



Lasqueti Island Local Trust Committee Minutes of Regular Meeting

Date: January 23, 2023
Location: Judith Fisher Centre
 #1 China Cloud Bay Road
 Lasqueti Island, BC

Members Present: Timothy Peterson, Local Trustee
 Mikaila Lironi, Local Trustee
 Tobi Elliott, Chair

Staff Present: Sonja Zupanec, Island Planner
 Renee Jamurat, Regional Planning Manager
 Katherine Vogt, Recorder by Zoom
 Warren Dingman, Bylaw Enforcement Manager by Zoom

Others Present Andrew Fall, qathet Electoral Area Director by Zoom
 Approximately three (3) members of the public

1. CALL TO ORDER

Chair Elliott called the meeting to order at 11:02 am. She acknowledged that the meeting was being held in territory of the Coast Salish First Nations. She introduced herself, Trustees, Staff, and Director Fall and welcomed members of the public.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. RISE AND REPORT - None

4. REPORTS

4.1 Trustee Reports

Trustee Peterson spoke on the following:

- Welcome to the new Local Trust Committee.
- Chairing recent meetings on Hornby, Salt Spring and Galiano Island.
- Recently elected by Trust Council to the new Governance Committee.
- Continuation as a member of the Trust Programs Committee and the Financial Planning Committee.
- Notable Issues for consideration this term are: reinstating a second Town Hall opportunity for the public; accommodation of persons with disabilities; amending the Land Use Bylaw regarding the 4 Hectare subdivision size loophole; potential amendment for the Strategy for Antennae Systems focusing on First Nations consultation; completion of the Official Community Plan review is contingent on First Nations consultation which is contingent on the Islands Trust position of Senior

Intergovernmental Policy Advisor being filled soon; future consultation with the Islands Trust Senior Freshwater Specialist.

Trustee Lironi spoke on the following:

- Attending Trust meetings and learning as a new Trustee.
- Becoming a member of the Regional Planning Committee.
- Meeting with Snaw-naw-as First Nation and learning about their perspective of Lasqueti Island.

4.2 Chair's Report

Chair Elliott spoke on the following:

- Experience as a Trustee on Gabriola Island working on the Official Community Plan (OCP) Review
- Excited to be the new Chair for Lasqueti Island as its Official Community Plan (OCP) review moves forward.
- As a member of the board of the Islands Trust Conservancy, can inform on their reports and provide information on First Nations consultation for stream management strategies.
- As a member of the Regional Planning Committee, looking forward to working with the Northern Gulf Islands and the Province for appropriate rural housing strategies.
- Welcoming members of the community to email their questions or concerns.
- Consider that Reconciliation is very important work.

4.3 Electoral Area Director's Report

Director Fall spoke on the following:

- qathet Regional District (qRD) budget discussions.
- It is the goal of qRD to meet annually with local Trustees to talk about subject areas of jurisdictional overlap. A meeting is anticipated sometime in the new year.
- qRD Coastal Shoreline Flood Risk Mapping Project data could be useful for Lasqueti land use planning to identify local shoreline areas at risk of erosion. There are some sensitivity concerns for property owners' shorelines identified as being in a red zone.
- An upcoming qRD report on options for affordable housing in rural areas.

5. TOWN HALL

Members of the public spoke on the following:

- Poor landline service by Telus is dangerous for residents with health conditions or unexpected injuries. Telus is intentionally squeezing Lasqueti so that they don't have to service the system. Can qRD or Islands Trust put some pressure on Telus to properly service the island?
- Telus treats individual resident outages differently than multi resident outages. It is the CRTC's, not Telus,' obligation to ensure phone service; and the rules are different when there are multiple providers. A new letter from the Local Trust Committee (LTC) to Telus would be helpful; the right part of the Telecommunications Act should be referred to in any letter to Telus; and a future letter could be cc'd to the Member of Parliament who may have advice.
- Lasqueti Island is a lost leader for Telus.

- Lasqueti does not have a Development Permit Area (DPA), and there is popular revolt against any mention of DPAs. Hopefully, Trustees will resist any attempt to institute DPAs on Lasqueti Island.
- An expected pending Administrative Bylaw referred to in the agenda on Page 14: -Adoption of a Land Use Permit Delegation Bylaw: this bylaw would delegate the approval of development permits to staff for all DPAs except Form and Character- seems disingenuous when Lasqueti does not have a DPA and it is giving more decision-making power to staff over Trustees. Lasqueti Islanders would prefer that local elected representatives make decisions for the island, not unelected bureaucrats.
- The OCP review has stalled, the agenda shows \$5000.00 allocated that was never used because the local First Nation had requested by letter that it be paused for review. It then took 7 months for staff to respond, which is insulting to the First Nation. The Trust Executive should take note of this.
- Future large subdivisions can be given extra lots because of the 4 hectares coming out to less than 10 acres. The LTC should attend to this.
- There should be a second Town Hall session at the end of the LTC meeting which encourages people to stay for the whole meeting and comment on the proceedings.
- The Islands Trust has a duty to accommodate persons with disabilities at their meetings, including the hearing impaired who could be accommodated by giving microphones to the speakers.
- What is this Chair's view on attendants' recording LTC meetings for their own personal use and could the Chair consult with the Islands Trust legal department?
 - The Chair responded that it was a courtesy to ask first because some members of the public may not want to be recorded. The Chair offered to consider the question further.

6. MINUTES

6.1 Local Trust Committee Minutes – None

The LTC regular and in-camera minutes dated August 29, 2022 were adopted by Resolution Without Meeting in October and November of 2022.

6.2 Section 26 Resolutions-Without-Meeting Report dated January 13, 2023

Trustee Peterson noted that the minutes of the last LTC meeting of August 29, 2022 were adopted by resolution without meeting because the scheduled November 28, 2022 meeting was canceled due to the coinciding election and election of a new Trustee who would have had no historical context with which to review the old minutes.

6.3 Advisory Planning Commission Minutes – None

Trustee Peterson noted that the Advisory Planning Commission (APC) had attempted to meet in June 2022; had failed to reach quorum; then the term ended, and only one application had been received by the LTC by August.

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-Up Action List dated January 13, 2023

The following issues regarding the Follow-up Action List were discussed:

- The regrettable 7-month delay in staff responding to Snaw-naw-as First Nation was discussed and noted.

- That Trust Area Services will be taking the lead in drafting letters for outreach to First Nations going forward.
- That the Trust is considering the hiring of an Administrative Coordinator to track communications so that they are not duplicated or left undone.
- That the Senior Intergovernmental Policy Advisor position was on the verge of being filled, so outreach to Snaw-naw-as was better deferred to next meeting.
- The Follow-Up Action List has changed to a new system. Instead of a 3 item Top Priorities List and a Projects List, the LTC will have 1 Major and 1 Minor Project ongoing.
- The Community to Community (C2C) funding grant to establish relationship with First Nations has 3 intakes per year, but only one LTC per year can receive one.
- A late letter received by the LTC by a resident who had not received any notification for today's meeting.
- The present meeting was on schedule and the public notified; it was uncertain what further measures could have been taken to enhance public notification.
- The current standing resolution on meeting procedures had added a protocol for public notification of a late change in time, date, or place for a scheduled LTC meeting, thereby filling a gap in the meetings procedures bylaw.

7.2 2023 Local Trust Committee Meeting Dates for Adoption

LA-LTC-2023-001

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee schedule its regular business meetings on the following dates in 2023: March 20; May 8; July 26; October 2, and December 11.

CARRIED

8. APPLICATIONS AND REFERRALS - None

9. LOCAL TRUST COMMITTEE PROJECTS

9.1 Review of Active and Future Projects - Staff Report

Planner Zupanec presented the staff report which asks Trustees to review their Work Program of active and future LTC projects and provide direction to Staff of their priorities.

Planner Zupanec noted that LTCs were permitted 1 Major Project and 1 Minor Project in a fiscal year. Potential future Major Projects are ones with an expected budget over \$5000.00 in a fiscal year and would require a planner and a Business Case to be initiated in spring to allow time for final Trust approval in December.

A Trustee noted the following:

- The expected cost to continue the OCP Review this fiscal year was under the \$5000.00 threshold and so a business case had not been applied for it.
- There are two referrals outstanding to the Advisory Planning Commission (APC): one regarding the definition of 'Community Benefit,' as it applies to Temporary Use Permits (TUPs); and one regarding the objections of the Ministry of Forest, Lands, Natural Resource Operations and Rural Development (FLNRORD) to proposed OCP advocacy policies for Crown Land. Snaw-naw-as First Nation is also concerned that

certain policies may fetter their Woodlot License. The LTC needs to know the specifics of Snaw-naw-as objections.

LA-LTC-2023-002

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request that staff prepare a referral to the Advisory Planning Commission to either define 'Community Benefit' for the Official Community Plan Project as it relates to Temporary Use Permits or recommend a process by which the Local Trust Committee could define 'Community Benefit.'

CARRIED

The meeting was recessed at 12:31 pm due to electrical disconnection and reconvened at 12:37 pm.

A Trustee noted that a subdivision regulation amendment to increase minimum lot size at time of subdivision from 4 Hectares to 4.04 Hectares in the Land Use Bylaw (LUB) to align with a 10-acre minimum lot size will close a loophole that allows extra lots to be derived from large subdivisions. The Lasqueti community has always had a felt expectation for the 10-acre minimum lot size.

Planner Zupanec noted the following:

- Currently, the OCP metrics are consistent with the Land Use Bylaw (LUB) metrics, and both bylaws would need to be amended.
- New subdivision applications would be grandfathered into existing regulations until the amendment had fully passed.
- The OCP/LUB metric amendments could be done as a minor project for 2023 beginning with work on a Project Charter which needs no funding. Funds for public engagement would not be needed until fiscal 2024. The entire project might take a minimum of a year, after which Ministry approval may take up to 8 months.
- Given that the ongoing OCP review project is a minor project rather than a major one, there would not be funds for 2 minor projects in a fiscal year, because only 1 major and 1 minor project can be funded at a time.
- Minor projects are done in-house with existing staff; major projects go to the Regional Planning Team for pre-approval.

By general consent, the meeting recessed at 1:01 pm and reconvened at 1:35 pm.

Planner Zupanec noted that the Cultural Heritage Protection Implementation is completed at Regional Planning and it is up to the LTC to determine if it has local relevance.

Chair Elliott noted that the Cultural Heritage Overlay Mapping Program had been halted with the loss of the consultant and some First Nations concern with the process.

LA-LTC-2023-003

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff to prepare a status update report on the 1st Reading draft format of the Official Community Plan Review Project and provide a preliminary analysis of Land Use Bylaw alignment with it.

CARRIED

LA-LTC-2023-004

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee amend the Official Community Plan Review Project Charter by including consideration of adjusting references to minimum lot size at subdivision and Lasqueti Land Use Bylaw No. 78 Section 3.11 subdivision regulations, and to increase the number to reflect a 10-acre minimum lot size.

CARRIED

10. DELEGATIONS - None**11. CORRESPONDENCE**

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

12. NEW BUSINESS**12.1 Possible Amendments to the Model Strategy for Antenna Systems**

Discussion of 12.1 was deferred until the next LTC business meeting.

The following motion had no other better section in the agenda to be presented.

LA-LTC-2023-005

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee requests staff to clarify the Local Trust Committee's responsibility to provide accommodation of persons with disabilities at public meetings.

CARRIED

13. REPORTS**13.1 Trust Conservancy Report dated October 16, 2022**

Chair Elliott noted there would be a board meeting in-person tomorrow and that the strategic plan timeline has been reduced from 5 years to 3 years to provide for better First Nations engagement.

13.2 Applications Report dated January 13, 2023

Received.

13.3 Trustee and Local Expense Report dated November, 2022

Received.

13.4 Adopted Policies and Standing Resolutions

Chair Elliott offered to follow up on First Nations letter response.

13.5 Local Trust Committee Webpage

14. WORK PROGRAM

14.1 Active Projects Report dated January 13, 2023

A Trustee noted that the barge ramp issue was waiting for response from the Chief Administrative Officer.

14.2 Future Projects Report dated January 13, 2023

LA-LTC-2023-006

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff to arrange a protocol agreement meeting between the Local Trust Committee and qathet Regional District Board prior to the summer of 2023.

CARRIED

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Monday, March 20, 2023 at 11:00 am at Judith Fisher Centre, #1 China Cloud Bay Road, Lasqueti Island, BC

Planner Zupanec advised that if a meeting is in person, one officer of the Islands Trust must be present.

Trustees agreed that all future meetings be considered in person. It was much simpler to pivot from an in person meeting to an electronic one than the other way around.

The LTC discussed that persons with disabilities could be accommodated by online technology; and that close caption Zoom may be helpful for some members of the public.

16. CLOSED MEETING

16.1 Motion to Close the Meeting

LA-LTC-2023-007

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)(f) and (g) for the purpose of considering (a) Appointment of APC Members, (f) Bylaw Enforcement and (g) Legal Advice AND that the recorder and staff attend the meeting.

CARRIED

The meeting was closed at 2:28 pm.

16.2 Recall to Order

Chair Elliott recalled the meeting to order at 3:09 pm.

Chair Elliott announced that the Lasqueti Island local Trust Committee is pleased to report that they have appointed the following members to the Advisory Planning

Commission: Shelley Garside; David Rogers; Gail Sorensen; Shawna Karras; Pachiell Smith, and Phillipe Taillefer.

17. ADJOURNMENT

By general consent the meeting was adjourned at 3:10 pm.

Tobi Elliott, Chair

Certified Correct:

Katherine Vogt, Recorder