



Lasqueti Island Local Trust Committee Minutes of Regular Meeting

Date: May 27, 2019
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: Ann Kjerulf, Regional Planning Manager, by teleconference
Marnie Eggen, Island Planner
William Shulba, Freshwater Specialist
Clare Frater, Director of Trust Area Services, by teleconference
Dave Olsen, Recorder

Staff Present:

Others Present: Andrew Fall, qathet Regional Director
There were seven (7) members of the public in attendance

1. CALL TO ORDER

Chair Luckham called the meeting to order at 11:01 am. He acknowledged that the meeting was being held in territory of the Coast Salish First Nations and introduced the staff and Trustees.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. TOWN HALL

Advisory Planning Committee (APC) Minutes

Members of the public expressed concerns regarding timing of approval of APC minutes.

Tree Deaths

A member of the public noted elevated levels of tree deaths and asked that the Islands Trust look at this issue.

The Chair responded that danger trees are exempt from the Riparian Areas Regulation and that the Islands Trust has recently declared a Climate Change Emergency.

4. MINUTES

4.1 Local Trust Committee Minutes dated April 15, 2019 - for adoption

The following amendments to the minutes were presented for consideration:

On page 3, the first bullet at the top should be changed from “LTC meeting” to “Trust Council meeting”.

By general consent the minutes of April 15, 2019 were adopted as amended.

4.2 Section 26 Resolutions-Without-Meeting - none

4.3 Advisory Planning Commission Minutes - none

5. BUSINESS ARISING FROM MINUTES

5.1 Follow-up Action List dated May 16, 2019

On page 12, item 6, a typo was noted in “Agricultural Water Demand Model.”

The Chair advised that the issue of not identifying individual Trustees in the minutes would be discussed at the next Executive Council (EC) meeting.

6. APPLICATIONS AND REFERRALS - none

7. LOCAL TRUST COMMITTEE PROJECTS

7.1 Official Community Plan and Land Use Bylaw Review - Staff Report

Staff are bringing forward a revised Project Charter following the resolutions made at the April 15 LTC meeting and noted the following:

- Since drafting the report, they have been in communication with the Chair of the Lasqueti Community Association’s (LCA’s) OCP Steering Committee.
- A recommendation that the LCA OCP Steering Committee share results of their 2018/19 engagements with the LTC.
- The LCA’s OCP Steering Committee recently submitted a summary of their work for the LTC that will appear in the next LTC meeting’s agenda package.
- That the process followed by and the work already completed by the LCA’s OCP Steering Committee would fit nicely with the LTC’s project.
- Staff recognized that the proposed change in timing of the project is different than the current Project Charter. Requested reports from the LCA’s OCP Steering Committee may not be available until the Fall or Winter.
- Revised Project Charter includes three phases; the first phase is a technical analysis to be undertaken by staff; second phase is development of the engagement plan; third phase is drafting bylaws and consulting with the public.
- Staff would be looking to the LCA’s OCP Steering Committee to provide clarity on topics for stakeholder engagement.
- The Project Charter includes three phases: Phase 1: technical review; Phase 2: which would involve drafting bylaws and consulting with the public; phase 3 is the legislative process including a public hearing.
- The project would be expected to be completed in 2022.
- Staff is looking for the LTC to endorse the revised Project Charter.
- Should the Project Charter be endorsed, staff are looking for direction on timing, especially in terms of reporting back on discussion with the LCA’s OCP Steering Committee.

The Chair of the LCA's OCP Steering Committee, Shoshana Waxman noted:

- That there were 6 members of the LCA's OCP Steering Committee present.
- They have two more community forums scheduled up to August 31 with two more committed and one or two more possible.
- At each Forum, they go through sets of objectives relating to the topic, assessing the feedback of the community that attends, which has averaged 30 people.
- They will also bring these notes back to the community to be vetted.
- Their report is expected to be ready in the Winter.

Staff noted that they are looking for clarity on community values and interests from the LCA's OCP Steering Committee's process.

Director Fall noted that the LCA's OCP Steering Committee is also looking for policy gaps.

LA-2019-014

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee request staff to amend the Official Community Plan/Land Use Bylaw Review Project Charter by changing the second Workplan Overview milestone from Summer to Winter 2019 and by changing the third Workplan Overview milestone from Winter to Fall/Winter 2019.

CARRIED

Staff noted that nothing has been removed from the previous version of the project charter. The revised version has just been restructured.

LA-2019-015

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.2, dated May 27, 2019 as amended.

CARRIED

LA-2019-016

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee request staff to prepare a revised work plan and budget for the Official Community Plan/Land Use Bylaw Review Project and request funding confirmation from the Director of Local Planning Services for the 2019/20 fiscal year.

CARRIED

LA-2019-017

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee request that the Lasqueti Community Association Official Community Plan Steering Committee provide a presentation and summary document to the Local Trust Committee on the results of the 2018/19 community engagement sessions and any recommendations to advance consideration of future amendments to the Official Community Plan and Land Use Bylaw.

CARRIED

Trustees commended the LCA's OCP Steering Committee for their hard work, which will simplify the overall process and save time and money.

The Chair expressed appreciation to the members of the LCA's OCP Steering Committee for attending the meeting.

8. DELEGATIONS - none

9. CORRESPONDENCE - none

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

10. NEW BUSINESS

10.1 Islands Trust - 2018-2019 Annual Report - Memorandum

Staff introduced the item by noting that the text that the LTC is being asked to endorse is included in the agenda package.

LA-2019-018

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee request staff to amend the text of the 2018/19 annual report by adding, after the word "regulations" in the second paragraph, "to clarify minimum permitted lot size."

CARRIED

LA-2019-019

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee endorse the following text for inclusion in the 2018-2019 Annual Report for approval by the Islands Trust Council and submission to the Minister of Municipal Affairs & Housing:

The Lasqueti Island Local Trust Committee held five regular business meetings, three special meetings, and one public hearing in the 2018/19 fiscal year.

During the fiscal year, the Lasqueti Island Local Trust Committee amended the Lasqueti Island Land Use Bylaw subdivision regulations to clarify minimum permitted lot size, initiated a comprehensive Official Community Plan and Land Use Bylaw Review Project, and issued one development variance permit.

The Lasqueti Island Local Trust Committee also developed and endorsed a new protocol agreement with the qathet Regional District Board.

CARRIED

10.2 Freshwater Sustainability Strategy Project - Staff Report

Staff noted the following:

- This project is intended to collate the existing correspondence between Island Health, The Last Resort Society and Pete's Lake Water Users Society (PLWUS).
- The ultimate goal is a sustainable water source that is safe for public use.
- Investigating what Island Health has done is unprecedented but is supported by the IT mandate.
- This investigation can look at broader watershed protection to help find solutions.
- Want to know what challenges the community faces.

Trustees noted that this is a serious concern for people that have been reliant on this water and that costs could spiral beyond what people can afford.

LA-2019-020

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee endorse the Freshwater Sustainability Strategy Project Charter v. 1 dated May 13, 2019.

CARRIED

Trustees requested comments from the public and the following was noted:

- The boil water advisory is confusing for The Last Resort Society since we approached Island Health as a bulk water user, not as part of PLWUS, and we have never had a water test fail.
- Provisions has had some bad tests.
- The School has a permit. Children can drink unboiled water, even though it is from the same source.

Staff responded:

- On Hornby Island, they are doing testing with kits that allow it to happen on island and cost only a few cents up to a dollar per test; Water can be tested here as well.
- This is a health protection issue, but there is a new regulatory framework under the *Water Sustainability Act*.

10.3 Public Engagement on Lasqueti Island for Visions 2099 - The Future of the islands in the Salish Sea - Staff Report

The Chair welcomed Clare Frater to the meeting and introduced the item.

Staff reported:

- The title for the engagement is shifting.
- There are a series of recommendations on what could happen on Lasqueti, all of which are found in the agenda package.
- Staff is looking for feedback from the LTC regarding the proposed engagement plan.

LA-2019-021

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee approve the recommended public engagement activities to take place in the Lasqueti Local Trust Area in support of the Trust Council's Visions 2099: The Future of the islands in the Salish Sea, as outlined in the May 27, 2019 staff report.

CARRIED

Chair Luckham recessed the meeting at 12:36PM and reconvened the meeting at 1:02 PM.

11. REPORTS

11.1 Trustee Reports

Trustee Johnston reported:

- Trying to encourage Trustees to carpool to Trust Council.

- Planning to write a personal letter to First Nations governments that have rights on or around Lasqueti. Wants to improve the relationship.
- There were a couple of archaeological sites unearthed recently; on one, the owner has stopped work for a year.

Trustee Peterson reported:

- Wants Trust Council meetings to run longer and for Trustees to stay until the end.
- Attended a Local Planning Committee meeting in Nanaimo and noted that fee structures for applications are not even coming close to covering costs.
- The LTC is being asked to include Provincial flood hazard guidelines in our OCP: they are a full 2.6m higher than the previous high water/large tide mark.

11.2 Chair's Report

Chair Luckham reported:

- The Howe Sound Forum has been convening for a number of years, and with the development of a UN biosphere initiative, their role may change.
- Engaged in biodiving on Mayne and Valdes Islands. Teams dived all around both islands to gather data.
- Meeting with many committees in preparation for the next Trust Council. Working on a strategic plan for September.
- Working on the Robert's Bank terminal issue; there are concerns about vessel traffic and safety.
- Was pleased to write a letter to The Shipping News regarding the inappropriateness of the oil terminal opinion.

11.3 Trust Conservancy Report dated March, 2019

The Chair drew attention to the Islands Trust Conservancy's current work and noted that the fundraising goal was met for Salish View on Lasqueti.

11.4 Electoral Area Director's Report

Director Fall reported:

- He wrote to the Shipping News, objecting to the proposed oil terminal.
- Noted the Regional District First Nations engagement strategy and suggested that it could be worthwhile to attend a Tla'amin meeting.
- Texada just finished their OCP Review process.
- qRD initiated a coastal flood mapping project with two phases; the detailed mapping phase includes no funding for Texada or Lasqueti; Phase 1 is \$150,000.00 and is expected to be used for mitigation strategies.

11.5 Applications Report dated May 16, 2019

Received for information.

11.6 Trustee and Local Expense Report dated March, 2019

Received for information.

Trustees noted:

- Expenses for meetings are higher than were previously budgeted for.
- About 10 years ago, the planner took minutes; minutes for LTC and APC meetings are now recorded by professional minute takers.

The Chair noted that the overall budget is what is more important and he presumed that the Lasqueti LTC will not exceed its budget for 2019/20.

11.7 Adopted Policies and Standing Resolutions

Trustees discussed the requirement for staff and a trustee to attend APC meetings, now that a minute-taker is recording the meetings. In the past, the APC would request a Trustee attend when needed.

The Chair advised that all three are needed.

11.8 Local Trust Committee Webpage

Received for information.

12. WORK PROGRAM

12.1 Top Priorities Report dated May 16, 2019

Received for information.

12.2 Projects List Report dated May 16, 2019

Received for information.

13. UPCOMING MEETINGS

13.1 Next Regular Meeting Scheduled for Monday, July 22, 2019 at 11:00 am at the Judith Fisher Centre, #1 China Cloud Bay Road, Lasqueti Island, BC

14. ADJOURNMENT

By general consent the meeting was adjourned at 2:08 pm.

Peter Luckham, Chair

Certified Correct:

Dave Olsen, Recorder