



## Regional Planning Committee Minutes of a Regular Meeting

**Date:** February 9, 2022  
**Location:** Electronic Meeting & Public Venue  
200-1627 Fort Street  
Victoria BC

**Members Present:** Laura Busheikin, Chair  
David Maude, Vice Chair  
Scott Colbourne, Local Trustee  
Jeanine Dodds, Local Trustee  
Doug Fenton, Local Trustee  
Kees Langereis, Local Trustee  
Laura Patrick, Executive Committee Representative  
Timothy Peterson, Local Trustee  
Kate-Louise Stamford, Local Trustee  
Jane Wolverton, Local Trustee  
Peter Luckham, Ex Officio Member

**Staff Present:** Russ Hotsenpiller, Chief Administrative Officer  
Clare Frater, Director, Trust Area Services  
Robert Kojima, Regional Planning Manager, Southern Office  
Stefan Cermak, Regional Planning Manager, Salt Spring  
Heather Kauer, Regional Planning Manager, Northern Office  
Lisa Wilcox, Senior Intergovernmental Policy Advisor  
Narissa Chadwick, Island Planner  
Robert Barlow, Legislative Services Clerk/Recorder

**Others Present:** One member of the public

### 1. CALL TO ORDER

The meeting was called to order at 10:04 a.m. Chair Busheikin acknowledged that participants of the meeting were attending from traditional, treaty and unceded territories of many indigenous peoples.

### 2. AGENDA

#### 2.1 New Items and Re-Ordering of the Agenda

No new items or re-ordering of the agenda.

#### 2.2 Approval of the Agenda

**By general consent** the Regional Planning Committee approved the agenda as presented.

**3. PUBLIC COMMENT PERIOD**

No member of the public indicated a desire to speak.

**4. DELEGATIONS**

None

**5. CORRESPONDENCE**

**3.1 January 12, 2022 Trustee Wright**

Presented for information. It was noted that the motion referred to in the correspondence was presented, debated and carried at the most recent Trust Council (TC) meeting.

**6. ADMINISTRATIVE COORDINATION**

**6.1 Draft Minutes of Previous Meetings**

6.1.1 Regional Planning Committee minutes of November 3, 2021

**By general consent** the Regional Planning Committee minutes of November 3, 2021, were adopted as presented.

6.1.2 Regional Planning Committee minutes of January 13, 2022

**By general consent** the Regional Planning Committee minutes of January 13, 2022, were adopted as presented.

**6.2 Resolutions Without Meeting**

None

**6.1 Follow-up Action List**

The FUAL was presented for information and it was noted that Local Planning Services Director Marlor was unable to be present at the meeting to speak to the FUAL.

**7. BUSINESS**

**7.1 WORK PROGRAM ITEMS**

7.1.1 Freshwater Sustainability Strategy – Verbal Update

Island Planner Chadwick provided the update, noting that at the December, 2021 Trust Council meeting, the following resolution was carried:

That Islands Trust Council request that the Regional Planning Committee add to its work program the development of an Islands Trust Freshwater Sustainability Strategy policy document and recommendations for implementation of the Freshwater Sustainability Strategy

Trustee Colbourne joined the meeting at 10:13 a.m.

**RPC-2022-006**

**It was MOVED and SECONDED,**

that Regional Planning Committee request staff develop an Islands Trust Freshwater Sustainability Strategy policy document.

**CARRIED**

**RPC-2022-007**

**It was MOVED and SECONDED,**

that Regional Planning Committee request staff to identify options for the implementation of the Freshwater Sustainability Strategy.

**CARRIED**

**7.2 OTHER BUSINESS**

- 7.2.1 Updated review of Trust Council Policy 5.9.1, Best Practices For Delivery of Local Planning Services To Local Trust Committees - RFD

Regional Planning Manager Kojima presented the RFD, indicating that the additions and edits requested by the Committee at the meeting of January 13, 2022, have been incorporated into the revised version that was presented in the agenda. The Committee made a minor edit to section 8.1 and staff clarified the process to manage late items to Local Trust Committee agendas. The Committee also discussed the importance of the project definition phase, early communication with First Nations, and minor edits that would assist in aligning the policy with Reconciliation efforts.

**RPC-2022-008**

**It was MOVED and SECONDED,**

that Regional Planning Committee endorse the draft policy “5.9.1 Best Management Practices For Delivery of Local Planning Services to Local Trust Committees” in principle, with amendments to bring in line with UNDRIP and DRIPA, and forward to Trust Council for comment and feedback.

**CARRIED**

Committee recessed at 11:05 a.m. and resumed at 11:13 a.m.

- 7.2.2 Referral from Trust Council - Islands Housing Authority

Regional Planning Manager Kojima introduced the referral from the Trust Council (TC) to the Regional Planning Committee for further consideration of a postponed (tabled) TC motion. The motion was moved by Trustee Colbourne and seconded by Trustee Patrick and relates to a potential entity that would address housing issues in the Islands Trust Area. RPM Kojima sees the proposal as a significant request which would include legislative changes and would need clarity in regards to the scope. Director Frater noted current TC policy in regards to advocacy.

Trustee Fenton left the meeting at 11:20 a.m.

Trustees Patrick and Colbourne spoke to the postponed TC motion indicating that it was borne of a recognition that provincial support is needed to address housing issues; that there is a need for a coordinated approach of Islands Trust to the Province and other agencies; and that there is a need for a secure funding mechanism to support such work. Committee discussion included:

- individual Local Trust Area needs may be distinct or unique;
- potential need for a legal opinion in regards to this proposal and the Islands Trust mandate;
- need for clarity about the nature of such an entity and funding;
- need to clarify or define what currently isn't working in regards to addressing housing issues;
- the current role of Islands Trust in regards to advocacy and coordination;
- the current planning tools available to Islands Trust;
- the continuing challenge of intensifying development of new single-user, market-valued homes;
- potential need for a legal opinion in regards to the use of Section 8(2)(e) of the *Islands Trust Act*;
- options to move forward, including: continued discussion in general or in regards to particular aspects of the topic; requesting staff provide some analysis; and, requesting staff to obtain pertinent legal opinions.

Committee recessed at 12:05 p.m. and resumed at 12:37 p.m.

Trustee Fenton returned to the meeting at 12:37 p.m.

**RPC-2022-009**

**It was MOVED and SECONDED,**

that Regional Planning Committee request staff to obtain a legal opinion on using S. 8(2)(e) of the *Islands Trust Act*.

**CARRIED**

**RPC-2022-010**

**It was MOVED and SECONDED,**

that Regional Planning Committee request staff to bring back issue identification and simplified recommendations in regards to a Housing Authority-type entity to British Columbia's Lieutenant Governor in Council at the next RPC meeting.

**CARRIED**

Trustee Fenton left the meeting at 12:56 p.m.

7.2.3 Request to Amend Trust Council Policies to Expedite Affordable Housing Applications - Memo

Regional Planning Manager Cermak spoke to the request from Salt Spring Island Local Trust Committee to the RPC to consider necessary amendments to Trust-wide policies that support expediting rezoning applications for affordable housing. Committee discussion included:

- recognition that there may be a number of different policy or procedure changes that may achieve the goal of increasing support for affordable housing
- there may be some potential overlap with the grant funded work in improving application processing services

**7.3 NEW BUSINESS**

None

**8. WORK PROGRAM**

**8.1 Current Regional Planning Committee Work Program**

Provided for information.

**8.2 Regional Planning Committee Work Program - Briefing**

RPM Kojima indicated that the briefing was presented for the Committee's information and to provide an opportunity for the Committee to make any changes to their Work Program if desirable.

**RPC-2022-011**

**It was MOVED and SECONDED,**

that Regional Planning Committee include a review of the term's projects as an agenda item towards the end of term.

**CARRIED**

**8.3 Salt Spring Island Local Trust Committee request RPC to add "Antenna System Siting Protocol" to the RPC Work Program – Staff Report**

Chair Busheikin introduced the request from SSI LTC which indicated a need to include First Nations consultation requirements; cultural and sacred sites siting requirements; and consideration of Salt Spring Island Advisory Planning Commission recommendations. Committee discussion included:

**DRAFT**

- whether the model bylaw that was produced by RPC in regards to a Strategy for Antenna Systems is consistent with current Islands Trust Reconciliation commitments
- need to monitor model bylaws as to use by LTCs and whether they need to be updated from time to time

**RPC-2022-012**

**It was MOVED and SECONDED,**

that Regional Planning Committee add “updating the model strategy for antennae systems” to the projects list of RPC’s Work Program.

**CARRIED**

The Committee discussed adding “Amend Trust Council Policies to Expedite Affordable Housing Applications” to the work program projects list. After some discussion, no motion was made.

**9. NEXT MEETING**

Wednesday, May 18, 10:00 a.m. - 3:00 p.m.

**10. ADJOURNMENT**

**By general consent** the meeting adjourned at 1:39 p.m.

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Laura Busheikin, Chair

Certified Correct:

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Robert Barlow, Legislative Services Clerk

**Minutes are not official until adopted at a subsequent meeting.**