



Lasqueti Island Local Trust Committee Minutes of Regular Meeting

Date: September 30, 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: Heather Kauer, Regional Planning Manager, by teleconference
 Marnie Eggen, Island Planner, by teleconference
 Dave Olsen, Recorder

Others Present: Andrew Fall, qathet Regional Director
 There was one (1) member of the public in attendance

1. CALL TO ORDER

Chair Luckham called the meeting to order at 11:10 am. He acknowledged that the meeting was being held in territory of the Coast Salish First Nations. He reported that it is also Every Child Matters Day, which is also known as Orange Shirt Day and informed the meeting of the origins of this new tradition.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

11.1 Correspondence from Residents looking for support in their application to Clean BC.

By general consent the agenda was adopted as amended.

3. REPORTS

3.1 Trustee Reports

Trustee Johnston reported on the following:

- He has been appointed to the Wa lhtirámá (Cultural) Working Group, established and guided by Lisa Wilcox, Senior Intergovernmental Policy Advisor, along with approximately 15 other trustees and Islands Trust staff members. They have met electronically, once so far.
- He is working with staff to hold a video conference at future LTC meetings. The Lasqueti Island Internet Access Society (LIAS) webmaster confirmed that Internet connection is robust enough to allow this as the webmaster already uses GoToMeeting and Zoom.

Trustee Peterson reported on the following:

- He attended the Local Planning Committee (LPC) meeting this summer and discussions included adjusting the fee schedule for processing applications and this

item will be considered in the future by Trust Council. Currently, fees cover approximately 7% of application costs.

- He received encouraging response from Minister Trevena regarding ferry service, indicating that they would consider the recent ferry survey results before the current Request for Proposals (RFP) is completed.
- He received late correspondence from David and Laura Slik regarding Cell Phone Tower Siting and Community Consultation.

The Chair responded with a message to the Community: all correspondence needs to be sent to lasquetilocaltrustcommittee@islandstrust.bc.ca so that it can be included in upcoming agendas.

3.2 Chair's Report

Chair Luckham reported on the following:

- The September Trust Council meeting was held on Bowen Island; a new format was used and it seems to work well. The Islands Trust Strategic Plan was advanced after much debate and work towards climate change action.
- He spent a week at the Union of British Columbia Municipalities Conference (UBCM) and noted the following:
 - He spoke with Scott Fraser, Minister of Indigenous Relations and Reconciliation.
 - He spoke with Jinny Sims, Minister of Citizens' Services, who confirmed that Lasqueti is a leading community for connection to the high-speed fibre optic cable soon to be laid down the coast.
 - He is working to ensure that there is recognition of some of the uniqueness of the Gulf Islands with respect to privately managed forest lands. He asked that the Ministry reach out to the Islands Trust before making changes.
 - Peter Mansbridge was a keynote speaker and talked about what is important in elections, namely "the issues".

3.3 Electoral Area Director's Report

Director Fall reported on the following:

- He helped organize the local Fall Fair in September, attended a Coastal Invasive Species Committee meeting, attended a qathet Regional District (qRD) Committee of the Whole meeting, and attended a Vancouver Island Regional Library meeting, which had a "Consent Business" agenda item that worked well.
- He attended UBCM and took part in the Connected Communities Forum. The Strathcona Regional District is managing the Connected Coast. Lasqueti is one of the few communities that will have the fibre optic cable brought all the way to their community. If we have it on shore, the cost will be covered by grants. LIAS needs to be ready. We will have 50 Mbps, as it is a requirement for funding.
- He had three Ministry meetings: he updated the Minister of Environment on our landfill closure plan. Institutional, Commercial and Industrial (ICI) regional district waste has the potential to overwhelm local government services since the private company that was paying for it may not continue if it is no longer economically beneficial. This could quadruple the amount currently collected for residential waste.

- With Minister Trevena, she was informed about a bus service that used to run from Powell River to Vancouver. The Lasqueti Ferry service is up for renewal. We conducted a survey about the ferry service in August; in the middle of that an RFP for our ferry service was sent out by BC Ferries. Many letters were sent to the Minister complaining about this process. Based on the survey results, the community is not asking for more service. The survey results supported the current service and there was demand for return tickets as well as reduced fares for families and disabled people, which are all relatively inexpensive. The Minister was apologetic for the timing of the RFP. He also met with the Executive Director of Marine Branch, which is in charge of BC Ferries, who contracts out our ferry service. They will not stop the current RFP since the contract is up in April. However, there is a phase of negotiation after the bid is accepted and both sides can modify the contract.
- The Texada Official Community Plan (OCP) is on the agenda today; their community seems to be relatively happy with it.
- On page 83 of the agenda package, he noted the item from Trustee Johnston. He also noted a lack of influence with MoTI regarding water access. He proposed to work on a resolution for next year's UBCM and noted municipalities influence over water access.

4. TOWN HALL

5. MINUTES

5.1 Local Trust Committee Minutes dated May 27, 2019 - for adoption

The following amendments to the minutes were presented for consideration:

Under 11.2 Chair's Report, two changes were noted:

- At the end of the first bullet remove "and the area is now turning into a UN biosphere reserve" and replace it with "and with the development of a UN biosphere initiative, their role may change."
- At the end of the last bullet, replace "regarding the article about the oil terminal proposal for Lasqueti." with "regarding the inappropriateness of the oil terminal opinion."

By general consent the minutes of May 27, 2019 were adopted as amended.

5.2 Section 26 Resolutions-Without-Meeting Report dated September 23, 2019

Received for information.

5.3 Advisory Planning Commission Minutes - none

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-up Action List dated September 23, 2019

Received for information.

7. APPLICATIONS AND REFERRALS

7.1 qathet Regional District - Texada Island Bylaw No. 551 Referral - Request for Response

The Chair introduced this item and asked the LTC to determine whether our interests are affected. Staff added that this is a referral by a neighbouring local government. The Texada OCP was previously circulated by email.

Director Fall noted that it was a two year process that involved many meetings and a number of changes, and that the qRD Board has approved it in principle. He suggested that it does not seem to affect Lasqueti, that they do not have many islands around Texada, and that Texada has a similar level of zoning to Lasqueti.

LA-2019-022**It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee request staff to advise the qathet Regional District that our interests are not affected by Texada Island Bylaw No. 551 and to thank them for the referral.

CARRIED**8. LOCAL TRUST COMMITTEE PROJECTS****8.1 Lasqueti Freshwater Sustainability Strategy Project - verbal update**

Staff reported that the project is progressing and that the Freshwater Specialist is receiving comment from other jurisdictions.

8.2 Official Community Plan and Land Use Bylaw Review – Memorandum

The staff are working on a report that will incorporate the results of the technical analysis and the results of the Lasqueti Community Association's (LCA) OCP Community Engagement.

The next steps in the process are to receive a summary of the presentation from the LCA committee. There is no specific date yet.

Director Fall also gave an update:

- He noted that page 19 of the agenda package has a list of the community forums.
- The forum on August 31 ran out of time, which was continued on September 28 and is now complete.
- All Objectives and Proposed Objectives in the OCP have been reviewed.
- Subcommittees are now working on summaries, and when completed, they will go to the LCA first.
- A Vision Forum is the next public engagement scheduled for November 10, 2019.
- They expect to be finished by December, with a worst case being January 2020.

9. DELEGATIONS - none**10. CORRESPONDENCE**

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

11. NEW BUSINESS

11.1 Correspondence from Residents looking for support in their application to Clean BC.

Trustees introduced the item and noted the following:

- After 4 years of cleaning our beaches, it is believed that it would be more effective to prevent the release of Styrofoam to the environment in the first place.
- The clean up and environmental costs are currently borne by the public and this application is asking for these costs to be shifted to the private interests that create the pollution.
- Peter Dietsch has until 4pm today to submit our support; if approved, we would email them to give our support.

Staff advised that the item was received this morning and that there was insufficient time to review it.

The Chair advised:

- That Trust Council has been working on this issue for four years;
- To ban anything like Styrofoam is not within our legislative framework.
- It may be better to write as individual Trustees since the timing is not good.
- Alternatively, usual practice is to formally craft a letter signed by the Chair on behalf of the LTC.
- Advocacy is led by Trust Council.

LA-2019-023

It was **MOVED** and **SECONDED**

that the Lasqueti Island Local Trust Committee sign on as supporting the submission for the case for banning or regulating the use of Styrofoam on the ocean by Peter Dietsch and Donald Gordon.

Trustees noted that based on the fact that two Lasqueti part-time residents wrote this, they would support it.

The Chair noted that he would vote against it as a point of process. We have not had a chance to vet the letter to ensure that what we are supporting is true and accurate.

CARRIED

Chair Luckham Opposed

11.2 Climate Change Adaptation and Mitigation Strategies Memorandum

Trustees reported:

- That a telephone call from Susan Morrison was received and she asked that Trust Council (TC) do two things: advocate strongly for electric vehicle chargers to be installed throughout the Province and that the amount of meat consumed by TC be reduced.

The Chair responded that TC has adopted a low carbon diet.

11.3 Model Cell Tower Consultation Process – Briefing

Staff introduced the item by noting that there is a Federal default consultation process but that LTC can develop their own based on the Model provided for LTC consideration.

Additionally, guideline development for the siting of towers could be placed on the Projects List for a later date.

The Chair noted that correspondence regarding this item was also received which included good suggestions.

11.3.1 Correspondence from David and Laura Slik regarding Cell Tower Siting and Public Consultation.

Trustees noted that this item had a couple of requests of the LTC, and that neither was achievable today. The Chair noted that this LTC has the opportunity to craft their own consultation process for their own community and supported forwarding the correspondence.

LA-2019-024

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee forward the correspondence from David and Laura Slik to David Marlor, Director Local Planning Services, for consideration and request comment from same on the requests contained therein.

CARRIED

LA-2019-025

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee request staff to add the Model Strategy for Antenna Systems to the Projects List.

Discussion ensued and the following was noted:

- Important to keep it on our radar.
- It could be included in the OCP Review.
- Would like to prioritize this to prevent being caught by an application; it could be amended at a later point in time.

Staff noted that the Model has two parts, a model consultation process as well as guidelines for siting towers. The community consultation defaults to the federal process unless the LTC sets out their own process.

CARRIED

Chair Luckham recessed the meeting at 12:45 pm and reconvened the meeting at 1:14 pm.

11.4 Subdivision Application Review Process - for discussion

Trustee Johnston reported that he received an email from a community member regarding the Windy Bay subdivision application. The email noted that the roadway for the subdivision is 33' wide instead of the standard 66', that it is not possible to walk the right-of-way without walking on private property and that it ends at a 60' drop, which is worthless as a public access.

He also reported that the Ministry of Transportation and Infrastructure (MoTI) considers this to be a private matter between MoTI and the applicant.

Trustees noted:

- That the Community does not find out about applications.
- The LTC is not asked to consider applications.
- They are sensitive to public access being approved via 60' cliffs.
- During the last term, Windy Bay applicants asked the LTC to waive public access.
- If the subdivision is not contrary to something in our OCP/LUB, there are no legal grounds to stop or amend it.
- Perhaps an amendment to the OCP could ensure that public accesses are viable.

The Chair noted that it is a good time to make changes to the OCP and asked staff for advice.

Staff responded with a brief summary on the general subdivision process. MoTI is the approving authority and Islands Trust is a referral agency. Planning staff provide a referral response based on OCP policies and LUB regulations. The referral response is included in the conditions required to be met by the applicant before the subdivision can be approved by MoTI. Staff also advised that the LTC could consider including OCP policies that address their concerns regarding public access to the sea. Staff noted that the Windy Bay application was received in 2017 and the final letter of approval was sent last year, ending our involvement. Staff offered to send more information about the subdivision process to the Trustees, including a link to the MoTI website.

11.5 Subdivision Regulations for Proof of Potable Water (PoPW) - for discussion

Trustees noted the following:

- That currently our subdivision regulations do not contemplate this requirement and we may want to consider this as a part of the OCP/LUB review project.
- In lieu of a bylaw, the Provincial Approving Officer has discretion to require proof of water. If we have a bylaw, then we have the discretion.
- The Freshwater Sustainability Project could inform the OCP Review.

Staff suggested that the Freshwater Sustainability Project may consider the ability to add bylaws with guidelines. It was recommended that this be brought up at an LTC meeting when the Freshwater Specialist is present.

11.6 LTC Agenda Package Printing and Posting – Staff Report

The Chair noted that another agency that wants printed agenda packages is the Advisory Planning Commission.

Staff introduced the report and noted that this is being brought forward because of the resolution made last year and that a Trustee has complained about the cost of printing and posting.

Staff also noted that the resolution is not in step with the Islands Trust's Climate Change initiative when a motorized vehicle is used to post and that islanders cannot easily access packages online.

The Chair advised that an alternative to the staff recommendation is to discontinue this service.

Trustee Johnston stated the following:

- There are some places on island that LIAS does not reach, and some places that just cannot get internet service, while some people choose not to have it.
- The service is worth the cost.

LA-2019-026

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee adopt Option Number Two from the Staff Report for agenda printing.

CARRIED

12. REPORTS

12.1 Trust Conservancy Report dated May, 2019

Received for information.

12.2 Applications Report dated September 23, 2019

Received for information.

12.3 Trustee and Local Expense Report dated July, 2019

Received for information.

12.4 Adopted Policies and Standing Resolutions

Received for information.

12.5 Local Trust Committee Webpage

The Chair asked Trustees if there were any additions or deletions needed.

Trustees asked that the recent Slik letter be published and noted that they almost never see any correspondence posted.

Staff advised that the recommendations from the Sliks could be added to the OCP Review Project page.

The Chair advised that correspondence is posted according to application and project.

13. WORK PROGRAM

13.1 Top Priorities Report dated September 23, 2019

The Chair asked Trustees if there were any changes requested.

Trustees discussed the merits of leaving or removing the barge ramp and adding the Model Strategy for Antenna Systems.

The Chair asked staff about their current workload regarding the OCP Review.

Staff advised that they are working on the technical portion of the OCP Review.

13.2 Projects List Report dated September 23, 2019

14. CLOSED MEETING**14.1 Motion to Close the Meeting****LA-2019-027****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)(d) for the purpose of considering Adoption of *In-Camera* Meeting Minutes dated February 25, 2019 and that the recorder and staff attend the meeting.

CARRIED**14.2 Recall to Order****14.3 Rise and Report**

By general consent the Lasqueti Island Local Trust Committee rise and report that the *In-Camera* minutes of February 25, 2019 were adopted.

15. UPCOMING MEETINGS**15.1 Next Regular Meeting Scheduled for Monday, October 28, 2019 at 11:00 am at the Judith Fisher Centre, #1 China Cloud Bay Road, Lasqueti Island, BC**

The Chair advised that if staff are not travelling to this meeting, we might determine options for using GoToMeeting.

LA-2019-028**It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee request staff to facilitate the use of GoToMeeting for the next meeting.

Discussion ensued: The Chair advised that he would prefer to travel to the meeting, weather permitting.

Trustees advised that the Chair would have to delegate his duties to a person attending the meeting in person if he attended electronically.

CARRIED

Discussion ensued and the following was noted:

- Trust Council has encouraged LTCs to stream their meetings; only the staff and Trustees would be shown since the public has a right to privacy.
- Bylaw and best practices state that the Chair needs to be in the room where the LTC meeting is being held.
- Travel is our biggest carbon footprint.
- We should own or rent the technology.
- The reason the bylaw is written is to keep order; we have had times when an in-person Chair was critical.
- As an employer, we are responsible for staff safety.

16. ADJOURNMENT

By general consent the meeting was adjourned at 2:37 pm.

Peter Luckham, Chair

Certified Correct:

Dave Olsen, Recorder