



Lasqueti Island Local Trust Committee Minutes of Regular Meeting

Date: February 19, 2018
Location: Judith Fisher Centre
 #1 China Cloud Bay Road
 Lasqueti Island, BC

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

Staff Present: Sonja Zupanec, Island Planner (by teleconference)
 Ann Kjerulf, Regional Planning Manager
 Dave Olsen, Recorder

Others Present: Eight (8) members of the public

1. CALL TO ORDER

Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."

Chair Busheikin called the meeting to order at 11:00 am. She acknowledged that the meeting was being held in territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

13.4 Proposed Agenda Items for the Powell River Regional District Meeting

By general consent the agenda was adopted as amended.

3. TOWN HALL AND QUESTIONS

Official Community Plan (OCP)/Land Use Bylaw (LUB) Review

With reference to development, it was pointed out that residents of Lasqueti Island prioritize sustainability over development.

Advisory Planning Commission (APC)

It was noted that the APC now has 8 members; before the last appointment there were 7 and there can be up to 9 members.

Land Use Bylaw Change

It was stated that the proposed LUB change (subdivision regulations) is a critical change and surprise was expressed in that it is going to first reading. It was suggested that the APC should receive a referral with respect to draft bylaw changes before consideration of first reading.

It was noted that at the bottom of page 28 of the agenda package, as part of the proposed bylaw change, that the LTC can make a waiver to exempt a proposed lot from the minimum highway frontage requirement.

Staff noted that the LTC has jurisdiction to waive the lot frontage requirement.

Further discussion clarified that this bylaw change was initiated by the LTC before it was decided to do a complete OCP and LUB review and that this bylaw change was made a priority to correct an error in the bylaw.

First Nations Interests

It was noted that the proposed bylaw should be referred to all First Nations with interests here.

Agenda Packages

A member of the public commented that more copies of the agenda package should be available at the meetings.

4. COMMUNITY INFORMATION MEETING - None

5. PUBLIC HEARING - None

6. MINUTES

6.1 Local Trust Committee Special Meeting Minutes dated January 8, 2018 for Adoption

The following amendments to the minutes were presented for consideration:

- On page 2, **3. Town Hall and Questions**
Under OCP/LUB Review, first bullet, there are too many "to dates".
- On page 3, **6.1 Lasqueti Island Official Community Plan Review**
Change "Trustee Morrison asked staff what an OCP review would involve." to "Trustee Morrison asked staff to give an overview."
- On page 4, 2nd paragraph, delete everything after "Trustee Peterson noted that this would be different" (i.e., delete "than the CIM noted in related to the Shoreline Protection project on the Follow Up Action List.")
- On page 6 at the top, under "Trustee Morrison reported the following:"
change 3rd bullet from "has had meetings with Minister" to "had a meeting with Minister".
 - Make changes to reflect the fact that Trustee Morrison chaired the meeting.

By general consent the minutes were adopted as amended.

6.2 Section 26 Resolutions-Without-Meeting Report dated February 8, 2018

Received

6.3 Advisory Planning Commission Minutes dated December 5, 2017 for Receipt

Received

7. BUSINESS ARISING FROM MINUTES**7.1 Follow-up Action List dated February 8, 2018**

Received

8. DELEGATIONS - None**9. CORRESPONDENCE**

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

Trustee Morrison read an email from Aileen Collings and Zbigniew Wierzbicki, the proponents for application LA-SUB-2014.1 (correspondence added to Late Items agenda). In summary, the email asked that the Local Trust Committee rescind the motion passed at the previous LTC meeting to write a letter to the Ministry of Transportation and Infrastructure regarding the safety concerns about the potential increase in traffic on Weldon Road.

Chair Busheikin advised that the letter had not yet been sent, and therefore rescinding was possible.

Trustee Peterson noted that he understood that the applicants feel singled out. At the same time, the major complaint that he heard about their application is road safety and taking out their application from the letter waters it down because he believes that the letter should be tied to existing applications and future population density.

LA-2018-007**It was MOVED and SECONDED,**

that resolution LA-2018-005 (that the Lasqueti Island Local Trust Committee request the Chair to write a letter to the Ministry of Transportation and Infrastructure (MOTI) regarding road safety issues in relation to Application LA-SUB-2014.1) be rescinded.

CARRIED**LA-2018-008****It was MOVED and SECONDED,**

that Lasqueti Island Local Trust Committee Chair write a letter to the Ministry of Transportation and Infrastructure (MOTI) to highlight road safety issues concerning Weldon Road.

CARRIED**10. APPLICATIONS AND REFERRALS - None****11. LOCAL TRUST COMMITTEE PROJECTS**

11.1 Subdivision Regulations - Staff Report

Staff introduced the report by noting that their review of the Land Use Bylaws (LUB) found that the current LUB subdivision regulations do not accurately reflect the intent of the Official Community Plan (OCP). The proposed bylaw change will remedy this. Staff noted that a recent legal opinion indicated that the existing bylaw is not effective in meeting that goal of the OCP with respect to the minimum lot size resulting from subdivision.

LA-2018-009

It was MOVED and SECONDED,

that Lasqueti Island Local Trust Committee Bylaw No. 95, cited as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 1, 2017”, be read a first time.

CARRIED

LA-2018-010

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 95, cited as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 1, 2017” is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

LA-2018-011

It was MOVED and SECONDED,

that Lasqueti Island Local Trust Committee Bylaw No. 95, cited as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 1, 2017”, be referred to the following for comment: First Nations with an interest in Lasqueti Island, Agricultural Land Commission, BC Assessment Authority, Ministry of Agriculture, Islands Trust Fund, School District 69, Ministry of Transportation and Infrastructure, Powell River Regional District and the Lasqueti Island Advisory Planning Commission.

CARRIED

11.2 Official Community Plan Review

11.2.1 OCP Discussion

Staff reported that information material is being assembled and will be forwarded to Trustees for comment within the next week or so, with the intent that it can go out to the public well in advance of the Community Information Meeting (CIM).

Trustees noted the following:

- The CIM is scheduled for March 29 at 1pm, a Thursday afternoon, which could be difficult for many people to attend.
- There is still \$2800 in the OCP/LUB review budget for the current fiscal year.
- Staff advised that the Community Hall is heavily booked

- The LTC requested that staff reschedule to a more convenient date, with a weekend daytime as the priority.

11.2.2 Community Information Meeting Facilitation

Discussion continued and the following was noted:

- David Slik and Andrew Fall offered to help gather ideas from the community and facilitate discussion. The Open Space method was identified as a potential format for the CIM. APC members could assist with recording.
- The CIM should help people understand what an OCP is and why people should care.
- Trustee Morrison noted that there is now a new approach to budgeting for local trust committee projects where local trust committees apply for project funding as needed. A special tax levy on Lasqueti Island properties could also be used to raise money, if needed.
- Staff were requested to bring the following to the CIM: pens, maps, pencils, sticky notes, fat marking pens, paper, bound copies of current OCP, other island OCPs.

LA-2018-012

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee allocate funds from the Official Community Plan/Land Use Bylaw budget to provide refreshments at the upcoming Community meeting and send a notice of the meeting by mail.

CARRIED

12. REPORTS

12.3 Work Program Reports

12.1.1 Top Priorities Report dated February 8, 2018

Received

12.1.2 Projects List Report dated February 8, 2018

Staff noted that the Aging at Home Project is postponed until the Housing Needs Assessment (HNA) is completed; the HNA is currently in draft form.

12.4 Applications Report dated February 8, 2018

Trustees noted that the Grant Road Application (LA-SUB-2018.1) is a lot line adjustment.

12.5 Trustee and Local Expense Report dated December, 2017

Received

12.6 Adopted Policies and Standing Resolutions

Received

12.5 Local Trust Committee Webpage

It was noted that the LTC webpage says “**February 2018 | 2018 Thetis Island Local Trust Committee Meeting Schedule**”, not Lasqueti Island.

It was also noted that a link on the webpage created a server error message for an eight page report that had been on the website for years.

12.2 Chair's Report

Chair Busheikin reported on the following:

- The Water Workshop that will be at the Lasqueti Island Community Hall on Friday has been travelling around to other islands with very specific info for each island; it has received very good feedback.
- Trust Council next month is on Salt Spring Island and will have a session about climate change. We will also be looking at our budget for the upcoming year. Right now, there is no budget to help create more affordable housing.

12.1 Trustee Reports

Trustee Morrison reported on the following:

- A meeting with the Powell River Regional District (PRRD) is scheduled for March 2, 2018. The LTC members, Electoral Area Director and Chair of the PRRD are planning to attend along with respective PRRD and Islands Trust staff. Trustee Morrison contacted PRRD Board members to invite them to attend the meeting so that there could be greater board representation.
- The Water Workshop on Friday is from 10am-3pm; a Community Mailer is coming out today.

Trustee Peterson reported on the following:

- He held an Open House in January and about a half dozen people dropped in throughout the day.
- He received good comments, with a wide variety of opinions about the OCP/LUB review, ranging from “don’t change anything” to many changes are wanted.
- He is happy to host another Open House.
- He has been talking with Denise Smith of the Tla’amin Nation about doing a non-governmental gathering, potentially a clam and oyster feast.

12.8 Electoral Area Director's Report - None**12.9 Trust Fund Board Report - None**

--BREAK-- 12:45 - 1:05

13. NEW BUSINESS**13.1 Advisory Planning Commission Appointments and Updated Bylaw - Staff Report**

Staff opened discussion and noted the following:

- The current APC appointments are expiring and there is a need to advertise for applicants.
- The proposed Bylaw change would be consistent with the current *Local Government Act* [RSBC 2015], format of APC Bylaws recently adopted by other local trust committees, which more clearly articulate the roles and responsibilities of APC members and procedures for APC meetings, and the new 4-year election cycle.
- The proposed Bylaw also provides for a professional minute-taker; however, if a professional minute-taker is unable to attend, the APC secretary would be responsible for the minutes.

LA-2018-013

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff to advertise for expressions of interest for the Lasqueti Island Advisory Planning Commission.

CARRIED

LA-2018-014

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff to send letters to members of the Advisory Planning Commission whose terms will expire on April 9, 2018, inviting their expressions of interest for reappointment to the Advisory Planning Commission.

CARRIED

LA-2018-015

It was MOVED and SECONDED,

that Lasqueti Island Local Trust Committee Bylaw No. 96 cited as the "Lasqueti Island Local Trust Committee Advisory Planning Commission Bylaw, 2018", be read a first time.

CARRIED

LA-2018-016

It was MOVED and SECONDED,

that Lasqueti Island Local Trust Committee Bylaw No. 96 cited as the "Lasqueti Island Local Trust Committee Advisory Planning Commission Bylaw, 2018", be read a second time.

CARRIED

LA-2018-017

It was MOVED and SECONDED,

that Lasqueti Island Local Trust Committee Bylaw No. 96 cited as the "Lasqueti Island Local Trust Committee Advisory Planning Commission Bylaw, 2018", be read a third time.

CARRIED

LA-2018-018

It was MOVED and SECONDED,

that Lasqueti Island Local Trust Committee Bylaw No. 96 cited as "Lasqueti Island Local Trust Committee Advisory Planning Commission Bylaw, 2018" be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

The Trustees expressed their appreciation for the work that the APC does.

LA-2018-019

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request the Advisory Planning Commission to make suggestions about the process for a Community-led Official Community Plan process.

Chair Busheikin expressed concern about raising expectations before the CIM and suggested passing this motion after that meeting.

Trustees responded by stating that the motion is open ended in that if suggestions can't be received before the first CIM, we are still open to receiving suggestions for the rest of the process. They noted that some APC members were not at this meeting so this motion will allow them to have an opportunity to provide suggestions at a later date.

CARRIED

13.2 Housing Agreement Administration - Briefing

13.3 Farm Industry Review Board - Memorandum - For Information

Received

13.4 Proposed Agenda Items for the Powell River Regional District Meeting

Discussion ensued and the following was noted:

- Update the protocol agreement.
- When the PRRD Board are on Lasqueti Island for a Board Meeting, we want them to meet with us at the same time.
- This meeting is a Board to LTC meeting.
- These meetings need to happen yearly or at least once per LTC term.
- They should have an understanding of how the LTC works.
- Do we want staff to do a PowerPoint presentation for the meeting?
- If only our Director and the Chair are there, we could present on why it is important for all Board members to attend.
- Scheduled meetings are preferred.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for Monday, April 23, 2018 at 11:00 am at the Judith Fisher Centre, #1 China Cloud Bay Road, Lasqueti Island, BC

15. TOWN HALL

Regarding a Protocol Agreement with the PRRD Board

It was suggested that the LTC ask to have a formal commitment from the PRRD Board in that when they have a meeting on Lasqueti, they strive to have a meeting with the LTC. If they make that motion at the Board level, then it gets into their log and is more likely to happen.

It was reported that the Director for Lasqueti offered to include the LTC in their yearly meetings with First Nations.

16. CLOSED MEETING

16.1 Motion to Close the Meeting

LA-2018-020

It was MOVED and SECONDED,

that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1)(d) for the purpose of adoption of In-Camera Meeting Minutes Dated September 18, 2017 and January 8, 2018 AND that the recorder and staff attend the meeting.

CARRIED

16.2 Recall to Order

16.3 Rise and Report

17. ADJOURNMENT

By general consent the meeting was adjourned at 1:32 pm.

Laura Busheikin, Chair

Certified Correct:

Dave Olsen, Recorder