

Meeting Minutes

Capital Regional District Board

Wednesday, March 8, 2023

1:10 PM

6th Floor Boardroom
625 Fisgard Street
Victoria, BC

PRESENT

DIRECTORS: C. Plant (Chair), M. Tait (Vice Chair) (EP), M. Alto, P. Brent, S. Brice, J. Brownoff (EP), J. Caradonna, C. Coleman, Z. de Vries, B. Desjardins, S. Goodmanson (EP), G. Holman, D. Kobayashi, M. Little, C. McNeil-Smith, K. Murdoch, D. Murdock, C. Stock (for P. Jones), L. Szpak, D. Thompson, S. Tobias, A. Wickheim, K. Williams, R. Windsor

STAFF: T. Robbins, Chief Administrative Officer; N. Chan, Chief Financial Officer; L. Hutcheson, General Manager, Parks and Environmental Services; K. Lorette, General Manager, Planning and Protective Services; K. Morley, General Manager, Corporate Services; I. Jesney, Acting General Manager, Integrated Water Services; D. Elliot, Senior Manager, Housing; I. Lawrence, Senior Manager, Juan de Fuca Local Area Services (EP); M. Lagoa, Deputy Corporate Officer; S. Orr, Senior Committee Clerk (Recorder)

EP - Electronic Participation

Regrets: Director P. Jones

The meeting was called to order at 1:07 pm.

1. TERRITORIAL ACKNOWLEDGEMENT

A Territorial Acknowledgement was provided in a preceding meeting.

2. APPROVAL OF THE AGENDA

MOVED by Director Alto, **SECONDED** by Director Windsor,
That the agenda for the March 8, 2023 Session of the Capital Regional District Board be approved with the addition of the following item:
- 8.7. Notice of Motion: Apportioning of Costs and Benefits
CARRIED

3. ADOPTION OF MINUTES

3.1. [23-186](#) Minutes of the February 8, 2023 Capital Regional District Board Meeting

MOVED by Director Alto, **SECONDED** by Director Brice,
That the minutes of the Capital Regional District Board meeting of February 8, 2023 be adopted as circulated.
CARRIED

3.2. [23-211](#) Minutes of Previous Committee and Commission Meetings

MOVED by Alternate Director Stock, **SECONDED** by Director Alto,

1. That the minutes of the of the Committee of the Whole meeting of January 25, 2023 be adopted as circulated.

2. That the minutes of the of the Committee of the Whole meeting of February 8, 2023 be adopted as circulated.

CARRIED

4. REPORT OF THE CHAIR

Good afternoon everyone. Maintaining positive relationships with my fellow Directors is very important to me. Thinking back on last month's meeting I was very pleased to see us be hard on the issues, but respectful to each other. It is perfectly normal to have political disagreements with each other as we come to this table with different values and backgrounds and goals. I hope and believe we can continue to work together in an environment where we vigorously debate our policies as our term progresses, but remain respectful of each other so that after the meeting is over we maintain good relations with each other. But, it is also nice when we do unanimously agree on issues. Today we have a consent agenda item where I expect we will approve our Strategic Priorities for this term. However, I will also offer that this motion is the stepping off point for us as a Board and not the end destination. After today, staff will work to bring us a Corporate Plan in April that proposes a series of activities and initiatives to achieve our Strategic Priorities. It will be up to the Board at the April meeting to determine if the staff plan is ambitious enough to achieve our collective goals as expressed through our stated priorities. But I will add this; it should not be lost on our staff or the Board that we amended our Vision Statement recently to add the language that we embrace innovation and bold leadership. I will be looking for innovation and bold leadership in the Corporate Plan. This board has shown great unity thus far on our priorities and I expect us to achieve great things during this term. Before we begin our meeting, I wish to briefly also comment on a couple other issues. Since the last meeting where I was directed to work with Staff and the Island Corridor Foundation to raise our collective desire to see the E and N corridor is protected, you are likely aware I connected with the other Island Regional District Chairs and we submitted a letter to Minister Alghabra to state our desire to see the corridor protected and First Nations reconciliation and concerns needed to be addressed. As I suspect everyone in the room is aware, a decision is to come by March 14th and I am cautiously optimistic. As you will also likely be aware the province recently announced a Growing Communities Fund. The CRD's allocation has been announced at 11.5 million dollars. This is welcome funding we will put to good use. Because the Finance Committee will not be meeting again until May, we can expect a report from staff at our April Board meeting on suggested funding allocations. To be clear, the staff report will not be recommending projects but rather how the funds should be allocated to different services and Electoral Area budgets. And finally I look forward to seeing everyone again next week when we consider and finalize our 2023 Budget. In advance of that meeting, I want to thank staff for all the work to put together the documents that comprise our consolidated budgets.

5. PRESENTATIONS/DELEGATIONS

5.1. Presentations

- 5.1.1. [23-184](#) Presentation: Paul Gerrard (CRD Representative) and Geoff Dickson (President/CEO), Victoria Airport Authority; Re: Report to Nominators
P. Gerrard and G. Dickson provided a presentation outlining the report to nominators.

**MOVED by Director Windsor, SECONDED by Director Szpak,
That the presentation be extended past the 10 minute scheduled time.
CARRIED**

Discussion ensued regarding:
- airport security screening process
- parking lot capacity
- potential impact of ride-sharing
- bio-fuel usage in aircraft

The Chair thanked Mr. Gerard and Mr. Dickson for their presentation. The Chair further thanked Mr. Dickson for his leadership and for being an ambassador in the region.

5.2. Delegations

- 5.2.1. [23-217](#) Delegation - Gerard LeBlanc; Representing Sooke Region Food CHI Society; Re: Agenda Item 8.5.: Subdivision Application within the Agricultural Land Reserve for Lot B, Section 110, Sooke District, Plan 32912; PID: 000-210-897 - 6040 East Sooke Road
G. LeBlanc spoke to Item 8.5.
- 5.2.2. [23-218](#) Delegation - Nancy Jane Hewitt; Resident of Juan de Fuca Electoral Area; Re: Agenda Item 8.5. Subdivision Application within the Agricultural Land Reserve for Lot B, Section 110, Sooke District, Plan 32912; PID: 000-210-897 - 6040 East Sooke Road
N. Hewitt spoke to Item 8.5.
- 5.2.3. [23-219](#) Delegation - Shandelle Conrad; Resident of Sooke; Re: Agenda Item 8.5. Subdivision Application within the Agricultural Land Reserve for Lot B, Section 110, Sooke District, Plan 32912; PID: 000-210-897 - 6040 East Sooke Road
S. Conrad spoke to Item 8.5.

- 5.2.4. [23-221](#) Delegation - Steve Pridgeon; Resident of Juan de Fuca Electoral Area:
Re: Agenda Item 8.5. Subdivision Application within the Agricultural Land Reserve for Lot B, Section 110, Sooke District, Plan 32912; PID: 000-210-897 - 6040 East Sooke Road
- S. Pridgeon spoke to Item 8.5.

6. CONSENT AGENDA

Item 6.5. was removed from the consent agenda and moved to be considered under Administration Reports as item 8.1.b.

**MOVED by Director de Vries, SECONDED by Alternate Director Stock,
That consent agenda items 6.1. through 6.4. and 6.6. through 6.17. be approved.
CARRIED**

- 6.1. [23-165](#) Electoral Areas Strategic Planning
- This report was received for information.**
- 6.2. [23-195](#) 2023 Salt Spring Island Local Community Commission Election - Appointment of Chief Election Officer and the Deputy Chief Election Officers
1. That pursuant to Section 58 of the Local Government Act, the Board appoint Kristen M. Morley as Chief Election Officer with the power to appoint such other assistance as may be required for the administration and conduct of the Salt Spring Island Local Community Commission Election on May 27, 2023; and
2. That the Board appoint Marlene Lagoa, Karla Campbell, and Anthony Kennedy, as Deputy Chief Election Officers.
- CARRIED**
- 6.3. [23-103](#) 2022 Solid Waste Stream Composition Study Results
- This report was received for information.**
- 6.4. [23-130](#) Recycle BC - Packaging and Printed Paper Product, Extended Producer Responsibility - Draft Program Plan
- That the CRD, upon receipt of Recycle BC's final report, urge the Ministry of Environment to enhance Recycle BC recovery targets and funding supports and other policy measures in rural areas and as applied to the multifamily sector in all areas.
CARRIED**
- 6.6. [23-077](#) Capital Regional District External Grants Update
- This report was received for information.**
- 6.7. [23-078](#) Capital Regional District Investment Portfolio Holdings and Annual Performance Update
- This report was received for information.**

- 6.8. [23-170](#) First Nations Relations Operational Update
This report was received for information.
- 6.9. [23-177](#) Lease for 7612 East Saanich Road - (Prosser Place Housing Development)
1. That the Chair of the Capital Regional District Board be authorized to execute the 60-year lease of the 7612 East Saanich Road Property (PID 031-883-486) to the Capital Region Housing Corporation.
2. That the Chief Administrative Officer be authorized to execute any agreements or documents and do all things necessary to finalize the acquisition and subsequent lease.
CARRIED
- 6.10. [23-134](#) Regional Growth Strategy Indicators Report
That the Regional Growth Strategy Indicators Report be sent annually to the Mayors and Council in the capital region.
CARRIED
- 6.11. [23-137](#) Central Saanich Regional Context Statement
That the District of Central Saanich regional context statement be considered in relation to the 2018 Regional Growth Strategy (Bylaw No. 4017) and be accepted in accordance with the requirements of section 448 of the Local Government Act.
CARRIED
- 6.12. [23-141](#) Island View Beach Regional Park - Ditch Maintenance
That the Regional Parks Committee recommends to the Capital Regional District Board:
1. That a comparison of ditch depths differences between the baseline data in 2012 and 2022 work be brought forward as soon as possible through the Regional Parks Committee.
2. To authorize, if possible, to capture aerial drone footage of the ditch system to capture the foliage patterns.
3. That the CRD convene a meeting with participants (including the TSAWOUT, Central Saanich and FOIVB "Friends of Island View Beach") to present and discuss the mosquito abatement program at Island View Beach Regional Park and report back to the April Regional Parks Committee.
4. That Central Saanich staff be invited by CRD staff to all meetings pertaining to the update work being done by Great Pacific and Aqua-Tex.
CARRIED
- 6.13. [23-106](#) 2023-2027 Regional Water Supply Service Capital Plan Update
That the 2023 Regional Water Supply Service Capital Budget and Five Year Capital Plan be updated to include \$365,000 for Project 20-27 GVWSA Forest Resilience, for ecological restoration thinning trials development and implementation costs and \$365,000 in revenue from the project.
CARRIED

- 6.14. [23-182](#) Capital Project Update - Arena Chiller - SEAPARC
- That the 2023 capital budget be amended to include \$365,000 for replacement of the arena chiller.
CARRIED
- 6.15. [23-196](#) 2023-2026 Board Priorities
- That the 2023-2026 Board Priorities be approved.
CARRIED
- 6.16. [23-191](#) 2023 Committee and External Membership Appointments - Update #3
- That the Board endorse the external appointments and nominations put forward in the attachment.
CARRIED
- 6.17. [23-220](#) UBCM Community Emergency Preparedness Fund: Emergency Support Services Grant 2023
- That the Capital Regional District Board support an application to the Union of British Columbia Municipalities Community Emergency Preparedness for the Emergency Support Services Grant 2023 and direct staff to provide overall grant management.
CARRIED

7. ADMINISTRATION REPORTS

- 7.1. [23-093](#) 2023 Provincial Budget Highlights
- N. Chan presented Item 7.1. for information.
- Discussion ensued regarding:
- granting programs for co-operative housing
 - cost sharing programs
 - land acquisition opportunities

7.2. [23-192](#) Biosolids Update - March 2023

L. Hutcheson presented Item 7.2. for information.

Discussion ensued regarding:

- lessons learned related to inter-governmental relations
- contractor operations and contingency planning
- long-term planning for bio-solids
- consultation with Nanaimo First Nations
- origin of bio-solids
- cost of trucking comparative analysis
- associated legal risks with land application in other jurisdictions

Motion Arising

MOVED by Director Thompson, SECONDED by Director Caradonna, Direct staff to present the Executive Leadership Team Terms of Reference that deals with intergovernmental relationships to the Governance Committee for review.

CARRIED

Motion Arising

MOVED by Director Thompson, SECONDED by Director Caradonna, For the Governance Committee to report to the CRD Board on whether the board performed its due diligence on this matter basing its decision on relevant facts on the Regional District of Nanaimo agreement.

Director Windsor objected to the consideration of the motion arising.

CARRIED

Motion Arising

MOVED by Director Tobias, SECONDED by Director Caradonna, That staff report back to the Environmental Services Committee on the costs, including carbon impact, associated with trucking for Lafarge and Nanaimo options as a comparative analysis for our options.

Discussion ensued regarding carbon impact and costs.

MOVED by Alternate Director Stock, SECONDED by Director Windsor, That the previous question be called.

CARRIED

Opposed: Tobias, Thompson

The question was called:

That staff report back to the Environmental Services Committee on the costs, including carbon impact, associated with trucking for Lafarge and Nanaimo options as a comparative analysis for our options.

DEFEATED

Opposed: Brent, Brice, Brownoff, de Vries, Goodmanson, Holman, Little, McNeil-Smith, Murdoch, Murdock, Plant, Stock, Szapak, Williams Tait, Windsor

**MOVED BY Director Tobias, SECONDED BY Director Desjardins,
That staff to report back to the CRD Board on the legal risk for land application in
the agreed to Nanaimo bio-solids solution.**

Discussion ensued regarding:

- merits of legal risk analysis
- land application of bio-solids in other jurisdictions

Director Windsor left the meeting at 3:00 pm

**MOVED by Director Tait, SECONDED by Alternate Director Stock,
That the previous question be called.**

CARRIED

Opposed: Caradonna, Goodmanson, Tobias, Wickheim, Williams

The question was called:

**That staff to report back to the CRD Board on the legal risk for land application in
the agreed to Nanaimo bio-solids decision.**

DEFEATED

**Opposed: Brent, Brice, Brownoff, de Vries, Goodmanson, Holman, Little,
McNeil-Smith, Murdoch, Murdock, Stock, Szpak, Tait**

8. REPORTS OF COMMITTEES

Environmental Services Committee

8.1. [23-138](#) Bylaw No. 2922 - Sewer Use Bylaw Amendments

**MOVED by Director Desjardins, SECONDED by Director Kobayashi,
1. That Bylaw No. 4530, "Capital Regional District Sewer Use Bylaw No. 5, 2001,
Amendment Bylaw No. 7, 2023", be introduced and read a first, second, and third
time.**

CARRIED

**MOVED by Director Desjardins, SECONDED by Director Kobayashi,
2. That Bylaw No. 4530 be adopted.**

CARRIED

**MOVED by Director Desjardins, SECONDED by Director Kobayashi,
3. That Bylaw No. 4531, "Capital Regional District Ticket Information
Authorization Bylaw 1990, Amendment Bylaw No. 75, 2023", be introduced and
read a first, second, and third time.**

CARRIED

**MOVED by Director Desjardins, SECONDED by Director Kobayashi,
4. That Bylaw No. 4531 be adopted.**

CARRIED

- 8.1.b. [23-154](#) Motion with Notice: Healthy Waters Project for Tod Creek on the Saanich Peninsula (Director Caradonna)

MOVED by Director Desjardins, **SECONDED** by Director Caradonna,
That the Healthy Waters project proposal for Tod Creek watershed be referred to staff to report back, by end of March or within the span of two committee meetings, on project implications including resources, service mandate, and regulatory framework.
CARRIED

Finance Committee

- 8.2. [23-092](#) Bylaw No. 4533 Temporary Borrowing (Solid Waste Facilities and Site Improvements) Bylaw No. 1, 2023

MOVED by Director Brice, **SECONDED** by Director Williams,
1. That Bylaw No. 4533, "Temporary Borrowing (Solid Waste Facilities and Site Improvements) Bylaw No. 1, 2023", be introduced and read a first, second and third time.
CARRIED

MOVED by Director Brice, **SECONDED** by Director Williams,
2. That Bylaw No. 4533 be adopted.
CARRIED

Hospitals and Housing Committee

- 8.3. [23-164](#) 2859 Richmond Housing Agreement and Bylaw

MOVED by Director Murdoch, **SECONDED** by Director McNeil-Smith,
1. That Bylaw No. 4539, "Resale Control and Housing Agreement Bylaw (2859 Richmond Road), 2023" be introduced and read for a first, second and third time.
CARRIED

MOVED by Director Murdoch, **SECONDED** by Director McNeil-Smith,
2. That Bylaw No. 4539 be adopted.
CARRIED

8.4. [23-082](#) Capital Regional District Land Banking and Housing Land Acquisition Financing

N. Chan spoke to Item 8.4.

**MOVED by Director Murdoch, SECONDED by Director de Vries,
That the CRD Board direct staff to requisition an additional \$3.6 million under the current Land Banking and Housing (LBH) Service (Service No. 1.310) to ensure there is capital available for leveraging land banking and housing opportunities in 2023.**

Discussion ensued regarding:

- land acquisition funds, allocations and matching
- capacity for land banking expansion
- operating budget impacts
- incremental implications by jurisdiction
- land banking service authority
- requirements and timeline related to allocating funds

Director Brownoff left the meeting at 4:02 pm.

Director Alto left the meeting at 4:03 pm.

**MOVED by Director Murdoch, SECONDED by Director Desjardins,
To postpone consideration of the motion until the March 15, 2023 meeting of the Capital Regional District Board.**

Discussion ensued regarding:

- preparation and presentation of the requisition information
- land banking reserve program
- growing communities fund

**MOVED by Director Desjardins, SECONDED by Director Brent,
That the meeting be extended past the 3 hour scheduled time.
CARRIED**

The question was called on the motion to postpone:

To postpone consideration of the motion until the March 15, 2023 meeting of the Capital Regional District Board.

DEFEATED

Opposed: Brent, Brice, Caradonna, Coleman, de Vries, Little, McNeil-Smith, Murdock, Plant, Stock, Szpak, Tait, Thompson

The question was called on the main motion:

That the CRD Board direct staff to requisition an additional \$ 3.6 million under the current Land Banking and Housing (LBH) Service (Service No. 1.310) to ensure there is capital available for leveraging land banking and housing opportunities in 2023.

CARRIED

Opposed: Desjardins, Kobayashi, Tobias

Director Murdock left the meeting at 4:37 pm.
Director Kobayashi left the meeting at 4:41 pm.
Director Tobias left the meeting at 4:41 pm.

Juan de Fuca Land Use Committee

- 8.5. [23-178](#) Subdivision Application within the Agricultural Land Reserve for Lot B, Section 110, Sooke District, Plan 32912; PID: 000-210-897 - 6040 East Sooke Road
- Discussion ensued regarding consultation with T'Sou-ke First Nations.
- Director Williams left the meeting at 4:52 pm.
- MOVED** by Director Wickheim, **SECONDED** by Director Little,
That Agricultural Land Reserve application AG000082 for Lot B, Section 110, Sooke District, Plan 32912, be denied.
CARRIED
Opposed: Tait
- 8.6. [23-129](#) Zoning Bylaw Amendment Application for Strata Lots 1, 2, 3, & 4, Section 85, Sooke District, Strata Plan EPS1027 Together with an interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form V - 476, 478, 480 & 482 Becher Bay Road
- MOVED** by Director Wickheim, **SECONDED** by Director Little,
1. That the referral of proposed Bylaw No. 4505, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 157, 2022", to the East Sooke Advisory Planning Commission; CRD departments; BC Hydro; District of Sooke; Island Health; Ministry of Forests - Archaeology Branch; Ministry of Forests - Water Protection Section; Ministry of Land, Water and Recourse Stewardship; Ministry of Transportation & Infrastructure; RCMP; Sc'ianew First Nation; Sooke School District #62; and T'Sou-ke First Nation be approved and the comments received.
CARRIED
- MOVED** by Director Wickheim, **SECONDED** by Director Little,
2. That proposed Bylaw No. 4505 be introduced and read a first time and read a second time.
CARRIED
- MOVED** by Director Wickheim, **SECONDED** by Director Little,
3. That in accordance with the provisions of section 469 of the Local Government Act, the Director for the Juan de Fuca Electoral Area, or Alternate Director, be delegated authority to hold a Public Hearing with respect to Bylaw No. 4505; and
4. That adoption of proposed Bylaw No. 4505 be withheld pending receipt by the CRD of a Preliminary Layout Review from the Ministry of Transportation and Infrastructure for subdivision application SU000753.
CARRIED

8.7. 23-233 Notice of Motion: Apportioning of Costs and Benefits (Director Brent)

MOVED by Director Brent, **SECONDED** by Director Holman,
That same day consideration be applied to the Notice of Motion.
CARRIED

Discussion ensued regarding growing communities fund.

MOVED by Director Brent, **SECONDED** by Director Holman,
That staff prepare a report as to the formulas and principles used in apportioning regional and sub-regional costs and service benefits and for apportioning benefits and external grants (e.g. Community Works Funds, COVID recovery, etc.).
CARRIED

9. BYLAWS

There were no bylaws for consideration.

10. NOTICE(S) OF MOTION

There were no Notice(s) of Motion.

11. NEW BUSINESS

There was no new business.

12. MOTION TO CLOSE THE MEETING**12.1. [23-194](#)** Motion to Close the Meeting

MOVED by Director de Vries, **SECONDED** by Director Murdoch,
1. That the meeting be closed for Appointments in accordance with Section 90(1) (a) of the Community Charter.
CARRIED

MOVED by Director de Vries, **SECONDED** by Director Murdoch
2. That the meeting be closed for Labour Relations under Section (90)(1)(c) of the Community Charter.
CARRIED

MOVED by Director de Vries, **SECONDED** by Director Murdoch
3. That the meeting be closed for Intergovernmental Negotiations in accordance with Section 90(2)(b) of the Community Charter.
CARRIED

The Capital Regional District Board moved to the Closed Session at 5:06 pm.

Director Brent left the meeting at 5:06 pm.

13. RISE AND REPORT

The Capital Regional District Board rose from the Closed Session at 5:24 pm and reported on the following:

In accordance with Bylaw No. 4120 that the following be appointed to the Agricultural Advisory Planning Commission for a term to expire December 31, 2026: Margot Swinburnson, Nikki Waggoner, Teresa Willman

In accordance with Reaching Home Community Advisory Board Terms of Reference that the following be appointed to the Reaching Home Community Advisory Board for a term to expire December 31, 2024: Margaret Charlie

In accordance with Bylaw No. 3488 that the following be appointed to the Mayne Island Parks and Recreation Commission for a term to expire December 31, 2024: Jacquie Burrows

In accordance with Bylaw No. 2541 that the following be appointed to the Water Advisory Committee for a term to expire December 31, 2024: Alex McArdle, Celine Davis, Tayler Krawczyk, Craig Nowakowski, Katie Oppen, Adam Pakvis, Wilf Scheuer, David Timothy, Kathleen Zimmerman

In accordance with the Solid Waste Advisory Committee Terms of Reference that the following be appointed to the Solid Waste Advisory Committee for a term to expire December 31, 2025: Ruben Anderson

14. ADJOURNMENT

MOVED by Director McNeil-Smith, SECONDED by Director Little,
That the March 8, 2023 Capital Regional District Board meeting be adjourned at 5:25 pm.
CARRIED

CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER