



Lasqueti Island Local Trust Committee

Minutes of Regular Meeting

Date: July 26, 2023
Location: Judith Fisher Centre
#1 China Cloud Bay Road
Lasqueti Island, BC

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

Staff Present: Stephen Baugh, Planner 2
Taryn Plater, Coop Student
Katherine Vogt, Recorder by Zoom

Others Present: There were approximately four (4) members of the public and no members of the media in attendance.

1. CALL TO ORDER

Chair Elliott called the meeting to order at 11:03 am. She acknowledged that the meeting was being held on the territory of the Coast Salish First Nations; and, that the Lasqueti Island Local Trust Committee was committed to Reconciliation and acknowledgement of Indigenous place and history. She introduced herself, Trustees, Staff, and Recorder; and welcomed members of the public.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. REPORTS

3.1 Trustee Reports

Trustee Peterson reported on the following:

- Recent Trust Council highlights include extending the Strategic Plan to 2024-25; working with the new corporate planning process; engaging First Nations regarding referral response best practices; and providing for a new Accessibility Committee as mandated by the Province.

- Speakers from the Gabriola Land Stewards Society are coming to Lasqueti Island on August 24, 2023 to present on their Community Land Trust which focuses on affordable housing, local food production, and small-scale economic development.

Trustee Lironi reported on the following:

- In the June 2023 edition of the local newspaper, Trustee Lironi asked locals if housing was an issue for them on Lasqueti. Many responses were received and will be summarised.
- Attended a wildfire fighting training session.

3.2 Chair's Report

Chair Elliott reported on the following:

- Attending an Executive Committee and Islands Trust Conservancy annual liaison meeting on July 18, 2023 at which there was discussion on having an ecosystem specialist on staff for better land use decision-making.
- Reviewing shoreline protection and foreshore jurisdiction issues.
- The Regional Planning Committee is focused on the proposed Housing Toolkit of 13 optional tools for use by Local Trust Committees to possibly include in their Land Use Bylaws (LUB)s and Official Community Plans (OCP)s to give greater flexibility for landowners to provide extra housing.

3.3 Electoral Area Director's Report

None.

3.4 First Nations Report

LA-LTC-2023-024

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff to include a First Nations Report section in all future regular Lasqueti Island Local Trust Committee business meeting agendas.

CARRIED

Chair Elliott announced that she was very pleased to report that staff have completed letters of introduction to all First Nations in the Trust Area; and these letters should be going out shortly.

Chair Elliott announced that she was very pleased to report that the Islands Trust had recently hired Robyn Kefi for the position of Senior Indigenous Relations Advisor.

A Trustee clarified that there were 13 or 14 First Nations that have interest in the Lasqueti area.

4. PUBLIC COMMENTS

Members of the public spoke on or asked the following:

- Why has the phrase “Town Hall” been changed to “Public Comments” in the regular Local Trust Committee (LTC) agendas? “Town Hall” should be reinstated.
- The comments on housing given to Trustee Lironi should be made public.
 - Trustee Lironi responded that the 12 pages of comments would be summarised into a cohesive document.
 - Chair Elliott added that the comments would need to go through staff and have identifiers redacted before being presented to the public.
- 24 hours public notification is insufficient for a Local Trust Committee (LTC) meeting.
 - Chair Elliott responded that this issue would be discussed later in the agenda.
- Why is the longstanding OCP review project not going forward?
- Regarding an email received from Trustee Lironi about lost stuff.
 - Trustee Lironi responded that the administrator for the Judith Fisher Centre could email the pertinent information.
- Should the recent Advisory Planning Commission (APC) minutes of April 20, 2023 be struck from the record since there was no public notice given for the meeting?
 - Trustee Peterson responded that the Director of Legislative Services had clarified that since the only decision made at the APC meeting was elections, the minutes were valid. What is uncertain is if the APC minutes should have gone directly back to the APC and not been included in the current agenda.
- Would Chair Elliott ask the planner who was present at that APC meeting why she was able to take on the role of chair until a new chair was elected, but not take on the role of secretary and provide public notification of the meeting? This task used to be taken on by staff in the absence of an elected APC.
 - Trustee Peterson noted that it was an oversight that notice of the APC meeting was not given; and he will check with Legislative Services regarding the status of the APC minutes.
- Twenty four hours of notice for LTC meetings is inadequate; the LTC meetings should be given five days notice.
- The most recent LTC draft minutes do not specify which LTC members, Staff, Recorder, and others have attended in person or electronically. This specification used to be required and is important for historical record.
 - Chair Elliott responded that it did not seem pertinent that a person’s presence at a meeting be recorded as electronic or in person.
- The LTC budget seems inadequate for the current rate of LTC spending.
 - Chair Elliott noted that some LTCs run over budget due to unforeseen meeting expenses. Budgets are a proposed approximation.
- Regarding the announcement of the Livingstone Covenant and the donors’ statement about mitigating climate change published in a recent Trust Conservancy press release; this contradicts the Islands Trust concerns with vetting information for scientific accuracy.
 - Chair Elliott responded that she believed it was the right of a donating property owner to make their own statements of intention with respectful non-interference by the Islands Trust.

- Trustee Peterson noted that past discussion about scientific accuracy at the Trust Programs Committee and Trust Council had focused on informational statements on the Islands Trust website.
- If a Trustee is doing public business, should that activity not be subject to public scrutiny?
 - Chair Elliott responded that public officials have a right to be a community member and to not be recorded.

LA-LTC-2023-025

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff, that in future, in the agendas of the Lasqueti Island Local Trust Committee, that the “Public Comment” section be named “Town Hall.”

CARRIED

LA-LTC-2023-026

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff to identify in the meeting minutes if attendees are present in person or electronically, for future minutes.

CARRIED

5. MINUTES

5.1 Local Trust Committee Minutes dated May 8, 2023 - for adoption

A Trustee noted that the APC minutes specified attendee presence by teleconference, while the LTC minutes did not; so, there was inconsistency.

By general consent the minutes of the Lasqueti Local Trust Committee Meeting of May 8, 2023 were adopted as presented.

5.2 Section 26 Resolutions-Without-Meeting Report – dated July 25, 2023

Received.

5.3 Advisory Planning Commission Minutes dated April 20, 2023 - for receipt

Chair Elliott deferred the APC minutes to the next regular business meeting of the LTC. Trustee Peterson indicated that, for benefit of transparency and public confidence, he would seek clarification from the Director of Legislative Services regarding possible protocol consequences for the Advisory Planning Commission (APC) meeting of April 20, 2023 being held without proper public meeting notice been given, noting that the only decisions made at that meeting were for elections of chair, vice-chair, and secretary.

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-up Action List dated July 18, 2023

The Planner updated the LTC on completed and in-progress items in the Follow-up Action List.

Chair Elliott noted that activity item 4. “Schedule meeting between the LA LTC and Snaw-naw-as First Nation to discuss OCP Bylaw No. 98,” is contained as a request in the introductory letter set to go out next week to Snaw-naw-as First Nation; and, that this answers to the member of the public who expressed concern in the “Public Comments” portion of the meeting regarding the very slow progress of the Lasqueti OCP Review Project.

6.2 Standing Resolution for First Nations Consultation for Proposed Antenna Systems - Staff Report

The Planner presented the staff report that provides analysis of the Salt Spring Island standing resolution on First Nations consultation for antenna systems, noting that the Salt Spring standing resolution addresses the First Nations engagement gap in the Model Cell Tower Strategy adopted by the LTC in 2021.

LA-LTC-2023-027

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee adopt the following standing resolution with respect to First Nations consultation in accordance with the “Strategy for Antenna Systems” in the Local Trust Area:

- a. The proponent will consult with the Local Trust Area representative during the preconsultation phase to determine proximity of the proposed antenna system to known archaeological sites and/or areas of archaeological potential and obtain a list of First Nations rights and title holders;
- b. The proponent is recommended to undertake consultation during the pre-consultation phase with the Islands Trust and a First Nations cultural knowledge holder for the siting of the proposed antenna system as it relates to cultural and sacred sites;
- c. The proponent will obtain and provide a BC Archaeological Information request response from the BC Archaeology Branch to confirm proximity of the proposed antenna system to known archaeological sites and/or areas of archaeological potential including permit requirements under the Heritage Conservation Act;
- d. The proponent will obtain and provide an Archeological Impact Assessment for antenna systems proposed to be sited on or within 100 metres of a known archaeological site of cultural/sacred site identified by a First Nations cultural knowledge holder; and
- e. The proponent will provide written notice – including, if applicable, the Archeological Impact Assessment – sent by regular mail or hand delivered to all First Nations rights and title holders identified during the pre-consultation phase.

CARRIED

LA-LTC-2023-028

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff to report back on including the language in the standing resolution as an amendment to the Model Cell Tower Strategy.

CARRIED

6.3 Lasqueti Island Freedom of Information and Protection of Privacy Bylaw No. 101, 2023 - for adoption

Chair Elliott noted that the updating bylaw had been through three readings and had been received by the Executive Committee. The final step for the LTC was adoption.

LA-LTC-2023-029

It was MOVED and SECONDED,

that Lasqueti Island Local Trust Committee Bylaw No. 101, cited as “Lasqueti Island Local Trust Committee Freedom of Information and Protection of Privacy Bylaw No.101, 2023” be adopted.

CARRIED

By general consent, the meeting was recessed at 12:14 pm and reconvened at 12:45 pm.

7. APPLICATIONS AND REFERRALS - none

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Minor Project: Meeting Procedures Bylaw - Staff Report

The Planner presented the staff report that updates the LTC on options for public notification of meeting changes to times, dates, or venues; and, timing for submissions of delegations’ materials, noting the following:

- The Lasqueti Island Meeting Procedures Bylaw allows that two trustees may call a special meeting with forty-eight hours public notice, which conflicts with the standing resolution to give five days public notification.
- Planning staff is recommending that the existing standing resolution be rescinded; and that the Meeting Procedures Bylaw be amended to require twenty-four hours public notification of LTC meetings.
- The Meeting Procedures Bylaw minor project is left over from a time when multiple minor projects per LTC were allowable.

Trustee Peterson clarified the following:

- If one LTC member can be present at an LTC meeting, the other members may attend electronically; so, the venue is not changed.
- Although Section 43 of the Meeting Procedures Bylaw says that only one trustee may attend electronically, Section 45 waives that requirement.
- If a regular LTC meeting is canceled, it can be held later as a special meeting.

Chair Elliott noted the following:

- Five days notification means five business days.
- LTC agendas are drafted twelve business days before a regular LTC meeting, are reviewed and amended, then are published five business days ahead of the meeting.

LA-LTC-2023-029

It was MOVED and SECONDED,

that Lasqueti Island Local Trust Committee amend Bylaw No. 100, cited as “Lasqueti Island Local Trust Committee Meeting Procedures Bylaw, 2022”, as follows:

a. Section 4, is amended by adding the following:

“For any changes in regular business meeting start times, dates, and/or venues that are decided after an agenda is posted (5 business days in advance of the meeting)-notice of these changes shall be reposted as soon as possible but, a minimum of 48 hours prior to the meeting time on the Islands Trust website, on a notice board on island that is accessible to the public, and on a building entrance of the original and new venue if the venue is being changed.”

CARRIED

LA-LTC-2023-030

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee rescind standing resolution 2022-022.

CARRIED

Trustees considered that delegations’ information material submissions be submitted 10 days rather than 14 days in advance of an LTC meeting.

LA-LTC-2023-031

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee amend Bylaw No. 100, cited as “Lasqueti Island Local Trust Committee Meeting Procedures Bylaw, 2022,” as follows:

a) Section 21, is amended by replacing “fourteen (14) calendar days” with “ten (10) calendar days.”

CARRIED

LA-LTC-2023-032

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee Bylaw No. 100, cited as “Lasqueti Island Local Trust Committee Meeting Procedures Bylaw, 2022,” as amended, be given first reading.

CARRIED

LA-LTC-2023-033

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee Bylaw No. 100, cited as “Lasqueti Island Local Trust Committee Meeting Procedures Bylaw, 2022” be given second reading.

CARRIED

LA-LTC-2023-034

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee Bylaw No. 100, cited as “Lasqueti Island Local Trust Committee Meeting Procedures Bylaw, 2022,” be given third reading.

CARRIED

LA-LTC-2023-035

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee Bylaw No. 100, cited as “Lasqueti Island Local Trust Committee Meeting Procedures Bylaw, 2022,” be forwarded to the Executive Committee for approval.

CARRIED

9. DELEGATIONS – none

Chair Elliott clarified for members of the public that total time allotted for delegations is fifteen minutes in the agenda; and five minutes may be allotted to each delegation for up to three delegations. She advised that delegations submit their information material at least ten days before a regular LTC business meeting.

10. CORRESPONDENCE

10.1 Department of Fisheries and Oceans Consultation - Schedule 1 of the Species at Risk Act—Received.

10.2 Correspondence from M. Auerbach dated June 11, 2023 regarding Marine Zoning
The LTC reviewed the letter which references the Marine Park surrounding Squitty Bay and the recent BC Parks Foundation purchase of property adjacent to this area. Trustee Peterson explained that the correspondent was asking that the additional protected terrestrial shoreline be considered for zoning change from Marine General (M2) to Marine Conservation (M1) and added to the OCP/LUB Review Project.

LA-LTC-2023-036

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee amend the OCP/LUB Project Charter by adding to the in-scope section consideration of expanding the Marine Conservation (M1) zones to appropriate areas.

CARRIED

11. NEW BUSINESS

11.1 Findings from Community on Housing - Trustee Lironi - verbal update

Trustee Lironi shared that her recent survey of the community on housing, conducted in the June 2023 local paper with an online version, received public responses that expressed concern that the population increase on Lasqueti of approximately hundred people, as noted in the recent census, is straining resources.

The LTC considered that the collection of email responses received, unattached to a current project, can be vetted, edited, published as correspondence, and included in a summary report.

12. REPORTS

12.1 Trust Conservancy Report dated June, 2023

Chair Elliott announced the significant new Livingstone Forest conservation covenant of 11.35 hectares of forest and wetland on Lasqueti Island placed by longstanding conservation stewards Christine Ferris and Doug Hopwood.

Trustee Peterson added that it was the first conservation covenant on Lasqueti Island done through the Islands Trust's Natural Area Protection Tax Exemption Program (NAPTEP).

Chair Elliott announced an upcoming celebration of the covenant proposed for August 30, 2023.

12.2 Applications Report dated July 18, 2023

Received.

12.3 Trustee and Local Expense Report dated May, 2023

Received.

12.4 Adopted Policies and Standing Resolutions

Received.

12.5 Local Trust Committee Webpage

Chair Elliott thanked Trustees for their frequent posting of updates on the website.

13. WORK PROGRAM

13.1 Active Projects Report dated July 18, 2023

Chair Elliott noted that the "Meeting Procedures Bylaw" minor project could now be taken off the list.

13.2 Future Projects Report dated July 18, 2023

Trustee Peterson expressed concern that the permitting of only one minor project and one major project per LTC is having the unintended consequence of unfairness to LTCs that do not have an expensive enough project to meet the criteria of a major project; thus, shorting that LTC with the resources for only one minor project that may be delayed for reasons beyond staff constraints.

Recorder Vogt was electronically separated from the meeting at 2:27 pm due to technical difficulties.

LA-LTC-2023-037

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request that planning staff report back with a high level technical analysis of the latest draft of the Lasqueti OCP (version 3, 4.0, 4.1), and the scope of the potential land use bylaw amendments that would be required.

CARRIED

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for Monday, October 23, 2023 at 11:00 am at Judith Fisher Centre, #1 China Cloud Bay Road, Lasqueti Island, BC

15. ADJOURNMENT

By general consent the meeting was adjourned at 2:31 pm.

Tobi Elliott, Chair

Certified Correct:

Katherine Vogt, Recorder