



Lasqueti Island Local Trust Committee Minutes of Regular Meeting

Date: February 24, 2020
Location: Judith Fisher Centre
 #1 China Cloud Bay Road
 Lasqueti Island, BC

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

Staff Present: Heather Kauer, Regional Planning Manager
 Dave Olsen, Recorder

Others Present: There were five (5) members of the public in attendance

1. CALL TO ORDER

Chair Luckham called the meeting to order at 11:03 am. He acknowledged that the meeting was being held in territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. TOWN HALL

The Chair introduced staff and Trustees and introduced the Town Hall.

A member of the public asked that the Local Trust Committee (LTC), and the Islands Trust in general, not do tokenism with respect to Indigenous rights. She referred to the recommendations on page 38 of the agenda package and noted that two items inspired this concern:

- Item B (traditional welcomes) because in Vancouver she attended meetings where a ceremony was done at start and then the Indigenous people left while the remaining people felt it interfered with the meeting.
- Place naming because a name change for a major road in Chicago didn't change anything substantial in terms of race relations.

The Chair explained that the Islands Trust is striving to avoid tokenism and stressed that the organization is genuinely committed and that her comments were appreciated.

4. REPORTS

4.1 Trustee Reports

Trustee Johnston reported that he sent a letter to the Tla'amin Nation and posted a link to that letter to the local email list and noted that he has received no response to date.

Trustee Peterson reported that he was the recipient of the Cathy Watson Memorial Award, which allowed him to attend the Local Government Leadership Academy in Richmond. He found it interesting to talk with the Mayor of Richmond who advised that they only get 10 people out to their meetings; he had the opportunity to network with others.

He also reported that he is pleased to have been selected by the Executive Committee to attend the upcoming Salish Sea Ecosystem Conference.

4.2 Chair's Report

The Chair reported that Trust Council is coming up on Salt Spring Island, where the budget for the next financial year will be finalized. There also continues to be a lot of climate change initiative work as well as reconciliation work.

4.3 Electoral Area Director's Report - none

5. MINUTES

5.1 Local Trust Committee Minutes dated October 28, 2019 - for adoption

By general consent the minutes of October 28, 2019 were adopted.

5.2 Section 26 Resolutions-Without-Meeting - none

5.3 Advisory Planning Commission Minutes - none

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-up Action List dated February 6, 2020

Received for information.

6.2 2020 Local Trust Committee Meeting Schedule – Memorandum

The Chair noted a conflict with his schedule but advised to leave this as is.

LA-2020-001

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee set aside December 7, 2020 as a special meeting date if business items warrant a meeting; to be decided at the October 5, 2020 Local Trust Committee meeting.

CARRIED

7. APPLICATIONS AND REFERRALS

Staff confirmed the status of the current application as noted in the agenda package.

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Official Community Plan and Land Use Bylaw Technical Review - Staff Report

Staff noted that this is a housekeeping item and constitutes the technical review that was identified in the Charter.

Staff are imagining two bylaws, one for the OCP changes and one for the Land Use Bylaw (LUB) changes, each of which would include many amendments. Each bylaw that is drafted goes to Public Hearing.

The Chair commented that the OCP is the Community Vision; this is who we are and how we see this place in the future. The LUB are the bylaws that support that vision. The hard part is crafting bylaws that support the messaging in the OCP; you want to be as soft as possible but also want to ensure that the Community Vision is upheld.

Discussion ensued and the following was noted:

- We are not anticipating a lot of discussion until the bylaws are written.
- Some technical changes may become irrelevant after the Community-led changes are incorporated.
- There is nothing contentious with the technical changes.

8.2 Official Community Plan and Land Use Bylaw Review Project Charter Review - Staff Report

Staff summarized by noting that the Project Charter has morphed over time. At the October business meeting, subdivision regulations were added. Attachment 1 is the currently endorsed version. The Project Charter also includes language around providing consistency with the Coastal Douglas-fir toolkit, First Nations relations, the *Local Government Act*, Islands Trust Policy, Islands Trust Conservancy Plans, the *Agricultural Land Commission Act (ALC)*, as well as a technical review, and updating subdivision regulations.

The LCA OCP SC spokesperson noted that they did look at the toolkit, and suggested that it should remain part of the Review, since that Forum had the highest participant turnout and that Lasqueti is one of the last refuges of Coastal Douglas-fir.

She also noted that subdivision regulations are a huge concern for the Community.

Staff responded that the Islands Trust came up with a toolkit, which listed the various ways the LTC can address issues. The number one way is Development Permit Areas (DPA) but Lasqueti residents not interested in that. We could go through the toolkit and find other methods or could simply include a statement in the OCP that we want to protect the forest.

Today, this is just a discussion about the scope.

The Chair noted that we see the relationship between protecting the environment and sequestering CO2 as significant.

Staff noted the following:

- Different things can be done with the toolkit.
- Attachment 2 is a scope that includes the subdivision regulations but excludes using the toolkit to address the OCP line by line.
- The *ALC Act* is not something that we would use to go through the OCP line by line. If there were changes in the ALC, we would come to the LTC with any changes that are required.

- Attachment 3 excludes the subdivision regulations; the public consultation around it is different. From a project management perspective it might be helpful to keep them separate.
- The next step will be based upon this decision.

Discussion ensued and the following was noted:

- Subdivision regulations may work as a separate project.
- Subdivision regulations are more pressing due to an impending subdivision.
- Prioritizing subdivision regulations would delay the OCP review. The Ministry looks to see if a subdivision conforms to the OCP.
- A risk is that the LTC term ends before this review ends and there may be 3 new Trustees.
- Based on the amount of work that the LCA has done, it behooves the LTC to take on most issues; the ALC part could be taken out but doing the bigger scope is preferred.
- The toolkit is critical, and consistency with the Islands Trust Action Plan is important.
- Cannabis and ALC are out of scope as well as housing.
- If subdivision regulations are kept in scope, cluster and short-term housing will come up again as topics.
- No reason why you have to amend the OCP before the LUB. However, the LUB would have to be consistent with the current OCP.
- Drafting regulations is easy, public consultation is not.
- The Ministry of Transportation and Infrastructure refers applications to Islands Trust staff, who primarily look at the LUB.
- The Top Priority List includes the Model Cell Tower Strategy; creating another project may not allow staff to work on that.
- If subdivision regulations were a higher priority, then the OCP Review would not be moved forward.
- Bare minimum timeframe for changing regulations is six months, more realistically, nine months.

Chair Luckham recessed the meeting at 12:48pm and reconvened the meeting at 1:20pm

Staff advised that the budget and work plan currently listed for the Project Charter v.4.1 would remain if the ALC Act revisions are moved out of scope. She noted the typo on Page 30 of the agenda package, advising that the total cost is \$8,000, not \$7,000.

LA-2020-002

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee endorse the revised Official Community Plan/Land Use Bylaw Review Project Charter v.4.1, dated February 2020 with the *Agricultural Land Commission Act* revisions moved to out of scope.

CARRIED

9. DELEGATIONS

9.1 Lasqueti Community Association - Presentation on their Official Community Plan Review Recommendations

Hilary Duinker introduced herself as the spokesperson for the Lasqueti Community Association's Official Community Plan Review Steering Committee (LCA OCP SC) and the following was noted:

- They are a Committee of eight people that met 27 or more times over two years.
- She advised that it was a great experience; the group is very diverse and is broadly representative of Lasqueti residents.
- Their report has been submitted to the LTC and staff, however, the staff and Chair did not see it prior to this meeting.
- It is a 40-page document with recommendations.
- They have not done a thorough review of existing policy.
- The current OCP is not easy to read; as a result, they ended up reorganizing things.
- They started the public process with sessions to identify missing issues.
- They have nested topics, which is how they organized the six different forums held on different weekends.
- All forums were attended by 30 to 60 people. They were held on Saturdays from 12:00-3:00 so that part-time residents could attend.
- They received a number of written comments as well.
- They tried to get a sense of support for each objective by a show of hands. All that information went to a subcommittee of people interested in that particular topic.
- Some of the key recommendations are housekeeping similar to staff's report.
- General themes that she noticed are:
 - Local control is desired, which may not come through strong enough in the current OCP.
 - A general preference for education over enforcement.
- There were several unresolved issues that they did not have the capacity to deal with:
 - Sheep,
 - Tourism, and
 - Short-term rentals.
- There were some ideas around clustering development and density swapping; concern was raised about the impact of this and there is support for efforts to minimize forest cutting.
- They are still working on a vision statement.
- They really tried to have all residents give input and the website is still up.
- They are counting on more public input and noted that most people work on Mondays during LTC meetings.
- They spent a lot of time trying to figure out when to hold meetings to allow the most people to attend.
- Lasqueti has three general classes of residents: full time, part-time and summer. A lot of part-time residents contribute greatly to the Community.
- The majority of people attending were full or part-time residents. A lot of full time residents have a slightly different value set.
- Their role was to gather data rather than lobby.

The Chair invited questions and comments from the Trustees.

The Trustees thanked the committee for the tremendous amount of work that they have done.

The Chair also acknowledged and thanked them for their work and noted that this is a different process than is typically used by LTCs.

Staff also appreciated the excellent work that was very organized, and noted the great effort at bringing the Community together.

10. CORRESPONDENCE

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

The Chair requested that Trustee Johnston's letter be added to the next agenda.

11. NEW BUSINESS

11.1 Standing Resolution regarding First Nations Reconciliation - Staff Report - for decision

The Chair advised that all of the LTCs are adopting this and have taken this under the best advisement available from Lisa Wilcox, kwakwemtenaat, Senior Intergovernmental Policy Advisor; in the last 6 months or so, we have seen a real uptake from various Nations.

Trustee Johnston noted the following:

- That if the LTC were to invite First Nations to the meetings, as the standing resolution noted, that the LTC should be prepared to bear the costs associated with that invitation. He was concerned that budgets as discussed so far didn't take this into consideration and therefore the invitation could be seen as insincere.

Discussion ensued and the following was noted:

- If we are concerned about value for time, we could create a gathering after the meeting as well.
- Senior Intergovernmental Policy Advisor Wilcox has worked hard on this and we do not wish to second-guess her work.
- An elder from the Musqueam has said, "Don't be afraid that you're going to mess things up, just get in the boat and paddle."
- First Nations have been waiting for this invitation for 150 years.
- Invitations to LTC meetings are the only authority that the LTC has.
- The intention is for Senior Intergovernmental Policy Advisor Wilcox to send a letter to formally invite First Nations to Lasqueti and attend a LTC meeting. It would go out every year. The Islands Trust is being recognized by the Provincial Government for making meaningful steps to reach out to First Nations.

LA-2020-003

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee adopt the following standing resolution with respect to First Nations in the Local Trust Area:

Whereas the Local Trust Committee seeks to engage in Reconciliation with local First

Nations, governments and the island community by honouring the Truth and Reconciliation Commission Calls to Action, United Nations Declaration on the Rights of Indigenous Peoples, Draft Principles that Guide the Province of British Columbia's Relationship with Indigenous Peoples, and Islands Trust First Nations Engagement Principles, the Local Trust Committee endeavours to:

- a) Annually, write a letter to First Nations, (re)introducing trustees and staff and provide a schedule of known Local Trust Committee meetings for the upcoming year, as well as, provide an update of current projects and advocacy activities;
- b) For various Local Trust Committee meetings, invite elders from local First Nations to attend and provide a traditional welcome to the territory;
- c) Work with First Nation governments on cooperative initiatives, including and not limited to, language, place names, territorial acknowledgements, community education on Coast Salish and local First Nations' cultural heritage and history;
- d) Work with First Nation governments on engagement principles for inclusive land use, marine use and climate change planning; advocacy, protection and stewardship; and knowledge and information sharing protocols;
- e) Establish and maintain government to government dialogue with First Nations, now and into the future, based on respect and recognition of Aboriginal rights and title, treaty rights and First Nations' traditional territories within the Islands Trust Area.

CARRIED

11.2 Live Streaming of Local Trust Committee Meetings - Request for Decision

Staff clarified that this is about the LTC indicating whether or not it is in favour of streaming LTC meetings.

Trustees noted that having access to the recording afterward would likely be the most useful aspect.

LA-2020-004

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee communicate to Trust Council its interest in filming and streaming its public meetings.

CARRIED

11.3 Letter dated August 15, 2019 from Islands Trust Conservancy to First Nations regarding Salish View Nature Reserve

Received for Information.

11.4 Local Trust Committee Advocacy - for discussion

Trustee Johnston noted that this item was on the agenda because he wanted to clarify what the LTC can do since he recalled that the Chair indicated in a previous meeting that advocacy could only happen at the Executive Committee level.

The Chair clarified that local advocacy goes on an individual Trustee's letterhead.

Trustee Peterson clarified that this situation involved a late item and staff did not have a chance to review it. The Trustees knew the two people involved and did not have the same concerns.

The Chair explained that staff did not have a chance to vet the facts; this can make you look foolish when you advocate for something that is not accurate or relevant.

11.5 Electronic Meetings – (Video Screen/Monitor and Camera) - for discussion

Discussion ensued and the following was noted:

- The Fire Hall does not use their monitor often and that we could continue to borrow it.
- It would be great to share resources.
- There is a big screen in the respite room here.
- Staff have a meeting with an agenda item for equipment resources to LTCs and will discuss budgeting; a monitor for the Lasqueti Island LTC has been requested; a surplus monitor is a possibility.
- Gambier Island LTC has been experimenting with electronic meetings, and have been very successful using Zoom.
- Important to create a standard package that is not dependent on someone else's resources and that does not rely on individual staff or Trustees.
- Two provincial agencies would like to meet electronically with this LTC this year.

12. REPORTS

12.1 Trust Conservancy Reports dated October and December, 2019

The Chair highlighted the Salish View acquisition on Lasqueti Island.

12.2 Applications Report dated February 6, 2020

Received for information.

12.3 Trustee and Local Expense Report dated December, 2019

Received for information.

Trustee Johnston noted that the LTC is significantly over budget on meeting expenses and asked if this has been adjusted for the next year.

Staff advised she will speak with the Finance Officer.

12.4 Adopted Policies and Standing Resolutions

Trustee Johnston advised that the resolution regarding the provision of LTC agenda packages to APC members may be out of date.

The Chair advised to leave it as it is by request and not harmful.

Discussion ensued regarding the resolution requiring a staff member and a Trustee to attend APC meetings and the following was noted:

- APC members are not happy about this.
- The CAO said that it is standard procedure.
- It may have stemmed out of a contentious situation. From the staff perspective, having a staff or Trustee present would have prevented an unfortunate situation.
- This is best practice; it is a standing resolution because it is not in the bylaws.
- If we make a referral but not very clearly, having staff and a Trustee present prevents them from going off on a tangent that is not helpful.
- If an APC member is objecting to this, they do not have to be an APC member.
- APC members felt the staff member was managing them.
- Meetings need to be during staff hours and cannot be at the Community Hall.
- If they are physically present, this is more difficult. Electronically attending reduces the carbon footprint.
- Chair explained that by providing a minute taker, it frees the Planner's focus.

12.5 Local Trust Committee Webpage

The Chair advised that we will see a new version of the website in March or soon after.

13. WORK PROGRAM

13.1 Top Priorities Report dated February 6, 2020

Staff advised that the third project is already done; the LTC could adopt as is at the next meeting or revise it over time.

13.2 Projects List Report dated February 6, 2020

LA-2020-005

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff to remove "3. Model Radio Antenna Strategy" from the Projects List Report because it a duplicate of Project 3 on the Top Priorities Report.

CARRIED

14. CLOSED MEETING

14.1 Motion to Close the Meeting

LA-2020-006

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) (a), (c), (d) and (f) for the purpose of considering Advisory Planning Commission, Labour Relations, Adopting in Camera Minutes dated September 30, 2019 and Bylaw Enforcement and that staff attend the meeting.

CARRIED

14.2 Recall to Order

14.3 Rise and Report

None

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Monday, April 27, 2020 at 11:00 am at the Judith Fisher Centre, #1 China Cloud Bay Road, Lasqueti Island, BC

16. ADJOURNMENT

By general consent the meeting was adjourned at 3:30pm.

Peter Luckham, Chair

Certified Correct:

Dave Olsen, Recorder