



## Lasqueti Island Local Trust Committee

### Minutes of Regular Meeting

**Date:** July 15, 2024  
**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 (electronic)

**Staff Present:** Renée Jamurat, Regional Planning Manager (electronic)  
 Stephen Baugh, Island Planner  
 Lisa Millard, Recorder (electronic)

**Others Present:** There were approximately 3 members of the public in attendance.

#### 1. CALL TO ORDER

Chair Elliott called the meeting to order at 11:06 a.m. She acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

#### 2. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

#### 3. REPORTS

##### 3.1 Trustee Reports

Trustee Peterson reported the following:

- Attended Trust Council and highlighted Islands Trust 50<sup>th</sup> Anniversary, MLA Adam Olsen's address on inclusive governance, presentation on the Wrecked, Abandoned and Derelict Vessels Act, and Trustee Lironi's appointment to Transport Canada's General Vessels Technical Working Group;
- Met with MP Elizabeth May and discussed mooring buoy regulation complications and jurisdictional overlap; and
- Attended Committee of the Whole meeting to discuss draft Policy Statement.

Trustee Lironi reported the following:

- Observed Advisory Planning Commission meetings;
- Noted that an Advisory Planning Commission member stated that they felt threatened by a community member regarding the topic of docks, and
- Attended Trust Council and highlighted the high level of community participation.

Chair Elliott reported the following:

- Attended Trust Council and highlighted 50<sup>th</sup> Anniversary of Islands Trust, and
- Acknowledged the retirement of CAO Russ Hotsenpiller and welcomed Interim CAO Julia Mobbs.

The Trustees noted that, unlike a Local Trust Committee meeting, the public can observe an Advisory Planning Commission meeting but cannot provide input.

### **3.3 Electoral Area Director's Report - None**

## **4. TOWN HALL**

A member of the public stated they will not comply with the requirement to notify the Chair if they are personally recording the meeting, the requirement to do so is not legal, and recording the meeting does not make it unsafe for other attendees.

Chair Elliott replied that it is the job of the Local Trust Committee to conduct business in a fair and equitable manner, if somebody feels unsafe because they do not know what a personal recording might be used for they have a right to voice their concern, the difference between the Local Trust Committee and a member of the public recording the meetings is focus and use, and anyone recording the meeting needs to direct the video recorder at the Local Trust Committee and not at private citizens.

A member of the public said that previous Advisory Planning Commissions allowed public input and that might have caused some confusion. They also spoke to the amendments to Draft Bylaw No. 98 and highlighted that Item 4.2.1.(e) topic of “unowned, formerly domestic sheep” is contentious, Item 5.1.1.(a) now uses word ‘potable water’ instead of ‘freshwater’ and should revert to potable, and the introduction paragraph of Section 5 Commercial and Industrial refers to ‘off street’ parking and should use the term ‘off road.’

A member of the public stated that the Official Community Plan does not contain anything relevant to docks and floats except that a Yacht Club cannot have them and, when a review comes up, many people will try to get that changed. They also asked that Trustee Lironi name the person who made threatening comments about the docks at the Advisory Planning Commission public meeting.

The Chair replied that it is not good practice for the Local Trust Committee to name members of the public and Trustee Lironi reiterated that she was repeating what was reported at the meeting.

A member of the public stated support of the comment about the use of the term ‘freshwater’ versus ‘potable water’ and asked that the minutes of the May 6<sup>th</sup> meeting reflect that they were excluded from the public meeting.

## **5. MINUTES**

### **5.1 Local Trust Committee Minutes dated May 6, 2024 - for adoption**

The following amendments to the minutes were presented for consideration:

- Page 3 of the minutes, last sentence prior to the meeting being recessed should state, “The member of the public continued to repeat their position and left the meeting.”

**By general consent**, the minutes of the Lasqueti Local Trust Committee Meeting of May 6, 2024 were adopted as amended.

**5.2 Section 26 Resolutions-Without-Meeting Report - none**

**5.3 Advisory Planning Commission Draft Minutes dated May 1, 2024 - for information**  
Received for information.

**6. BUSINESS ARISING FROM MINUTES**

**6.1 Follow-up Action List dated July 8, 2024**  
Received for information.

**7. APPLICATIONS AND REFERRALS - None**

**8. LOCAL TRUST COMMITTEE PROJECTS**

**8.1 Lasqueti Advisory Planning Commission - Verbal Update**

Advisory Planning Commission (APC) Chair Shelley Garside reported the following:

- The APC met to discuss the definition of a Community Benefit in relation to fees and provided a report to the Local Trust Committee;
- The APC met the previous week to begin discussion about environmental and social effects of docks;
- One APC member proposed that the discussion be tabled until further community input could be heard and general consensus was that the discussion was about a definition and not opinions;
- One of the APC members felt threatened from community member(s) and did not want to participate in the dock discussion; and
- The community needs clarity about the difference between the Local Trust Committee and the Advisory Planning Commission.

**9. DELEGATIONS**

**9.1 CityWest and Ministry of Citizen's Services - Connectivity Division - Connected Coast Proposal**

Cheryl Katnick, Permitting and Engagement Lead for Connected Coast, provided a presentation and highlighted the following:

- Connected Coast brings high speed internet to rural and remote communities along the BC coastline;
- Funding is provided by the federal and provincial governments and partners with CityWest;
- Important habitat and archeological sites are avoided when possible; and
- Bylaw amendments will be required to land the cable on Lasqueti Island.

Discussion ensued and the following comments were noted:

- The Last Mile is a separate project that connects fibre optic to homes;
- Application for funding for Last Mile connections is provided by CityWest and can move forward when community support is received;

- Funding needs to be equitable to garner broad community support and a community information meeting can provide the public the opportunity to learn about the program; and
- A rezoning application can be fast tracked if other Local Trust Committee work is delayed.

**10. CORRESPONDENCE**

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

**10.1 Email dated July 3, 2024 from D. Dempster regarding Private Docks on Lasqueti**  
Received for information.

The meeting was recessed for a break at 12:20 p.m. and reconvened at 12:40 p.m.

**11. NEW BUSINESS**

**11.1 Connected Coast Project on Lasqueti Island - Verbal Staff Report**

The Planner had no further comments following the delegation discussion.

**11.2 Official Community Plan and Land Use Bylaw Review - Major Project Business Case - Staff Report**

The Planner presented the Staff Report and asked that the Local Trust Committee provide further input into specific areas to better inform the business case for a comprehensive Official Community Plan and Land Use Bylaw review.

Discussion ensued and Trustees provided the following input:

- Current draft OCP does not address the limitations of the current housing stock;
- Organized community forums about housing are already occurring and the Local Trust Committee can broaden the conversation;
- A proactive approach to what housing options would be supported by the community can be discussed and the Official Community Plan and Land Use Bylaws can align to support the outcome;
- Strong community support to develop a vision statement reflecting what residents want the community to look like in the future;
- Key objectives include: Reconciliation; protection of the foreshore; consideration of water in subdivision regulations; marine protection zone, and planning and managing mooring buoys and public access;
- The current minor targeted review did not sufficiently address housing, climate change, and Reconciliation; and
- There is a need to draft an Official Community Plan that will be resilient into the future and focus on how to use bylaws to help mitigate issues.

The Planner recapped the conversation with the Trustees and identified the following:

- Issues include: climate change; aging population; housing options; engaging First Nations about shoreline values, and waiving public access to shoreline;
- Organizational objectives include: being consistent with Trust Conservancy plan; using the Housing Tool Kit; protecting the foreshore, and Reconciliation;

- Opportunities include: address housing; act on the longstanding community request for a comprehensive review, and engage in long-term planning that supports Islands Trust strategic goals and the preserve and protect mandate;
- Projected results and deliverables include: addressing First Nations concerns and interests; marine and shoreline protection; management plan for mooring buoys, and freshwater mapping work that supports affordable housing initiatives; and
- Risk of a doing a targeted versus comprehensive review include: less community consultation; need to reduce scope due to budgetary limits, and First Nations engagement budget exceeds the budget allowance for a minor project.

**LA-2024-007**

**It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee approve the Major Project Business Case attached to the staff report dated July 15, 2024, as amended.

**CARRIED**

**12. STAFF REPORTS**

**12.1 Trust Conservancy Report dated March, 2024**

Received for information.

**12.2 Trust Conservancy The Heron Spring Edition**

Received for information.

**12.3 Applications Report - none**

**12.4 Trustee and Local Expense Report dated May, 2024**

Received for information.

**12.5 Adopted Policies and Standing Resolutions**

Received for information.

**12.6 First Nations Relationship Building Update - None**

**12.7 Local Trust Committee Webpage**

No changes required.

**13. WORK PROGRAM**

**13.1 Active Projects Report dated July 8, 2024**

Received for information.

**13.2 Future Projects Report dated July 8, 2024**

Received for information.

**14. UPCOMING MEETINGS**

**14.1 Next Regular Meeting Scheduled for Monday, October 21, 2024 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 2:00 p.m.

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Tobi Elliott, Chair

Certified Correct:

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Lisa Millard, Recorder