust Area for the benefit of residents of the Trust Area and of British Columbia more broadly."

ADOPTED

- With reference to this paragraph: “In the years following the establishment of Islands Trust, pressure for development of the Trust Area islands continued. Between 1974 and 1987, the Area’s resident population increased by sixty per cent, far exceeding the growth rate of adjacent areas. Several amendments were made to the Islands Trust Act during this period, giving the Islands Trust community planning and land-use authority comparable to that of a regional district under the Local Government Act. Aware of the urgent need for plans to guide decisions on growth management and land-use, Trust Area communities developed official community plans. Nonetheless, pressure for residential development continued, as did public concern for the future of the Trust Area.” add the following after the sentence beginning “Several amendments....” stating that: “From 1974 to 1977, trust committees vetted regional district bylaws for compliance with the Trust Object. In 1977 in response to concerns about administrative inefficiencies the ITA was amended to transfer land use regulation from Regional Districts to trust committees.
- Page 17, 1st paragraph: change “illegal housing” to “Not permitted, unsafe, and unhealthy housing with no permanency or security for individuals and families.”
- Page 17, 2nd paragraph: add the following words “generations to come including First Nations who wish to come home or have access to traditional uses.”
- Page 19, 2nd paragraph: add “silence,” before the word “quietude”.

CARRIED

TPC-2021-036

It was MOVED and SECONDED,

that Trust Programs Committee request Executive Committee to make the following amendment to Draft 2.0 of the New Policy Statement Bylaw: edit Section 1.4 (page 19 of agenda, second paragraph) to: "Trust Council understands its preserve and protect mandate is strengthened by healthy and inclusive communities that are dependent on sustainable, energy efficient, and appropriately located housing, transportation, and infrastructure."

CARRIED

Trustee Kaile Opposed

TPC-2021-037

It was MOVED and SECONDED,

that Trust Programs Committee request Executive Committee to make the following amendment to Draft 2.0 of the New Policy Statement Bylaw: delete all references to “unique amenities”.

DEFEATED

Trustee Langereis and McConchie were In Favour

TPC-2021-038

It was MOVED and SECONDED,

that Trust Programs Committee request Executive Committee to make the following amendment to the Draft 2.0 of the New Policy Statement Bylaw:

ADOPTED

delete all text related to housing and emphasize that Trust Council encourages regional districts and the Province, in collaboration with Local Trust Committees, to encourage subsidized housing.

DEFEATED

**Trustee Kaile, Langereis, McConchie and Morrison and were in Favour
Trustee Colbourne, Fenton, Peterson and Rogers were Opposed**

TPC-2021-039

It was MOVED and SECONDED,

that Trust Programs Committee request Executive Committee to make the following amendment to Draft 2.0 of the New Policy Statement Bylaw: amend 4.2.7 and 4.2.8 to read "shall **endeavor** to ensure...".

DEFEATED

7. NEW BUSINESS

None

8. CORRESPONDENCE

None

9. NEXT MEETING

TPC-2021-040

It was MOVED and SECONDED,

that Trust Programs Committee cancel the June 25, 2021 meeting.

CARRIED

Next meeting is Friday, August 27, 2021, starting at 9:00 a.m.

10. ADJOURNMENT

By general consent the meeting adjourned at 6:25 p.m.

Deb Morrison, Chair

Certified Correct:

Robert Barlow, Legislative Services Clerk/Recorder