



Lasqueti Island Local Trust Committee Minutes of Regular Meeting & Community Information Meeting

Date: September 24, 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, arrived at 12:35

Staff Present: Ann Kjerulf, Regional Planning Manager
 Sonja Zupanec, Island Planner (via telephone), license referrals
 Dave Olsen, Recorder

Others Present: There were seven (7) members of the public in attendance.

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 11:07 am. She acknowledged that the meeting was being held in territory of the Coast Salish First Nations. She introduced the staff and Trustees present.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. COMMUNITY INFORMATION MEETING (CIM)

3.1 Proposed Bylaw No. 95 to amend the Lasqueti Island Land Use Bylaw subdivision requirements

Staff noted that the inconsistency between the Land Use Bylaw and the Official Community Plan (OCP) was discovered during the Shoreline Protection Project. Staff described the process to date and identified the referral responses.

Chair Busheikin asked for questions from the public.

A member of the public cited Section 3.11 (5) and noted that the frontage on a highway was clearly stated but was followed by an information note that allows the Local Trust Committee (LTC) to override it. He asked what is in place to guide the LTC in making decisions in the future.

Staff responded that the *Local Government Act* does not provide these guidelines, but safety would be the priority. She noted that road and highway access is open for discussion and can be waived by the LTC according to the local conditions.

A member of the public asked where the letter of agreement with the Ministry of Transportation and Infrastructure (MOTI; cited under “Highway Standards”) could be found.

Staff responded that it is on the Islands Trust website under the Trust Council tab.

A member of the public asked if the new Schedule C is different than the previous one.

Staff responded that Plan 1 is intended to replace Schedule C completely; the text is clearer in the legend box and there is no change in actual lot boundaries.

A member of the public commented that he found the language regarding panhandle parcels confusing. He believes without clearer language, the panhandle could mean any of the points of contact.

Staff responded that the original Bylaw was silent on this and that a legal review was conducted. They are confident that it is sufficient.

A member of the public thanked the LTC for getting this Bylaw done in this term. He stated that prior to the formation of the Islands Trust, he found evidence to indicate that a 10-acre minimum was in effect. At some point the words were changed. The low attendance today shows that the public is in support; if they weren’t, they would be here.

Chair Busheikin commented that the main point of a community information meeting (CIM) is for the public to understand everything related to the Bylaw change, so that the next step at the Public Hearing, the decision to proceed or not can be easily made.

Staff advised that the LTC has already passed a resolution directing staff to set the Public Hearing date.

4. MINUTES

4.1 Local Trust Committee Minutes dated July 23, 2018, for Adoption

The following amendments to the minutes were presented for consideration:

On page 7, replace the second paragraph of 12.6 Chair’s Report with “Executive Committee met with the newly renamed Islands Trust Conservancy.”

On page 7, remove second and third paragraphs of Trustee Morrison’s Report under 12.7 and replace with “She was Acting Chair for Trust Council (TC) for two weeks. She went to Salt Spring Island and chaired a Public Hearing and LTC meeting.”

By general consent the minutes were adopted as amended.

4.2 Section 26 Resolutions-Without-Meeting Report dated September 14, 2018

Trustee Morrison explained that “nuisance and noise” includes dogs, pubs, and rock crushers.

4.3 Advisory Planning Commission Minutes - None

5. BUSINESS ARISING FROM MINUTES

5.1 Follow-up Action List dated September 14, 2018

Trustee Morrison advised that William Shulba is still planning to come to Lasqueti to give a talk regarding groundwater.

Chair Busheikin requested Staff to add the Advisory Planning Committee (APC) referral to the Follow up Action Report.

5.2 Lasqueti Island Local Trust Committee Fees Bylaw Amendment - Bylaw No. 97 - Staff Report

Staff introduced the report. This Bylaw introduces a fee of \$825 for Liquor and Cannabis Regulation Branch license referrals as well as a temporary license change fee of \$100, and asks Trust Council for a review of the model fees schedule.

A member of the public asked if this Bylaw would apply for license applications for private parties.

Staff explained that the fees apply to existing licensed facilities only.

LA-2018-045

It was MOVED and SECONDED

that Lasqueti Island Local Trust Committee Bylaw No. 97, cited as "Lasqueti Island Local Trust Committee Fees Bylaw, 2009, Amendment No. 1, 2018", be read a first time.

CARRIED

LA-2018-046

It was MOVED and SECONDED

that Lasqueti Island Local Trust Committee Bylaw No. 97, cited as "Lasqueti Island Local Trust Committee Fees Bylaw, 2009, Amendment No. 1, 2018", be read a second time.

CARRIED

LA-2018-047

It was MOVED and SECONDED

that Lasqueti Island Local Trust Committee Bylaw No. 97, cited as "Lasqueti Island Local Trust Committee Fees Bylaw, 2009, Amendment No. 1, 2018", be read a third time.

CARRIED

LA-2018-048

It was MOVED and SECONDED

that Lasqueti Island Local Trust Committee Bylaw No. 97, cited as "Lasqueti Island Local Trust Committee Fees Bylaw, 2009, Amendment No. 1, 2018", be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

LA-2018-049

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee request that the Executive Committee review the Trust Council Model Fees Schedule in relation to Islands Trust Council Policy 5.6.i and current average application processing costs, and make recommendations to the Islands Trust Council to update Policy 5.6.i and the Model Fees Schedule.

CARRIED

6. DELEGATIONS

6.1 Lasqueti Community Association's (LCA) Community Plan Engagement Strategy

Shoshana Ray read the following presentation on behalf of the LCA's OCP Steering Committee:

At the Lasqueti Community Association's 2018 Annual General Meeting, a committee was struck to facilitate community involvement in the Official Community Plan Review. The committee is made up of nine community members of diverse backgrounds. The wish is to work in tandem with the Island's trustees and staff to ensure the accurate representation of Islanders' interests, and their active involvement in shaping the policies and vision statement that will guide our Island in the future. This committee has already met six times, and is proposing this community engagement format.

A series of public forums will be held on topic areas (draft) of:

1. Environmental stewardship & climate change mitigation;
2. Resource stewardship (forests, agricultural land, groundwater, crown lands);
3. Archaeology & human history/heritage;
4. Sustainable community stewardship (housing, local economy & tourism);
5. Community services (ferry, roads, health, utilities, waste management, fire dept.); and
6. Land & resource use.

One month before the date of each of these forums, a notice will be given to the community to send in their interests and concerns regarding (but not limited to) the forum topic. For example, the first forum to be held will be Environmental Stewardship, on Saturday, November 3 (to be confirmed). In October a mailer will be sent out to each household, an email sent to the community email list, and an article in the Isle and Times will outline the interests represented in the current OCP as well as other interests that have already been ascertained at previous community meetings, as well as an invitation for people to add their views via mail or email before the forum takes place.

At the forum, the collected interests will be reviewed and clarified, new interests sought, and then they will be consolidated, with conflicting and contentious interests given their own subsequent forum. The list of interests will be given over to a committee of passionate Islanders who, through consultation with the Trustees and Planner, would formulate them into objectives and policies. These policies would then be presented to the community for feedback.

At this point the LCA OCP Steering Committee would like to ask if the Islands Trust is interested in making this a collaborative effort. We would also like to ask for the participation of at least one Trustee at each forum to represent Islands Trust's interests and concerns. We are willing to schedule the public forums to ensure one or the other of the Trustees is able to attend.

The LCA OCP Steering Committee is currently comprised of Karl Darwin, Hilary Duinker, Andrew Fall, Kristos Seiler, Colin Ewan, Marti Wendt, Kathy Rodgers, Nadine Simpson and Shoshana Ray.

Chair Busheikin added that there is also a pending APC referral.

Trustees thanked the delegation.

Discussion ensued and the following comments from the public were noted:

- There are many non-resident property owners.
- A webpage could be setup so that there is an open opportunity to provide input at any time.
- It would be ideal to focus on the current forum's topic, but any input would be accepted.
- If a speakerphone is not feasible for the forums, we could make sure that people know that they can input before or after or have it read at the meeting.
- We could record the meetings and put it online.
- Written communication is only 5% as effective as in-person.
- Installing a landline at the Community Hall would allow off-islanders to participate.
- APC meetings are at the Judith Fisher Centre, so that could be the forum for the public to connect by telephone.

Chair Busheikin suggested that we could have an entirely online meeting and that we will try to have events in the summer. She thanked everyone for their input.

7. CORRESPONDENCE - None

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

8. APPLICATIONS AND REFERRALS - None

9. LOCAL TRUST COMMITTEE PROJECTS - None

10. REPORTS

10.1 Work Program Reports

10.1.1 Top Priorities Report dated September 14, 2018

LA-2018-050

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee request staff to remove the Community to Community Forum from the Top Priority List and place it on the Projects List and to add Freshwater Project to Top Priority List.

CARRIED

LA-2018-051

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee request staff to bring back a report suggesting activities for a Freshwater Project.

CARRIED

10.1.2 Projects List Report dated September 14, 2018

Received for information

10.2 Applications Report dated September 14, 2018

Received for information

10.3 Trustee and Local Expense Report dated July 2018**LA-2018-052****It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee request staff to allocate up to \$300 for a follow up workshop with William Shulba.

CARRIED**10.4 Adopted Policies and Standing Resolutions**

Received for information

10.5 Local Trust Committee Webpage

No updates

10.6 Chair's Report

Chair Busheikin reported the following:

- At Trust Council, it was agreed to initiate a project to request the Province to amend the *Islands Trust Act*.
- She is looking forward to the last couple of months of being Trust Council Vice-Chair.
- She noted that every island is unique; there is power in acting together but need to leave space for individuality, too.
- She thanked the staff and public.

10.7 Trustee Reports

Trustee Morrison reported on the following:

- At the Union of British Columbia Municipalities (UBCM) Convention, she met with Scott Fraser and George Heyman; Scott Fraser noted that he was impressed with the Islands Trust (IT) First Nations relationships.
- IT is looking for backing from the Province for stopping the Trans Mountain Pipeline, reducing the number of large vessel anchorages and dealing with the increased pollution in the Salish Sea.
- Trust Council is pushing the government to take strong action on climate change.
- She talked to many people on-island about Pete's Lake and cannabis production.

10.8 Electoral Area Director's Report - None**10.9 Trust Conservancy Report dated July, 2018**

Chair Busheikin credited the new Provincial Government for making the name change so quickly.

Trustee Morrison reported that Linda Adams was appointed to the Board and that Lasqueti is working diligently on the Salish View acquisition campaign.

11. NEW BUSINESS**11.1 Local Trust Committee 2014 - 2018 Term Summary Report**

Chair Busheikin expressed appreciation to the staff for putting this together.

LA-2018-053**It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee endorse the 'Top Priorities List' and 'Projects List' as amended on September 24, 2018, for further consideration by the incoming Local Trust Committee.

CARRIED**11.2 ALC Information Bulletin - Cannabis Production in the ALR**

Chair Busheikin confirmed with staff that this is the same issue that was discussed at the previous LTC meeting.

Comments from the public were noted:

- Greenhouses would allow the production of cannabis without generators
- Outdoor growing is allowed as of two months ago.
- Greenhouses can still need generators.

Trustee Peterson arrived at 12:35pm.

Staff advised that commercial cannabis has to be licensed. If you're growing for the purpose of selling, it must be zoned for that purpose. There are specific conditions, with the first step being having it licensed.

Members of the public noted the following:

- Growing commercial cannabis is currently considered farming; the ALC is considering removing it from the ALR.
- Rock crushing is included as a home-based business, so greenhouses must be included.
- There could be light-based pollution as well as noise pollution; perhaps there are other ways of addressing these.
- Farming is approved everywhere on Lasqueti.

Trustee Morrison noted that one can sell your excess to the Liquor and Cannabis Regulation Branch, but there are still more regulations to come.

11.3 Islands Trust Conservancy - Regional Conservation Plan – Briefing**LA-2018-054****It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee request staff to forward the regional conservation plan briefing to the Lasqueti Committee Association's Official Community Plan Steering Committee.

CARRIED**LA-2018-055****It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee request staff to forward the regional conservation plan briefing to the Lasqueti Island Advisory Planning Commission (APC).

CARRIED

Staff asked for clarification regarding any feedback required from the APC.

Trustees explained that this is intended to provide background information.

LA-2018-056

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee request staff to include the regional conservation plan briefing in the agenda package for the next term's first meeting.

CARRIED

12. UPCOMING MEETINGS

12.1 Next Regular Meeting Scheduled for Monday, November 26, 2018 at 11:00 am at the Judith Fisher Centre, #1 China Cloud Bay Road, Lasqueti Island, BC

13. TOWN HALL

Members of the public thanked the Trustees and Chair for their work during the past term.

Chair Busheikin thanked Trustees Morrison and Peterson.

Trustee Peterson thanked Chair Busheikin for her work in chairing the committee.

Trustee Morrison concurred and thanked Planner Zupanec for her work.

14. CLOSED MEETING

14.1 Motion to Close the Meeting

LA-2018-057

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 considering adoption of In-camera Meeting Minutes dated June 4, 2018 and July 23, 2018 AND that the recorder and staff attend the meeting.

CARRIED

The meeting closed to the public at 12:49pm

14.2 Recall to Order

By general consent the meeting was recalled to order at 12:51pm.

15. ADJOURNMENT

By general consent the meeting was adjourned at 12:51pm.

Laura Busheikin, Chair

Certified Correct:

Dave Olsen, Recorder