



Regional Planning Committee Minutes of a Regular Meeting

Date: February 9, 2022
Location: Electronic Meeting

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

ADOPTED

No member of the public indicated a desire to speak.

4. DELEGATIONS

None

5. CORRESPONDENCE

5.1 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:

ADOPTED

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

ADOPTED

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.

ADOPTED

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:

- 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

ADOPTED

- 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.

Laura Busheikin, Chair

Certified Correct:

Robert Barlow, Legislative Services Clerk