



Lasqueti Island Local Trust Committee Minutes of a Regular Meeting

Date of Meeting: Thursday, July 3, 2014
Location: Arts Centre, Outside Picnic Table
 Main Road, Lasqueti Island, BC

Members Present: David Graham, Chair
 Peter Johnston, Local Trustee
 Susan Morrison, Local Trustee

Staff Present: Linda Prowse, Planner 2/Recorder
 Marnie Eggen, Planner 2

Media and Others present: Approximately five (5) members of the public

1. CALL TO ORDER

Chair Graham called the meeting to order at 11:05 am. He welcomed the public and introduced himself, Local Trustees and the staff members. He acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 11.5 Advisory Planning Commission (APC) Update
- 11.6 Maintenance of Fletcher Road

The following item was distributed at the beginning of the meeting to replace items in the agenda package:

- 9.2.1 Riparian Areas Regulation – Draft Land Use Bylaw Amendment – Replaced the black and white map with a colour map

3. TOWN HALL SESSION

Three (3) members of the public spoke and the following summary was recorded:

John O’Halloran: Requested that his name be recorded. He stated that at the April 26, 2014 Community Information Meeting, he had made a comment that was not noted in the minutes. He felt that this is a consistent problem. He further spoke about his difficulty in getting to Advisory Planning Commission (APC) meetings when they are held on Tuesday nights.

Tom Weinerth: Requested that his name be recorded and made the following comments:

- Regarding the Parking Lot Home Enterprise draft Bylaw, he would like to see the maximum number of vehicles parked in a lot changed from 15 to 20.
- Regarding the Medical Marijuana report, he stated that an additional option that should be considered is that this issue not be regulated except by senior levels of government and by the Islands Trust Policy Statement.

Merrick Anderson, Powell River Regional District Regional Director, noted the following:

At the June 26, 2014 Regional District Board meeting, a new Provincial Gas Tax Agreement was signed which runs until 2024. He said that there were a number of new eligible project categories that the Regional District could use the Gas Tax for, and then provided a submission labelled Appendix 1 with a list.

- A new parking lot has been established on the cleared 66 foot road allowance beside the Arts Centre. He noted that this was paid for by Gas Tax funds.
- The Sunshine Coast Regional District is pursuing an initiative to allow Regional Districts to take over the responsibility for their rural roads as long as some provincial money supported this. He said that this initiative may go to the Union of BC Municipalities meeting in the fall.

Richard referred to the draft parking bylaw and said that the majority of the people at the Community Information Meeting supported the least amount of regulation possible to make the Parking Lot Home Enterprise feasible and easy for a property owner to set up. He felt that the draft bylaw's buffers and setback regulations were too stringent, and further felt that the bylaw's one acre minimum lot size for parking should be removed.

Tom Weinerth stated that he agreed that there should not be a minimum lot size for a parking lot home enterprise. He further noted that there is some confusion in the community about whether or not parking lots are already permitted in the bylaw. His final comment was that more than one kitchen should be permitted in Bed and Breakfasts and dwellings, and that the bylaw could simply be changed so that this could happen.

4. MINUTES

4.1 Local Trust Committee Adopted Meeting Minutes of May 1, 2014 – for information

The minutes of the Lasqueti Local Trust Committee of May 1, 2014 were received for information.

4.2 Section 26 Resolutions Without Meeting Log dated June 24, 2014

The summary was received.

5. BUSINESS ARISING FROM MINUTES

5.1 Follow-up Action List dated April 24, 2014

The Follow-up Action List was reviewed and updates were provided.

6. DELEGATIONS - None

7. CORRESPONDENCE

7.1 Letter received May 7, 2014 from Jack Barrett regarding comments on Hunting, Parking, Ferry and Ferry Wharf and Bed and Breakfast Kitchens

It was noted that the Local Trust Committee will consider Mr. Barrett's comments when considering bylaws. Trustee Johnston will contact Mr. Barrett to thank him for his letter.

7.2 Letter received May 9, 2014 from Jack Barrett regarding Removal from Riparian Areas Regulation Applicable Watershed Area

It was noted that Trustee Johnston will share some generic information about the Provincial Government Riparian Areas Regulation with Mr. Barrett.

7.3 E-Mail dated May 22, 2014 from BC Assessment Authority regarding Review of Lasqueti Island and a Request to Receive a Copy of Islands Trust Orthophoto Layer for Lasqueti Island

Received for information.

8. APPLICATIONS AND PERMITS

It was noted that there were no applications or permits to be considered.

9. LOCAL TRUST COMMITTEE PROJECTS

9.1 Parking as a Home Enterprise

9.1.1 False Bay Master Plan – Summary of Community Information Meetings

Received for information.

9.1.2 Parking Lot Home Enterprise – Draft Land Use Bylaw Amendment

Planner Eggen spoke to the staff report dated June 10, 2014 and the attached draft bylaw that would allow parking lots as a home enterprise. A discussion ensued.

LA-2014-015

It was MOVED and SECONDED,

that staff revise draft Lasqueti Island Local Trust Committee Bylaw No. 89 as follows:

- (1) Remove the specified parking space dimensions;
- (2) Remove all of the screening provisions;
- (3) Remove reference to the maximum number of cars permitted on a parking lot;
- (4) Remove the reference to Parking Lot home enterprise only being allowed on lots of one acre or more;
- (4) Insert a provision to control the number of vehicles by using a percentage of lot coverage for the Parking Lot Home Enterprise use; and
- (5) Take out the different lot line definitions, but retain the definition of “lot line”.

CARRIED

It was clarified that setback provisions should remain in the draft bylaw.

It was noted that the draft bylaw would be changed and brought back to the August 28, 2014 Local Trust Committee meeting for further consideration.

Trustee Johnston stated that it needs to be clear that Home Enterprise provisions currently in the bylaw are not narrowed by including a Parking Lot Home Enterprise category.

9.1.3 Community Consultation Plan dated June 4, 2014

It was noted that this consultation plan would be updated.

9.1.4 Project Charter dated June 4, 2014

It was noted that this project charter would be updated.

By general consent the meeting was recessed at 12:10 and reconvened at 12:30.

9.2 Riparian Areas Regulation (RAR)

9.2.1 RAR Draft Bylaw Amendment

Planner Eggen presented a staff report dated June 4, 2014.

LA-2014-016

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee instruct staff to arrange a Riparian Areas Regulation Community Information Meeting.

CARRIED

9.2.2 Draft Community Information Meeting Materials

Planner Eggen presented some draft Community Consultation Meeting materials with respect to Riparian Areas Regulation compliance and a few changes were noted.

LA-2014-017

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee accept the Community Information meeting materials.

CARRIED

9.2.3 Project Charter dated June 5, 2014

It was noted that the Project Charter would be updated.

10. REPORTS

10.1 Work Program

10.1.1 Top Priorities and Projects List dated June 24, 2014

It was noted that the top priorities would remain as written. It was further noted that “non-conforming housing” on the projects list would be deleted.

10.2 Applications Log

None.

10.3 Trustee and Local Expenses

The Trustee and Local Expenses report to May 31, 2014 was presented for information.

10.4 Adopted Policies and Standing Resolutions

The Policies and Standing Resolutions report was received.

10.5 Chair’s Report

Chair Graham gave his report.

10.6 Trustees' Reports

The Trustees gave their reports.

10.7 Trust Fund Board Report

Trustee Morrison gave a report. It was noted that Lasqueti Island was next on the list to have forage fish mapping completed. It was also noted that Trustee Morrison had met with the Qualicum First Nation representatives to begin discussion about Crown Land acquisition on Lasqueti Island.

11. NEW BUSINESS

11.1 Community Stewardship Award Procedure

It was noted that the trustees had advertised for nominations and had received some responses, however, as a deadline date to receive nominations was not specified, it was agreed that the trustees would advertise for more nominations with a deadline of July 31, 2014. It was agreed that the nominations would be brought to an in-camera meeting on August 28, 2014, an award recipient would be decided, and then the award would be presented at the Lasqueti Fall Fair. It was further noted that the trustees would ensure that all of the nominees would be contacted to ensure that they would agree to stand to receive the award.

11.2 Official Community Plan/Land Use Bylaw Review consideration of 2015-16 Funding

It was noted that as a result of community discussions at the two recent Community Information Meetings, there was a need for an Official Community Plan/Land Use Bylaw review to take place.

LA-2014-018

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request funding for an Official Community Plan/Land Use Bylaw review for the 2015-2016 fiscal year.

CARRIED

11.3 New Federal Marihuana for Medical Purposes Regulation

Planner Eggen spoke to the staff report dated April 28, 2014 and outlined the various options to the Local Trust Committee.

LA-2014-019

It was MOVED and SECONDED,

that with regard to the production of medical marihuana under the new *Marihuana for Medical Purposes Regulation*, the Lasqueti Island Local Trust Committee not amend Lasqueti Island Land Use Bylaw No. 78 at this time.

CARRIED

11.4 Land Conservancy of BC and Squitty Bay

Planner Eggen spoke to the staff memorandum dated June 24, 2014 and noted that the Trust Fund Board would keep the Local Trust Committee informed.

11.5 Advisory Planning Commission Update

It was noted that all new APC members had been sent orientation materials and that when the first APC meeting is required and scheduled, that an orientation session would be given by the Planner at that time.

11.6 Maintenance of Fletcher Road

Trustee Johnston noted that he had been contacted by a neighbour who said that part of Fletcher Road was not being maintained by Emcon and that the Ministry of Transportation and Infrastructure will not allow roads to be maintained that are not in the public road registry. Trustee Johnston noted that he would follow up with the neighbour who has brought this matter up.

12. BYLAWS

12.1 Parking Lot Home Enterprise – Bylaw No. 89 cited as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 1, 2014”

It was noted that this bylaw would not be considered for readings at this time, and an updated version of the bylaw would be brought back to the August 28, 2014 meeting for reading consideration.

12.2 Riparian Areas Regulation – Bylaw No. 90 cited as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 2, 2014”

LA-2014-020

It was MOVED and SECONDED,

that Bylaw No. 90, cited as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 2, 2014” be read a first time.

CARRIED

It was noted that this proposed bylaw will not be referred to agencies at this time.

13. ISLANDS TRUST WEBSITE

13.1 Lasqueti Pages

The Local Trust Committee reviewed the content on the Lasqueti pages. Trustee Johnston asked if the list of past Lasqueti Island Local Trustees could be posted onto the website. It was noted that Trustee Johnston would check with the surviving past Lasqueti Local Trustees to ensure they agreed to have their names on the website, and then he would send the list of names to Planner Eggen.

14. TOWN HALL SESSION

There were no speakers.

Trustee Susan Morrison presented a cake to Planner Prowse, thanking her for all of her work done for Lasqueti Island. Planner Prowse thanked the Local Trust Committee and the public that was present at the meeting.

15. NEXT MEETING DATE

The next meeting will take place on Thursday, August 28, 2014 at 11:00 am at the Anglican Church, Main Road, Lasqueti Island, BC.

16. ADJOURNMENT

Chair Graham adjourned the meeting at 1:45 pm.

David Graham, Chair

CERTIFIED CORRECT:



Linda Prowse, Recorder