



## Lasqueti Island Local Trust Committee Minutes of Regular Meeting

**Date:** April 18, 2016  
**Location:** Lasqueti Island Arts Centre  
 Main Road, Lasqueti Island, BC

**Members Present** Laura Busheikin, Chair  
 Susan Morrison, Local Trustee  
 Timothy Peterson, Local Trustee

**Staff Present** Sonja Zupanec, Island Planner  
 Dave Olsen, Recorder

**Others Present** There were eleven (11) members of the public in attendance.

### 1. CALL TO ORDER

Chair Busheikin called the meeting to order at 11:03 am. She acknowledged that the meeting was being held in the traditional territory of the Coast Salish First Nations and introduced the staff and trustees.

### 2. APPROVAL OF AGENDA

**By general consent** the agenda was approved as presented.

### 3. TOWN HALL AND QUESTIONS

Comments from the public were grouped by topic as follows:

#### Meeting Facilitation

Chair Busheikin reminded the audience that her goal, as Chair, is to have the meetings run smoothly, transparently, and be accessible to all, meaning specifically that anyone can come and participate without intimidation. Part of this goal is to be as efficient as possible and support the democratic process.

She differentiated between this meeting, as a regular business meeting, and other types of meetings, where the goal is simply to listen to, the audience.

Chair Busheikin also expressed her respect for the local culture and encouraged members of the public to use the Town Hall sessions for giving input, even if it's for something later on the agenda.

She will continue to respect the discretion of the Local Trust Committee (LTC) members, who may ask for public comment. But for technical discussions, she will restrict discussion to LTC members. Otherwise, she will allow the LTC to have the initial

discussion and asked the public to indicate her or his desire to speak by putting their hand up to be recognized, and reminded everyone to be gracious, constructive and civil.

#### A Discrepancy with the Minutes of the last LTC Meeting

John O'Halloran spoke for the record. He noted that he remembered his statement at the last Town Hall to be stronger than what was recorded and asked that the record show what he intended, specifically, that he made a stronger statement and asked that his comments are not undervalued. The statement he wanted for the record is: "that the members don't have much empathy or compassion for the people that sit on this side of the room because they don't do this, they don't sit here pro bono."

It was also suggested that the Premier wants to promote Liquid Natural Gas (LNG) and the extraction of other resources, so the same feeling has been given to other jurisdictions.

#### Regarding Application LA-RZ-2015.1 (KGL Freight Ltd)

The current rezoning application that was the subject of two recent Advisory Planning Commission (APC) meetings was then discussed. Many APC members were present and offered to act as a resource for the LTC.

Tom Weinerth spoke for the record: My points have to do with the rezoning application. It's absurd. There's no way that you can approve it, there's no way the executive can approve it and also the Premier.

In 2019, the easement for the septic expires. Upon the sale of the hotel, the easement is void. As of last night, there have been zero negotiations to obtain an extension of the septic easement. Based on that alone it can't go through.

The well is on one property but it is also servicing the other property, and there is no mention of an easement to connect the hotel.

The APC minutes in previous meetings indicate that the applicants approve of a Development Permit (DP). I asked Kathy Bond whether they did and she said no they don't want a DP they just want to be rezoned.

I've been a supporter of moving the fuel up and I'll do whatever I can to help.

#### Public Notification of APC meetings

A question was asked about public notification of APC meetings.

Trustee Morrison responded that the LTC hasn't changed it yet; it's on the agenda for this meeting.

#### Identification of the Public when Speaking in Town Halls

Discussion focused on how and when names are recorded in the LTC minutes. Staff identified the requirements for regular business meetings and Chair Busheikin suggested asking Carmen Thiel for a one page handout for the public.

Currently, Robert's Rules of Order provides a mechanism for people to indicate that they want to be attributed with their comments. It was suggested that if everyone who speaks is attributed to their comments, people may not wish to speak up.

It was also suggested that minutes need to be balanced between being too verbose and capturing important information.

#### Prioritizing Climate Change and the Reduction of Greenhouse Gases

A concern was expressed that the Islands Trust's (IT) budget suggests that the IT may no longer have climate change and greenhouse gas reductions as a top priority.

Chair Busheikin responded by noting that Trust Council had a delegation that brought it to our attention and that many of us are motivated by this issue.

Discussion on a recent *Island Tides* article in March 2016, suggested the Islands Trust budget is not strong enough on climate change. This was compared to an October 22, 2009 *Island Tides* article that identified a "Climate Smart Islands" program launched to amend 19 Official Community Plans (OCPs) to include Greenhouse Gas (GHG) reduction targets.

#### **4. COMMUNITY INFORMATION MEETING - none**

#### **5. PUBLIC HEARING - none**

#### **6. MINUTES**

##### **6.1 Local Trust Committee Minutes dated February 15, 2016 for adoption**

The following amendments were presented for consideration:

##### **13.7 Trustee Reports**

Trustee Morrison reported on the following:

Content of 2<sup>nd</sup> bullet within changed from "The Islands Trust Fund Board is still..." to "Trust Council is still..."

By general consent the minutes were adopted as amended.

##### **6.2 Section 26 Resolutions-Without-Meeting Report dated April 5, 2016**

Received for information.

##### **6.3 Advisory Planning Commission Minutes dated March 3, 2016 for receipt**

Received for information.

**6.4 Advisory Planning Commission Draft Minutes dated March 15, 2016 for receipt**

Received for information.

**7. BUSINESS ARISING FROM MINUTES**

**7.1 Follow-up Action List dated April 4, 2016**

Staff read through the list and noted that they are testing the technology for a wireless connection at the meeting. It was also noted that a consultant for the Aging at Home Project is currently signing the required paperwork.

**7.2 Advisory Planning Commission Public Notification of Referrals**

**7.2.1 Memorandum dated March 18, 2016**

**LA-2016-022**

**It was MOVED and SECONDED,**

that the Lasqueti Island Local Trust Committee request staff to update the Lasqueti Island Advisory Planning Commission Secretary Responsibility list to include a minimum of five days public notice, consistent with the notification requirements in Bylaw No. 88 for Advisory Planning Commission members and applicants.

**CARRIED**

**LA-2016-023**

**It was MOVED and SECONDED,**

that the Lasqueti Island Local Trust Committee request staff prepare an amendment to Bylaw No. 88 to stipulate a public notification requirement of five days and return it to the Local Trust Committee for consideration of first, second and third readings.

**CARRIED**

**8. DELEGATIONS - none**

**9. CORRESPONDENCE**

*(Correspondence received concerning current applications or projects is posted to the LTC webpage)*

**9.1 Email dated February 24, 2016 from Transport Canada regarding False Bay Public Port Facility**

Discussion ensued and Chair Busheikin identified that the LTC does not have much of a role beyond informing the public.

**10. APPLICATIONS AND REFERRALS****10.1 LA-RZ-2015.1 (KGL Freight Ltd.)****10.1.1 Staff Report dated April 4, 2016**

Trustee Peterson stated that pursuant to Section 100 of the Community Charter, he has a direct pecuniary interest in the matter to be presented due to being an employee of the applicant.

Trustee Peterson left the meeting at 11:46 am.  
Chair Busheikin explained that the remaining Trustees are not allowed to ask for Trustee Peterson's input, even informally.

A question from the public was asked; should Trustee Peterson have excused himself during the last meeting? The applicant clarified that Trustee Peterson was not hired until a week prior to this meeting and was laid off last year without any promise of rehire.

Planner Zupanec summarized the staff report.

Trustee Morrison noted that she had also read the APC recommendations and talked with APC members. She also described numerous phone calls from the public, noting that all were in favour of moving the fuel sales to the upper property.

Trustee Morrison also described a need for more information and an easement for the hotel to legally access water and the septic field.

She expressed concern that Option 1 in the Staff Report may not meet the public's and the APC's concerns.

The applicant advised that the Laundromat is moving, not increasing in size and that the water and septic are currently working.

Members of the APC expressed support of moving the fuel sales to the upper property but had concerns about the septic field and concurred with the staff report about the need for testing, in that someone other than the owner must prove the capability of the septic field. Their concern about the water well's capability was much less since Pete's Lake water could be accessed if needed. It was suggested that less than a majority of the APC would recommend a DP.

Trustee Morrison noted that the APC minutes suggested that we should have gone with option A, that we need to have professional verification, and that we don't need a DP. She stated that she is not concerned about the water but that the easement for septic field needs to be verified.

Chair Busheikin agreed that the easement is important and that septic capability is important.

The applicant stated that the septic is under Ministry of Environment (MOE) licensing and that MOE monitors the septic. This information is readily available from MOE.

Staff responded that they don't look for information; the onus is on the applicant to provide it.

**LA-2016-024**

**It was MOVED and SECONDED,**

that the Lasqueti Island Local Trust Committee request staff to prepare a draft bylaw to amend Lasqueti Island Land Use Bylaw No. 78, 2005 to limit the uses in the C1 zone to hotel and retail uses, and to add a new commercial zone to permit fuel storage, fuel sales, retail sales, public washrooms, one dwelling and a laundromat, and new regulations corresponding to sections 523, 525, 526, 527 of the *Local Government Act*.

**CARRIED**

**LA-2016-025**

**It was MOVED and SECONDED,**

that the Lasqueti Island Local Trust Committee request staff to advise the applicant that further consideration of LA-RZ-2015.1 will be subject to receipt of (i) written verification from a qualified professional to confirm septic capability for the proposed uses; and (ii) registration of access easements to secure wastewater discharge and water supply infrastructure for existing and proposed uses.

**CARRIED**

**LA-2016-026**

**It was MOVED and SECONDED,**

that the Lasqueti Island Local Trust Committee request staff to consider the recommendations from the Advisory Planning Commission motion LA-APC-2016-003, specifically that the Advisory Planning Commission recommend that the LTC create a new C4 zone with the following stipulations:

1. a maximum of 1200 sq. ft. for the principal building,
2. a maximum of 3200 sq. ft. for all buildings,
3. a 3m setback from all property lines.

Chair Busheikin checked the intention of this motion, whether the APC was advising that these numbers be used specifically as stated.

Members of the APC clarified that these numbers were offered in the case that a DPA was created and that these numbers were suggestive rather than being definitive.

Planner Zupanec commented that the direction to Staff is to draft two bylaws, one for the new C4 zone and the other to amend the existing C1 zone. These will be presented at the same time for LTC consideration and public comment.

The question on the motion was then called,

**CARRIED**

Chair Busheikin thanked the APC for their work.

10.1.2 Email dated February 15, 2016 from Dave Olsen regarding Fuel Sales Hours

Received.

10.1.3 Email dated February 28, 2016 from Dana Lepofsky regarding Expansion of Blue Roof Property

It was noted that Ms. Lepofsky has not received acknowledgment of her email.

The Trustees acknowledged that emails to the LTC as a whole may get missed because they are not addressed to one specific member. Trustee Morrison offered to respond to Ms. Lepofsky.

**11. BREAK**

**By general** consent the meeting was recessed at 12:48pm and reconvened at 1:18pm. Trustee Peterson also returned to the meeting at 1:18pm.

**12. LOCAL TRUST COMMITTEE PROJECTS**

**12.1 Riparian Areas Regulation**

12.1.1 Email dated August 11, 2015 from Bruce Fleming-Smith and Domena Diesing

Trustee Morrison noted that there has been other correspondence from Mr. Fleming-Smith and Ms. Diesing regarding RAR.

Staff stated that they would ensure that it will be at Saturday's hearing.

**13. REPORTS**

**13.1 Work Program Reports**

13.1.1 Top Priorities Report dated April 4, 2016

Received

13.1.2 Projects List Report dated April 4, 2016

Received

**13.2 Applications Report dated April 4, 2016**

Received.

**13.3 Trustee and Local Expense Report dated March, 2016**

Received.

**13.4 Adopted Policies and Standing Resolutions**

Received.

**13.5 Local Trust Committee Webpage**

No updates or changes requested.

**13.6 Chair's Report**

Chair Busheikin reported on the following:

- Attended the Vancouver Island Coastal Communities (AVICC) convention. Of particular interest was the local government and First Nations session.
- Attended the Salish Sea Conference. Discussion regarding oil spill response and tanker advocacy took place.
- Attended recent Executive Committee meeting and reported on the following:
  - Moving toward shorter staff reports



- The Federal Government is planning an oil spill response initiative in southern BC coastal areas.

### 13.7 Trustee Reports

Trustee Peterson reported on the following:

- He was in contact with the Ministry of Transportation and Infrastructure regarding the Tucker Bay file and hopes to receive an update soon.
- Hornby Island Residents and Ratepayers Association (HIRRA) has been asked to come to Lasqueti Island to give a presentation regarding their relationship with the Comox Valley Regional District.
- He invited people to send him specific questions in advance of their presentation.

Trustee Morrison reported on the following:

- She has received many questions and comments about the rezoning application.
- She attended the Trust Fund Board and Executive Committee meetings.
- She also attended the AVICC convention and participated in the Understanding the Village exercise.

### 13.8 Electoral Area Director's Report - none

### 13.9 Trust Fund Board Report dated March, 2016

Received for information.

## 14. NEW BUSINESS

### 14.1 Meeting with Powell River Regional District - for discussion

Discussion included the following points:

- The first meeting between the LTC and Powell River Regional District (PRRD) will be scheduled in September at the PRRD offices.
- Draft agenda items can be submitted by email to Planner Zupanec.
- The meeting location will be on the agenda;
- Last year both groups were here at same time but failed to meet together.

### 14.2 Request for Decision - 2015-2016 Annual Report Draft Submission for Lasqueti Island Local Trust Committee

Trustees suggested wording changes for staff to amend the attached text.

#### **LA-2016-027**

**It was MOVED and SECONDED,**

that the Lasqueti Island Local Trust Committee approves the attached text for inclusion in the 2015-2016 Annual Report for approval (as amended) by Trust Council and submission to the Minister of Community, Sport and Cultural Development.

**CARRIED**

**14.3 Grant Opportunity - Regional Community to Community (C2C) Forum - for discussion**

**LA-2016-028**

**It was MOVED and SECONDED,**

that the Lasqueti Island Local Trust Committee request that staff apply for the Regional Community to Community Forum Grant and the Lasqueti Island Local Trust Committee to set a meeting with the First Nation.

**CARRIED**

**15. UPCOMING MEETINGS**

**15.1 Special Meeting/Community Information Meeting scheduled for Saturday, April 23, 2016 at 11:30 am at the Lasqueti Island Community Hall, Main Road, Lasqueti Island, BC regarding Riparian Areas Regulation**

**15.2 Public Hearing scheduled for Saturday, April 23, 2016 at 12:00 pm at the Lasqueti Island Community Hall, Main Road, Lasqueti Island, BC regarding Riparian Areas Regulation Bylaw No. 90**

**15.3 Next Regular Meeting scheduled for Thursday, June 9, 2016 at 11:00 am at the Lasqueti Arts Centre, Main Road, Lasqueti Island, BC**

**16. TOWN HALL**

There was a question from a member of the public about the Islands Trust policy for redacting information in correspondence sent to the LTC. It was suggested that references could be included with the redactions to indicate which policy inspired each specific redaction, with the goal of providing more accountability and feedback.

A question was asked about the APC expenses of \$190 for the past fiscal year.

There was a request to keep track of what was successful and what wasn't, with examples given such as the False Bay Master Plan and the Living on Lasqueti pamphlet.

**17. CLOSED MEETING - none**

**18. ADJOURNMENT**

**By general consent** the meeting was adjourned at 2:03pm.

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Laura Busheikin, Chair

Certified Correct:

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Dave Olsen, Recorder