



## Lasqueti Island Local Trust Committee Minutes of Regular Meeting

**Date:** February 1, 2021  
**Location:** Electronic Meeting

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

**Staff Present:** Heather Kauer, Regional Planning Manager  
William Shulba, Senior Freshwater Specialist  
Wil Cottingham, Administrative Assistant  
Dave Olsen, Recorder

**Others Present:** Andrew Fall, qRD Regional Director  
There were 3 members of the public in attendance.

### 1. CALL TO ORDER

*Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."*

Chair Luckham called the meeting to order at 9:33 am. He acknowledged that the meeting was being held in territory of the Coast Salish First Nations.

### 2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

Reverse the order of items 3 and 4.

**By general consent** the agenda was adopted as amended.

#### 2.1 Resolution to Continue to Hold Electronic Meetings

##### LA-2021-001

**It was MOVED and SECONDED,**

that in order to meet the principles of openness, transparency, and accessibility, meetings of the Lasqueti Island Local Trust Committee will be held electronically until Ministerial Orders under the *Emergency Program Act* and requirements or recommendations under the *Public Health Act* regarding public attendance at trust body meetings; and that such meetings be live streamed, and the public invited to participate in meetings by connecting to the link or the phone number provided in the meeting notice, in order to observe proceedings and speak when invited by the Chair.

**CARRIED**

### 3. REPORTS

#### 3.1 Trustee Reports

Trustee Johnston reported:

- Attendees at the last Local Trust Committee (LTC) meeting informed him that they were unable to participate in the Town Hall despite a desire to do so.
- The Lasqueti archaeology project met last night with 13 or 14 participants, representing seven First Nations.
- The qRD Regional District (qRD) is mapping the shoreline in preparation for sea level rise. He wishes to locate potential public accesses, dock locations and other foreshore uses.
- He received a flurry of emails regarding the status of sheep in the Official Community Plan (OCP).

Trustee Peterson reported that he also received a lot of calls and emails regarding feral sheep in the OCP.

### **3.2 Chair's Report**

Chair Luckham reported:

- The last Trust Council (TC) took place in December 2020.
- The initial draft of the next Islands Trust (IT) budget was reviewed.
- TC continued the IT policy statement work.
- TC decided to seek an external review of how it manages their planning services.

### **3.3 Electoral Area Director's Report**

Director Fall reported:

- A Joint meeting between the IT and the qRD was held in December 2020.
- The qRD Board is in the middle of budget consultations.
- That he will hold a Town Hall meeting via zoom in February.
- The qRD is undertaking coastal flood risk mapping on Lasqueti. One idea is to develop, over time, a community values shoreline map.
- At the December 21, 2020 meeting, the qRD Board adopted Option C for Lasqueti Emergency dispatch services.

Director Fall also requested that the relevant Forest Conservation information from today's agenda package be sent to the qRD Board to support their goal to develop more park land.

**LA-2021-002**

**It was MOVED and SECONDED**

that the Local Trust Committee request staff to forward the Forest Conservation information to the qRD Board and other relevant materials.

**CARRIED**

## **4. TOWN HALL**

There were no speakers.

## **5. MINUTES**

### **5.1 Local Trust Committee Special Meeting Minutes dated September 17, 2020 - for adoption**

The following amendments to the minutes were presented for consideration:

- That the number of people attending change from 14 to 20.
- That the word “unceded” be removed from the first paragraph under **1. CALL TO ORDER**.

**By general consent** the minutes of September 17, 2020 were adopted as amended.

**5.2 Local Trust Committee Special Meeting Minutes dated September 18, 2020 - for adoption**

**By general consent** the minutes of September 18, 2020 were adopted.

**5.3 Local Trust Committee Minutes dated October 5, 2020 - for adoption**

The following amendments to the minutes were presented for consideration:

- 11.2 Second bullet, change “now only LTCs can remove properties” to “now only LTCs can apply to remove properties”.

**By general consent** the minutes of October 5, 2020 were adopted as amended.

Discussion ensued regarding log dumps and the Chair noted how detrimental they are to the marine environment.

**LA-2021-003**

**It was MOVED and SECONDED**

that the Local Trust Committee request staff to research the current Provincial requirements for log dumps and provide a staff report.

**CARRIED**

**5.4 Section 26 Resolutions-Without-Meeting Report dated January 18, 2021**

Received.

**5.5 Advisory Planning Commission Minutes - none**

**6. BUSINESS ARISING FROM MINUTES**

**6.1 Follow-up Action List dated January 21, 2021**

Discussion ensued on the following items:

- September 30, 2019 Activity 1: Trustee Johnston could not locate the results of this.
  - Heather will look up and send copy to trustees.
- October 28, 2019, Activity 1: Trustee Johnston asked how many hours have been accrued to this project by staff.
- October 28, 2019, Activity 2: this was determined to be in the OCP Project Charter for a later phase.

**7. APPLICATIONS AND REFERRALS - none**

**8. LOCAL TRUST COMMITTEE PROJECTS**

**8.1 Official Community Plan (OCP) Project Status Update – Memorandum**

Staff provided an update by noting:

- That we are currently in the referral period, which was extended at the request of the qRD.
- Several comments have been received from the public.
- It is anticipated that a staff report will be available for the next meeting, including recommendations for amending the First Reading Draft.
- Trustees may also bring their own amendments to the next meeting.
- After Second Reading, a Community Information Meeting (CIM) is usually held.
- Most comments from the public are about feral sheep; because the OCP is a land use document, it is recommended not to spend a lot of time to get these policies accurate.
- Staff have asked the Province to advise how much of s.473 of the *Local Government Act* needs to be included in the revised OCP.
- For instance, if the OCP does not address housing generally, then it is not required to include it.
- A lot of current policies are aspirational, not measurable goals. Within your right as a community, but it's a matter of opinion and choice. The measurable part of the document is the Land Use Bylaw (LUB).

Trustees noted that:

- There is not a clear community consensus to change the existing wording regarding feral sheep; light editing or leaving existing policies as is may be the best way forward.
- There are broad concerns about how it reads now.
- It's okay that our OCP may not look like our neighbour's OCP; this revision is coming before more standardization is implemented across the Trust area.
- Advocacy Policies are outside our mandate but the OCP is the only place that they can be addressed by the LTC.

The Chair noted that:

- He agreed with staff's opinion about the aspirational aspect of the OCP. One could recognize that the sheep exist without implying that anything should or should not be done since that is outside of our jurisdiction.
- In the context of the regional planning alignment, it may not be picked up in the Regional process. Some of the preambles could be included at a later date.
- Despite agreement on sheep being outside of the LTC's mandate, the preservation and protection of the environment is a primary objective of the Islands Trust.
- There is room for us to say what the Community thinks.

Staff noted that on other islands, Trustees send their recommended edits to staff for inclusion in future drafts and that staff will circulate the OCP Draft in Word format to the Trustees.

## **8.2 Pete's Lake Water Project - verbal update**

Staff began the discussion and the following was noted:

- That the Regional Planning Committee is moving forward with the Freshwater Sustainability Project and will be receiving supporting grant money soon.

- Pete's Lake Water Users Society (PLWUS) is one of the first implementation projects for this funding.
- A \$25,000 grant was requested for the PLWUS with possible matching funds from another grant.
- The interviews and investigation related to the first phase of the project has been completed and will be packaged by identifying the areas and directions needed to satisfy Island Health's requirements.
- Staff will be reporting back at the next meeting with an updated Project Charter and staff report.

Trustee Johnston asked whether the PLWUS project would benefit the whole island.

Staff responded and the following was noted:

- Pete's Lake Water serves essential services on the island.
- Currently, the alternative water supply for services downtown is not identified.
- The project could potentially identify a backup water supply option for the rest of the Community from Pete's Lake.
- This project is also a governance issue.
- Lasqueti is most likely the most remote Islands Trust area.
- The Boil Water Advisory is not a long-term solution and generates fatigue.
- If there's a better idea to using water not from Pete's Lake, staff is very interested in hearing about it.
- Many pragmatic residents have looked at other options already, with a slow sand filter being researched right now.
- One water sample can cost \$200.
- Hornby Water Stewardship has access to testing for \$10 per sample.
- Do not see the fairness in the school having a permit with older technology.
- This project could be seen as a pilot in showing how the Islands Trust can develop other projects in the Trust Area.
- First grant needs to be spent by December 2021; matching grant funds have a time limit of 2-3 years.

### **Proof of Water Discussion**

Staff initiated the discussion and the following was noted:

- On Salt Spring Island, staff have worked on proof of water.
- Subdivisions need to be approved by the Ministry of Transportation and Infrastructure (MOTI), which has allowed Islands Trust to develop land use processes, one of which is Proof of Water. MOTI will discern if the proof of water exists, but they allow that determination to happen at the LTC level. The MOTI goalposts may change and IT is not privy to that change.
- The LTC has the power to regulate proof of water or they can give that power away.
- Salt Spring has restricted subdivision based on dug wells. It can be prescriptive as well; if there is a technical assessment needed and a level of standardization, you do not need a costly engineer, a registered plumber can do the work under direct supervision so that the professional does not need to travel to the island.
- Some advantages in having proof of water in the LUB. It is a powerful tool that can consider the unique amenities of each island.

- We have a legal opinion; Trustees and Staff are not legally responsible for loss of property value. The responsibility would lie with the professional that does the proof of water report.

Trustee Peterson asked how feasible it would be to designate water zones for different parts of the island.

Staff responded that subdivision regulations are in a later phase of the OCP Project, which may synch up with the freshwater project.

**The Chair recessed the meeting at 11:53am and reconvened the meeting at 12:18pm.**

Staff reiterated that different water zones were a possibility for the island and that a watershed approach could be a way to do that.

Discussion continued and the following was noted:

- Fresh water is a unique amenity in Islands Trust areas. There could be model bylaws for proof of water.
- A construction company has run a regional district designed system on Keats Island for over a decade.

**9. DELEGATIONS - none**

**10. CORRESPONDENCE**

The Chair noted that there is quite a bit of correspondence on the website.

**11. NEW BUSINESS**

**11.1 Forest Conservation Outreach Briefing - for information**

Trustees noted that residents are interested in future in-person workshops on these topics.

**11.2 Split Zoning on Lasqueti – Memorandum**

Staff summarized by noting that split zoning is possible.

Trustees asked if a survey may be required or if a metes and bounds approach could suffice.

Staff advised that the Trustees could decide.

**11.3 Regulation of Mooring Buoys - for discussion**

Trustee Johnston initiated the discussion and it was noted that:

- The Lasqueti Island Ratepayers Association (LIRA) recently pointed out that there has been a proliferation of mooring buoys in many bays.
- Our current bylaw does not restrict the numbers and location of mooring buoys.

Staff advised that the LTC has limited jurisdiction over mooring buoys, which limits the LTC's ability to regulate them.

The Chair advised and the following was noted:

- That the Province regulates the sea floor.

- The Federal government is responsible for the water column.
- There is no way to enforce any potential LTC regulations since the IT does not own a boat.
- The Federal government occasionally scoops up mooring buoys when they become a hazard to navigation.

**11.4 Draft Minutes Posted on Website - for discussion**

Trustee Johnston initiated the discussion and the following was noted:

- That it would be risky to post draft minutes because people may read them as approved.
- Our next meeting is almost 3 months away.
- The agenda package could be annotated according to where the information may reside in the recording.

The Chair noted that other islands have posted draft minutes if it is agreed to by the Trustees via Resolution Without Meeting (RWM).

Staff advised not to post draft minutes, although it could be done using RWM.

The Chair advised the following:

- That this would create more work for staff.
- Already there are complaints from LTCs about not enough work getting done.
- The LTC needs to take responsibility for making clear motions.

Staff advised that the least amount of work is what they do now; the next least would be to extract motions so that Trustees could distribute them to their constituents.

**LA-2021-004**

**It was MOVED and SECONDED**

that the Local Trust Committee request staff to facilitate approval of the minutes by Resolution Without Meeting for the next meeting.

**CARRIED**

**11.5 Letter of Support for Ocean Legacy Foundation for Coastal Cleanup of the Central Salish Sea Area - for discussion**

Trustee Johnston sent an email to the Chair this morning regarding this item.

Trustee Peterson noted that he did not receive it.

The Chair advised that this could be done by RWM.

**12. REPORTS**

**12.1 Trust Conservancy Report dated October 6, 2020 – Received for information**

**12.2 Trust Conservancy Report dated November 24, 2020 – Received for information**

The Chair announced that Kate Emmings has become the permanent Manager of the Islands Trust Conservancy and that West Ballenas Island has been made a Provincial Marine Park.

Trustee Peterson announced that Jenkins Island is now for sale for \$2.8 million.

- 12.3 Applications Report dated January 21, 2021 – Received for information**
- 12.4 Trustee and Local Expense Report dated October, 2020 – Received for information**
- 12.5 Adopted Policies and Standing Resolutions – Received for information**

Staff noted that Islands Trust would be sending one letter to each First Nation on behalf of all of the LTCs, rather than a separate letter from each LTC as was done last year. Staff will send a copy of the letter to the LTC in advance of sending them out.

The history of the “Establishment of a Lasqueti Island Transportation Advisory Committee” Standing Resolution was discussed.

**12.6 Local Trust Committee Webpage**

**LA-2021-005**

**It was MOVED and SECONDED**

that the Local Trust Committee request staff to post the Forest Conservation Outreach Briefing Report on the website.

**CARRIED**

**13. WORK PROGRAM**

- 13.1 Top Priorities Report dated January 21, 2021 – Received for information**
- 13.2 Projects List Report dated January 21, 2021 – Received for information**

**14. CLOSED MEETING - none**

**15. UPCOMING MEETINGS**

- 15.1 Next Regular Meeting Scheduled for Monday, April 26, 2021 at 9:30 am via Zoom Electronic Meeting.**

Discussion concluded that the next LTC meeting is scheduled for April 26, 2021 not April 6, 2021.

The Chair advised that the agenda be amended to better reflect what other islands use.

**LA-2021-006**

**It was MOVED and SECONDED**

that the Local Trust Committee request staff to amend future meeting agendas so that the Town Hall section appears after the Trustee, Chair, and Regional Director Reports as well as Minutes and Business Arising From Minutes.

**CARRIED**

Discussion ensued.

**LA-2021-007**

**It was MOVED and SECONDED**

that the Local Trust Committee amend Resolution LA-2021-006 to remove “as well as Minutes and Business Arising From Minutes”.

**CARRIED**

**LA-2021-006**

**It was MOVED and SECONDED**

that the Local Trust Committee request staff to amend future meeting agendas so that the Town Hall section appears after the Trustee, Chair, and Regional Director Reports.

**CARRIED**

**16. ADJOURNMENT**

**By general consent** the meeting was adjourned at 1:42pm.

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Peter Luckham, Chair

Certified Correct:

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Dave Olsen, Recorder