



Lasqueti Island Local Trust Committee Minutes of Regular Electronic Meeting

Date: June 22, 2020
Location: Electronic Meeting via Zoom

Members Present: Peter Luckham, Chair
Peter Johnston, Local Trustee
Timothy Peterson, Local Trustee

Staff Present: David Marlor, Director, Local Planning Services
Heather Kauer, Regional Planning Manager
William Shulba, Senior Fresh Water Specialist
Dave Olsen, Recorder

Others Present: Andrew Fall, qathet Regional Director
There were four (4) members of the public.

1. CALL TO ORDER

Chair Luckham called the meeting to order at 11:04 am. He acknowledged that the meeting was being held in territory of the Coast Salish First Nations and introduced the Trustees and staff present.

2. APPROVAL OF AGENDA

By general consent the agenda was adopted as presented with the addition of the addendum.

3. TOWN HALL

No one wished to speak.

4. REPORTS

4.1 Trustee Reports

Trustee Peterson reported on the following:

- The first electronic Trust Council was held last week.
- Attended Trust Programs Committee and Local Planning Committee meetings electronically.

Trustee Johnston reported on the following:

- Received emails about the dock applications in Scotty Bay.
- Lasqueti Island Nature Conservancy has removed some invasive species from private property and the John Osland Nature Reserve.

4.2 Chair's Report

Chair Luckham reported on the following:

- Almost 130 participants attended the electronic Trust Council (TC).
- MP Paul Manly joined an electronic TC meeting session to discuss the issue of freighters.
- Next TC meeting in September on Saturna Island has been cancelled and will be held electronically instead.

4.3 Electoral Area Director's Report

Director Fall reported on the following:

- Regional operations and services have continued.
- Masks are required to travel on the ferry.
- qathet Regional District (qRD) recently adopted a new code of conduct.
- qRD is moving forward on policy to include social procurement for contracts.

5. MINUTES

5.1 Local Trust Committee Minutes dated April 27, 2020 - for adoption

Chair advised that minor clerical issues such as typos should be sent to staff in advance of meetings.

The following amendments to the minutes were presented for consideration:

On Page 1, the first sentence under 3.1 Trustee Reports, change archaeological "dig" to archaeological "project".

Chair Luckham noted that he would like these minutes to record for the record that the Ministry of Transportation and Infrastructure (MOTI) only refers applications to the Islands Trust for review and does not review the Official Community Plan (OCP) or Land Use Bylaws (LUB) themselves.

On Page 4, under 11.5, change "rolled out soon" to "rolled out in the Fall."

By general consent the minutes of February 25, 2019 were adopted as amended.

5.2 Section 26 Resolutions-Without-Meeting Report dated June 15, 2020

Received.

5.3 Advisory Planning Commission Minutes - none

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-up Action List dated June 15, 2020

Received.

Chair Luckham recessed the meeting at 11:31 am and reconvened the meeting at 11:37 am.

6.2 David Marlor, Director Local Planning Services regarding Model Antenna Strategy - discussion

Staff noted that there were two requests for discussion.

The first is with respect to the Local Trust Committee's (LTC) support of community efforts to express community intent regarding broadcast and transmission towers in the current OCP Review Process.

The Model Antenna Strategy work was done in consultation with the Federal Government as well as industry and follows the process that the Federal Government requires. The LTC will want to make sure that this addresses community concerns but is also in keeping with what Industry Canada will consider, which generally has to do with the siting of the tower.

The following points were noted:

- Federal authorities do not need to abide by the local zoning process.
- This is really just the LTC making it clear to the proponents and the community about what kind of community consultation would be expected, with the focus on the actual tower.
- The OCP can be amended, but there are areas where Industry Canada will not take feedback; it is recommended to focus on areas where they will receive input in order to reflect local needs.

The second request is to ask TC to amend a draft motion to assess criteria and guidance in accordance with the Climate Change Emergency and the following was noted:

- Most Local Trust Area islands, except Lasqueti, are on the grid. It is totally within your right to amend the recommended policy because Lasqueti is not on the grid, and the LTC would want to discuss where the power for the proposed tower is coming from.
- Staff recommended that this not go to TC since it is unique to Lasqueti.
- Both of these issues could be addressed by making some changes to the model.
- The policy does not get into Electric and Magnetic Fields (EMF) Health Canada radiation issues.
- Industry Canada would only consider feedback regarding visual appearance and potential danger and related issues.

Staff noted that this is number three on the Top Priorities List. If the LTC is ready to adopt the strategy as is, it can be done quickly. If the LTC wishes to review the strategy and make amendments to it, staff does not have the capacity to do that at the moment.

LA-2020-009

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff to draft amendments to the Model Cell Tower Strategy incorporating concerns regarding electrical supply.

CARRIED

LA-2020-010

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff to investigate options for a more fulsome communication consultation process regarding the Model Cell Tower Strategy.

CARRIED

7. APPLICATIONS AND REFERRALS

Trustees noted that the two applications for Scotty Bay have not come up at today's meeting and that there is a great deal of concern on Lasqueti about them.

Staff advised that after the application came in, the fee was paid about two weeks later. Staff cannot start a project until all the parts of the application are received. It would be unusual to be able to have a report done within three weeks; staff advised that the report would likely be ready for the next meeting.

Trustees noted that the applications report states OCP & LUB amendments are required regarding private dock and questioned whether the OCP would require an amendment.

Staff advised that they would confirm this.

8. LOCAL TRUST COMMITTEE PROJECTS**8.1 Official Community Plan (OCP) and Land Use Bylaw (LUB) Review - Staff Report**

Staff gave a verbal update and the following was noted:

- That the Lasqueti Community Association Official Community Plan Review Steering Committee (LCA OCP SC) list of recommendations was incorporated into a draft OCP.
- Spoke with Colin Ewan to clarify the restructuring of the headings and sub-headings of the OCP.
- Some of the language within the draft OCP got moved to different sections.
- Spoke with Susan Morrison, Chair of Advisory Planning Commission (APC), to confirm that the APC does want to see this document.
- It might be somewhat off-putting to have it fully formed into a bylaw prior to the referral.
- Will likely need to do more formatting and renumbering so that it will be easier to read and allow it to flow better. It does include all of the recommendations from the LCA OCP SC.
- Staff recommends that this be referred to the APC.
- Current provincial legislation makes this referral problematic. An outdoor meeting would comply with the current restrictions. An alternative is to wait for the Ministry to allow APCs of the Islands Trust to meet electronically or in person.
- At the moment, our IT department only has the capacity for one webinar meeting at a time.
- Other meeting formats are not limited but managing public input is more difficult.
- There is also the option of having staff work on a bylaw for the next meeting, which could then be referred at that time.

Trustees noted that many of the policies are written in two or three voices with a good deal of repetition and that the LCA OCP SC is still working on a vision statement.

LA-2020-011

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee refer the June 2020 Staff Report and attachments regarding the Official Community Plan Review Project to the Lasqueti Island Advisory Planning Commission for comment on the Lasqueti Community Association

Official Community Plan Review Steering Committee Recommendations Report, dated January 31, 2020 and engagement strategy options to guide the project and that the Advisory Planning Commission indicate if there are omissions, additions or changes that they feel are necessary.

CARRIED

8.2 Lasqueti Freshwater Sustainability Strategy Project - verbal update

William Shulba, Senior Freshwater Specialist, provided a verbal update and the following was noted:

- For two years, he has been involved with the Pete's Lake Water Users Society (PLWUS) and their boil water advisory.
- In the last 6 months, PLWUS has made much progress in addressing some of the concerns that Island Health has been posing to the Society.
- Concerns exist regarding the style of treatment and regulatory pathways that Island Health has been requiring, such as centralized treatment, given PLWUS's limited access to power and restricted access to the land surrounding the water source.
- These have to be addressed, approached and planned for so that PLWUS is not at odds with the regulating authority.
- Interviews have been completed with Island Health, Ministry of Health, and academics and he has attended many meetings with PLWUS.
- Island Health recently imposed new requirements requesting more information than could reasonably be provided in the timeframe given; PLWUS has submitted a letter asking for an extension for the reply.
- Project Charter needs to be updated; this is turning into a multi-year project because it involves a core aspect of the sustainability of the community, not just for residents but also for most of the major service providers on Lasqueti Island.

Trustees acknowledged the importance of this work and expressed gratitude for the work and support given on this issue.

Staff advised that this project could also incorporate some mapping time and will include this in the next Project Charter.

9. DELEGATIONS - none

10. CORRESPONDENCE

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

10.1 June 9, 2020 email from Pete's Lake Water Users Society

Trustees advised that a response would be appropriate and that it would include an assurance that the project will continue.

By **general consent** the Trustees will reach out to the Pete's Lake Water Users Society and advise them of the ongoing support of the Local Trust Committee.

10.2 Letter dated February 12, 2020 from Trustee Johnston to Tla'amin Nation

Received.

11. NEW BUSINESS

11.1 Resolution regarding Restaurant Expansion during COVID Emergency Response - Staff Report

Staff advised that the local businesses on Lasqueti that serve beer, wine and liquor will need to apply to the Liquor and Cannabis Regulation Branch to expand their footprint to accommodate the Provincial social distancing requirements. This resolution came about due to the Hotel's application.

Trustee Peterson recused himself at 12:36 pm.

Trustee Johnston stated that the Hotel is the only business that sells alcohol on the island and that he was sorry that the Hotel's letter is not in the agenda package.

The Chair advised that the recommendation has been crafted to not encumber the LTC and not inadvertently affect zoning regulations.

LA-2020-012

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee has no objection to Liquor and Cannabis Regulation Branch issuance of Temporary Expanded Service Area Authorizations for liquor primary and manufacturer licensees in the Lasqueti Island Local Trust Area.

CARRIED

Trustee Peterson returned to the meeting at 12:45 pm.

11.2 Advisory Planning Commission Appointments - for decision

Staff reported that the LTC discussed the reappointment of five APC members in their last *in camera* meeting and that one person has responded to the recent advertisement. Staff advised that the advertising be extended.

Trustees asked why this is being done out of camera and noted that in the past it was done *in camera*.

Staff advised that the appointments would have been announced in the Rise and Report section in the past. If more people had applied and a discussion about the candidates was warranted, it would have taken place *in camera*.

Trustees asked about appointing the sixth person now; the Chair advised that it would be better to receive their expression of interest first.

LA-2020-013

It was MOVED and SECONDED,

that the following persons be reappointed to the Lasqueti Island Advisory Planning Commission for a term to begin June 22, 2020 and to expire June 22, 2022:

- Colin Ewan,
- Shelley Garside,

- Susan Morrison,
- Shoshanah Waxman, and
- Jordon Barton;

and that the Lasqueti Island Local Trust Committee advertise for further expressions of interest for membership to the Advisory Planning Commission.

Staff confirmed that the bylaw specifies a two-year term.

CARRIED

12. REPORTS

12.1 Trust Conservancy Report dated May, 2020

Received.

12.2 Applications Report dated June 15, 2020

Received.

Trustees initiated a discussion regarding the two private dock applications and the following was noted:

- There is currently much contention in Scotty Bay but no one seems to be interested in taking on clearing up these issues.
- These two private dock applications will be difficult to process without dealing with some or all of the current issues.
- There is much current activity in the Bay that is not fully conforming.
- The current issues may be better served to go through the public process that is associated with these applications.
- To look at the bigger context, the LTC would need to put the applications on hold and start a new project.

The Chair noted the following:

- That the Conservation Officer called all members of the LTC regarding the current situation in Scotty Bay.
- That the Provincial regulatory issues in and around that Bay include liability and pollution.
- Cleaning up the Bay would not be a likely outcome of these applications.
- The LTC cannot affect a change outside the area of concern for the application, but the LTC certainly can assess the cumulative effects of the applications on the environment and on neighbours.

Staff advised the following:

- That these individual applications cannot deal with any other property.
- The decision will be setting a precedent; not in the legal sense, but the expectation in the Community is that future applications will be treated in a similar manner.
- Non-conforming issues are complaint-driven.
- One option is to proceed no further with these applications and use the OCP/LUB review process to look at the Bay as a whole.

- One legislated requirement is a Public Hearing when a zoning amendment passes First Reading. Islands Trust typically holds a Community Information Meeting prior to the Public Hearing.

12.3 Trustee and Local Expense Report dated May 2020

Received.

12.4 Adopted Policies and Standing Resolutions

Received.

12.5 Local Trust Committee Webpage

Trustees requested that the calendar portion be moved to the top part of the page.

13. WORK PROGRAM

13.1 Top Priorities Report dated June 15, 2020

Received.

13.2 Projects List Report dated June 15, 2020

Received.

14. CLOSED MEETING - none

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Monday, August 10, 2020 at 11:00 am - location to be determined

LA-2020-014

It was MOVED and SECONDED

that if an electronic meeting is held in August 2020, that it begin at 9:30am.

CARRIED

Trustees asked David Slik to articulate his concerns with the current electronic meeting setup and process.

He responded and the following was noted:

- Allowing any participant to speak at appropriate times would address most of his written concerns.
- That electronic meetings are a poor substitute for in-person meetings.
- That normalising electronic meetings as they are currently structured is problematic.
- Islands Trust technical staff have done an admirable job of getting the current system into place in a short period time.
- The choice of technological tools can be used to increase or decrease participation in meetings; body language, being able to see who is participating, are just some of the important elements of meetings.
- For Lasqueti, something a little more relaxed and less constrained by technology could be considered.

The Chair noted that these comments are reflective of many other comments that the Islands Trust has received. He noted that electronic meetings are not a replacement for in-person meetings.

Staff advised that there is no timeline in place to make recordings of meetings available on the Islands Trust website.

16. ADJOURNMENT

By general consent the meeting was adjourned at 1:35pm.

Peter Luckham, Chair

Certified Correct:

Dave Olsen, Recorder