



## **Lasqueti Island Local Trust Committee Minutes of Regular Meeting**

**Date:** November 21, 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  
Teresa Rittemann, Planner 1  
James van Hemert, Consultant  
Dave Olsen, Recorder

**Others Present** There were four (4) members of the public in attendance.

### **1. CALL TO ORDER**

Chair Busheikin called the meeting to order at 11:05 am. She acknowledged that the meeting was being held in the territory of the Coast Salish First Nations.

### **2. APPROVAL OF AGENDA**

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

### **3. TOWN HALL AND QUESTIONS**

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

#### Minute Terminology

The use of the word “audience” was objected to at page 7 of the agenda package (page 4 of the minutes).

#### Advisory Planning Commission Clarification

On page 11 of the agenda package (page 8 of the minutes), it was pointed out that the Advisory Planning Commission (APC) could only work with the Local Trust Committee (LTC).

Chair Busheikin explained that new information could arise since the minutes were taken, and that the minutes are meant to record what was said and done at the meeting.

#### Meeting Cancellations/Changes

Trustee Morrison noted that an applicant for the Windy Bay application came to the October meeting that was cancelled.

Trustee Peterson noted that the local paper deadlines have changed.

APC not notified

It was pointed out that on page 14 of the agenda package (the Follow Up Action Report), that the last item states that the APC will be notified of their role as a working group but the APC secretary has not been notified yet.

Staff responded that this item is still On Going.

Ministry of Transportation and Infrastructure (MoTI)

It was suggested that in regards to the False Bay Master Plan, MoTI is cooperating but getting a bad reputation.

Staff Support of Trustees

Staff were questioned about giving political advice to Trustees and page 7 of the agenda package (page 4 of the minutes) was pointed to as an example: “any bylaw work needs to be completed....”

Chair Busheikin responded that it was technical advice along the line of use of resources, given with many years of experience. If a project goes over an election cycle, it could allow the project to get diverted. She stated that we don't always take staff's advice.

Staff responded that their job is to support the LTC with land use planning recommendations and manage their projects.

**4. COMMUNITY INFORMATION MEETING - None**

**5. PUBLIC HEARING - None**

**6. MINUTES**

**6.1 Local Trust Committee Draft Minutes dated August 8, 2016 for adoption**

The following amendments were presented for consideration:

**1. Call to Order**

Remove the word “traditional” from “traditional territory of the Coast Salish First Nations”.

**3. Town Hall and Questions**

Change “audience” to “members of the public” in the opening paragraph.

Under the “Acknowledgement of First Nations Territory” subheading, change “include” to “get an opinion on the use of” in the sentence, “unceded” in the opening remarks of these meetings.”

**11.2 Targeted Official Community Plan and Land Use Bylaw Review Project**

Change the fourth bullet in the first paragraph to include “ideally” before “needs to be completed”.

Change “audience” to “members of the public” in the last paragraph of page 7 of the agenda package (page 4 of the minutes).

**12.7 Trustee Reports**

Change “one year contract” to “temporary contract” in the first bullet of Trustee Morrison’s Report.

Remove the second sentence in first bullet of Trustee Peterson’s Report.

**By general consent** the minutes were adopted as amended.

**6.2 Section 26 Resolutions-Without-Meeting Report - None**

**6.3 Advisory Planning Commission Minutes - None**

**7. BUSINESS ARISING FROM MINUTES**

**7.1 Follow-up Action List dated November 10, 2016**

Received for information.

**8. DELEGATIONS - None**

**9. CORRESPONDENCE - None**

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

**9.1 Letter from Powell River Regional District Dated October 28, 2016 Regarding Tucker Bay Road**

Trustee Morrison opened discussion by explaining that the Powell River Regional District (PRRD) sent a letter to the Chair of the Trust Council, who then forwarded it to the Lasqueti LTC. Trustee Morrison reported that she asked the Executive Committee to send a letter to PRRD informing them of their mistake.

**LA-2016-056**

**It was MOVED and SECONDED,**

that the Lasqueti Island Local Trust Committee request staff to prepare a letter in response to the letter from the Powell River Regional District dated October 28, 2016.

**CARRIED**

**10. APPLICATIONS AND REFERRALS**

**10.1 Advisory Planning Commission Bylaw No. 93**

Staff explained that page 16 of agenda package contains this Bylaw, which stipulates new notice requirements for APC meetings.

**LA-2016-057**

**It was MOVED and SECONDED,**

that the Lasqueti Island Local Trust Committee Bylaw No. 93, cited as the "Lasqueti Island Local Trust Committee Advisory Planning Commission Bylaw, 2012, Amendment No. 1, 2016", be adopted.

**CARRIED**

**10.2 Lasqueti Island Fees Bylaw No. 94**

The proposed changes to the Development Variance Permit application fees would take effect April 1, 2017, if adopted.

**LA-2016-058**

**It was MOVED and SECONDED,**

that the Lasqueti Island Local Trust Committee Bylaw No. 94, cited as "Lasqueti Island Local Trust Committee Fees Bylaw, 2009, Amendment No. 1, 2016", be adopted.

**CARRIED**

**12.2 Official Community Plan and Land Use Bylaw Review**

**12.2.1 Shoreline Protection Community Information Meeting 2017 - for discussion**

Staff opened discussion by stating that it may be helpful to have two different Project Charters: one focussed on guest cabin policies and regulations with Aging at Home recommendations, and the other focussed on policies and regulations to support eelgrass and forage fish habitat protection. Staff suggested proceeding in the New Year with a presentation to the LTC and the community at large, on Lasqueti's First Nations interests, shoreline habitats and sensitive ecosystems.

Trustee Morrison added that a shoreline workbook could be a part of this.

After receiving verbal approval regarding the above suggestions, staff continued to report about next steps.

Staff reported that LTC meetings have been shifted to Mondays. Staff indicated a desire to video record the proposed community information meeting and post it on the website for those residents and property owners who might not be able to attend in person.

There was discussion regarding whether a Saturday would allow more of the public to attend. Members of the public suggested that either Saturday or Monday could work but that later in February would allow more people to attend.

Chair Busheikin requested staff to prepare a menu of planning approaches and planning tools regarding shoreline protection options and specifically asked for what other islands are doing and how they are working.

### **13. REPORTS**

#### **13.1 Work Program Reports**

##### **13.1.1 Top Priorities Report dated November 10, 2016**

Chair Busheikin opened discussion by asking how staff work on these Top Priorities, whether number one is prioritized over number two and so on.

Staff responded by reporting that the Aging at Home Project had an external consultant primarily leading it, which freed up staff to work on other items, so the priorities were all weighted as #1 so they could be advanced concurrently

##### **13.1.2 Projects List Report dated November 10, 2016**

Received for information.

#### **13.2 Applications Report dated November 10, 2016**

Trustee Morrison asked if the LA-RZ-2016.1 rezoning was still on hold. Staff responded that it was. Trustee Morrison also reported that she spoke with the applicant from the Windy Bay application, who came to the cancelled October meeting. Trustee Morrison advised that she wanted to give the applicant lots of notice for when her application comes up at a future meeting. Staff responded that they are in direct contact with applicants to advise them of which LTC meeting their applications will be presented at.

#### **13.3 Trustee and Local Expense Report dated September 2016**

Received for information.

**13.4 Adopted Policies and Standing Resolutions**

Received for information.

**13.5 Local Trust Committee Webpage**

Trustee Morrison requested that the Aging at Home Report be added to the project webpage.

**13.6 Chair's Report**

Chair Busheikin reported on the following:

- The Executive Committee (EC) met with MoTI;
- EC met with the Regional Board of the Agricultural Land Commission (ALC) and it was a good meeting.
- Trust Council will be meeting in December on Salt Spring Island.
- The Senior Government Policy Advisor was hired under contract and will develop an action plan. She has also brought forward advocacy for foreshore protection and suggested that we do not move forward with marine advocacy until we have better relations with First Nations.

**13.7 Trustee Reports**

Trustee Peterson reported that not a lot has happened since the last meeting and he is still looking for a printer for Islands Trust use.

Trustee Morrison reported on the following:

- Regarding the EC meeting with MoTI, they talked about the poor quality of gravel on the roads on Lasqueti, but two days later the poor quality gravel was already in place on the roads.
- Clean Energy BC gave Lasqueti their award for greening in recognition of False Bay School's new solar array.
- The Federal Government's oil spill response program now has \$1.5 billion and she suggested that Trust Council advocacy helped achieve this.
- She attended seven meetings in nine days.
- The Green Shores for Homes program on Gambier Island is fabulous.

**13.8 Electoral Area Director's Report**

Director Anderson reported on the following:

- There are two current RD Standing Committees on Lasqueti: Lasqueti Island Waste Management Advisory Committee (LIWMAC) and the Emergency Dispatch Advisory Committee (E-DAC).
- The PRRD Board has extended the term of the LIWMAC.
- At the Union of BC Municipalities (UBCM) conference, PRRD appealed to Mary Polak, BC's Minister of Environment to approve the PRRD's waste management plan as soon as possible because the PRRD received a \$6 million grant that must start by June, 2017.
- E-DAC will present their options to the community on Sunday, November 27, 2016.

- AT UBCM, the PRRD had a good meeting with Todd Stone, Minister of Transportation and Infrastructure and Norm Parkes, Executive Director of Highway Services. He presented Lasqueti's evidence on Tucker Bay Road and sent a pointed letter to Todd Stone.
- He has an appointment with Mike Pearson of MoTI in Nanaimo.
- He reported that the gravel on Texada Island is poor quality as it is full of clay dust. After a rain, all the potholes are back.
- He suggested bringing it up with Trust Council to raise their standards.
- He advised that the proposed meeting with the LTC and the PRRD Board would be difficult to get the entire Board together.

Discussion ensued and the following points were made:

- Trustee Morrison offered to join the meeting in Nanaimo with Mike Pearson and Director Anderson accepted her offer.
- Trustee Morrison advised that the LTC wants to clarify their role to the PRRD Board so that future correspondence is sent to the correct place and received in a more timely manner.
- Trustee Morrison expressed interest in as many Board members as possible attending to learn a little bit more about the role of the LTC, since they all have a vote that affects Lasqueti Island.
- Trustee Peterson added that the meeting doesn't need every Board member, but we would like more than just Lasqueti's Director and the Chair to be present.

### **13.9 Trust Fund Board Report Dated September 2016**

Trustee Morrison highlighted a few of the items that were included in the agenda package.

## **11. BREAK**

Chair Busheikin recessed the meeting at 11:55am.

Chair Busheikin recalled the meeting at 12:19pm.

## **12. LOCAL TRUST COMMITTEE PROJECTS**

### **12.1 Aging at Home on Lasqueti Island Project**

#### 12.1.1 Presentation on Draft Report Recommendations - Consultant James van Hemert: Draft Report Dated September, 2016

Consultant van Hemert presented the Draft Report. He noted that Lasqueti Island is a remarkable place with remarkable people, with a demographic that is atypical compared to most other places in BC. Currently, more than 30% of the population is over 65, which is a higher percentage than even the retirement community of Qualicum Beach.

He highlighted the following points:

- The Priority Needs from page 18 of the Report.

- The aging assessment on Pender Island helped to obtain the Community Shuttle that provides a similar service as the one on Saturna Island, which has a smaller population than Lasqueti.
- Many can stay in their homes, according to statistics.
- Some people identified themselves as feeling lonely, which has serious health implications.
- SOS offers services that are available to Lasquetians for free.
- It is possible to get seed funding to start a volunteer-based home support service program.
- Thirteen recommendations throughout the report are consolidated on page 45.
- High priority to find a way to make it safer for all people, including people in wheelchairs, to get to and from Lasqueti Island.

#### 12.1.2 Public Question and Answer Period

Trustee Morrison began by thanking Consultant van Hemert for the report. She pointed out that of the Priority Needs identified on page 18 of the report, number four (4) was tried but failed, number five (5) is in progress, the Lasqueti Committee Association's (LCA, not LTC) Ferry Committee has been advocating for wheelchair retrofits, that density transfer has been asked of her by residents, and another new service has started on Lasqueti for groceries, propane, laundry, etc.

Trustee Peterson thanked the consultant for coming and for getting to know Lasqueti Island. He noted that the Last Resort Society (LRS) has already arranged for occasional doctor's visits. He reported that Island Health came for a visit recently and that this Report will help the LRS supply the data requested by Island Health.

Chair Busheikin opened up discussion to the public and expressed her hope that this conversation would continue into the future.

The following points were made:

- Lasqueti Island is not a place that is fully accessible.
- Lasqueti's MLA, who uses a wheelchair for mobility, chose to come and go in a private boat.
- People here are fiercely independent and don't want a lot of structures to take care of us.
- Almost everyone will help, if asked.
- That clustered buildings be publicly owned on public land, and are possible under current regulations.
- The advantage of a second kitchen is that it may allow another family to reside in the same dwelling, like a secondary suite or a duplex.
- Some people are so fiercely independent, that even if they are not capable, they still say "no" to help.
- Some people don't want to live at the Last Resort Society instead of in the forest.
- The data compiled in the Report is wonderful and useful.

12.1.3 Local Trust Committee Discussion on Next Steps

**LA-2016-059**

**It was MOVED and SECONDED,**

that the Lasqueti Island Local Trust Committee receive the Aging at Home Report with the following amendments:

- Page 39, subheading 5.4.1, change LTC to LCA regarding the active Ferry Committee.
- Page 42, subheading 6.3.3, remove Elgin McKillop as the contact person at Western Pacific Marine.

**CARRIED**

Trustee Morrison asked that the Report be posted on the LTC's webpage.

Trustee Peterson asked that copies be posted on the Lasqueti Island Ferry, at False Bay Provisions, at the LRS and at the Hall.

Discussion ensued regarding next steps.

Staff noted that there is an existing project charter and that the next step would be to create a new project charter to detail and direct implementation of the recommendations. Trustees were then asked for direction regarding which of the Report's recommendations they wanted to be included in the draft project charter. Staff also suggested dividing the LUP/OCP review into two projects: one related to Aging at Home amendments and another for foreshore/eelgrass protection changes.

Trustee Morrison stated that she agrees with the comment about accessibility, and that recommendations 1 and 2 may require Lasqueti to go on the grid, which would be contrary to our values.

Trustees agreed that Recommendations 3, 4, 6, 7 should be pursued, as well as Objective 1 of Recommendation 5.

Trustees also agreed on the following:

- That Objective 2 of Recommendation 5 is the LRS.
- Recommendation 8 does not fall under the jurisdiction of the LTC but that they could be supportive.
- APC input be received on Recommendation 9.
- With respect to Recommendation 10, that in the recent past, the LTC was told by residents that False Bay is not to be considered special compared to any other area of the island.
- Recommendation 11 needs more discussion.
- This is not the ideal time to pursue Recommendation 12.
- Leave Recommendation 13 with the LRS and if they need assistance in the future, the LTC will be willing to help.

Chair Busheikin pointed out that OCP policies could be useful when we need to point them out to other government agencies.

14. **NEW BUSINESS - None**

15. **UPCOMING MEETINGS**

15.1 **Next Regular Meeting Scheduled for Monday, February 27, 2017 at 11:00 am at the Judith Fisher Centre, #1 China Cloud Bay Road, Lasqueti Island, BC**

Trustee Morrison will email staff regarding changing this date.

Trustee Peterson noted that he is unavailable on February 18, 2017.

16. **TOWN HALL**

Two (2) members of the public spoke and the following was summarized:

Meeting with Qualicum First Nation

Concern was expressed that if the LTC meets with the Qualicum First Nation, other First Nations may be insulted by their exclusion.

Evidence of First Nation Use of Lasqueti Island and Neighbouring Islands

Two clam gardens were found on Jedediah Island last year. Five obsidian pieces were tested: Three were from an unknown source, which suggests that Lasqueti was a hub for trade.

Natural History

The PRRD has a two-year contract with three (3) naturalists on species at risk. They are Interested in Screech Owls, Sharp-tailed snakes, California Newts, Rigid Apple Moss and Bats (there are as many as nine varieties on Lasqueti). The naturalists were excited about how many amphibians live on Lasqueti.

There was a report of a Screech Owl call on Lasqueti, so they may not be extirpated.

35-40 people came out to a recent mushroom walk. There are plans to bring four or five other mycology experts next time.

17. **CLOSED MEETING - None**

18. **ADJOURNMENT**

**By general consent** the meeting was adjourned at 1:58 pm.

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Laura Busheikin, Chair

Certified Correct:

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Dave Olsen, Recorder