

**MINUTES OF THE LASQUETI ISLAND LOCAL TRUST COMMITTEE  
THURSDAY, AUGUST 30, 2012 AT 6:00 PM  
LASQUETI ARTS CENTRE,  
LASQUETI ISLAND, BC**

**PRESENT:** David Graham Chair  
Peter Johnston Local Trustee  
Susan Morrison Local Trustee  
Linda Prowse Planner and Recorder

There were seven (7) members of the public present at the meeting.

**1. CALL TO ORDER**

Chair Graham called the meeting to order at 6:05 pm. It was acknowledged that the meeting was being held in the traditional territory of the Coast Salish. It was also acknowledged that Jan Hagedorn, Gambier Island Local Trustee, was in the audience.

**2. APPROVAL OF THE AGENDA**

The following additions were made to the agenda:

- 11.3 New Roads Advisory Planning Commission
- 11.4 Local Trust Committee Minute Taker
- 11.5 Lasqueti Green House Gas Emissions Survey
- 11.6 Great Canadian Shoreline Cleanup – Squitty Bay

It was agreed by consensus that the agenda would be approved with the above noted additions.

**3. TOWNHALL SESSION**

Members of the public spoke in regards to guest cottages on Lasqueti Island, and the following points were noted:

- The bylaw should be left as written and it is important to not have an increase in density
- The character of the island would be changed if guest cottages could be rented, and it is important to keep the island as is and keep it sustainable
- The quality of the natural habitat will be eroded if there is an increase in density and if anything, the bylaw should be more restrictive
- Allowing small business, bed and breakfasts and cabin rentals on residential land is good. There is a lack of housing and employment, and these challenges need to be met to keep our community vital.
- The bylaw could help to maintain and respect the environment even if guest cabin rentals were permitted
- There is a balance that needs to be met and maintained, and it can be difficult to find that balance

- The bylaw was examined years ago with an eye for change, and there was a study done that stated that the island's density should remain as is.

Trustee Johnston said he would see if he could locate the study mentioned.

#### 4. **MINUTES**

##### 4.1 *Local Trust Committee Special Meeting Adopted Minutes of June 21, 2012*

It was noted that Trustee Morrison would submit further information under Section 3 in the minutes (ie. Trustee Johnston's answers to the questions asked by Tom Weinerth) and that this information would be incorporated into the minutes, and the minutes would be considered for amendment and adoption at the October, 2012 Local Trust Committee meeting.

##### 4.2 *Local Trust Committee Meeting Draft Minutes of July 12, 2012*

The following amendments were noted:

Page 3, Section 9.1, third paragraph – take out the words, “direction from”

Page 4, Section 9.2.2, first paragraph – change the spelling of “reporst” to “report”

Page 5, Section 11.2.2, First paragraph – after the words “applicant to”, add the words “provide dedicated road right of way” and delete the words “continue a new road”

It was agreed by consensus that the minutes be adopted as amended.

Trustee Johnston pointed out that Victoria office Islands Trust staff had said that shortly, draft Local Trust Committee minutes will be posted to the Islands Trust website.

##### 4.3 *Resolutions Without Meeting*

The Resolution Without Meeting log was provided for information.

#### 5. **BUSINESS ARISING FROM THE MINUTES**

##### 5.1 *Follow Up Action List dated August 13, 2012*

Staff reviewed the follow up action list. Trustee Morrison noted that she will be speaking with a new Environmental Committee that has formed on Lasqueti Island, and will see if they would be interested in conducting a community workshop on oil and effluent spills.

#### 6. **DELEGATIONS**

There were no delegations

7. CORRESPONDENCE

7.1 Letter dated July 18, 2012 to David Graham from Grietje Van Kijk, Manager, RCE Program, BC Hydro

The above noted letter was reviewed and received.

8. APPLICATIONS AND PERMITS

There were no applications and permits to report upon.

9. LOCAL TRUST COMMITTEE PROJECTS

9.1 False Bay Parking Master Plan

9.1.1 Brochure from Advisory Planning Commission

Susan Kristensen, Advisory Planning Commission Chairperson, reported that the brochure is in the works.

9.1.2 Making Pay for Parking a Permitted Use

LA-029-2012

It was **MOVED** and **SECONDED** that the Local Trust Committee direct staff to prepare a staff report on the feasibility of making pay parking a permitted use as part of the False Bay Master Plan.

**CARRIED**

9.2 Guest Cabin Regulation Review – Staff Report dated July 23, 2012

Staff reviewed the report giving background information as to how the current guest cabin regulations were formulated, and read the staff recommendations.

Trustee Morrison was concerned that this is a very divisive issue, and that since there has not been a flood of complaints on this issue, perhaps it is not necessary to bring this issue to the forefront.

Trust Johnston thought that there should be many choices in regards to guest cabins, and not just a strictly “either you can or you cannot rent your cabin”. He said that there is currently C-3 zoning allowing the rental of guest cabins, and further, that people could apply for Temporary Use Permits to rent guest cabins on a case by case basis. He thought that a community discussion on the matter would be good.

Chair Graham noted that often, a regulation review will commence when there is pressure from the community, and perhaps there is not that pressure right now. It was generally felt that the Advisory Planning Commission should not be asked to take any further work on and so the Local Trust Committee felt that the matter should not be referred to the Advisory Planning Commission.

Trustee Johnston volunteered to write a report clarifying what the guest cabin regulations currently allow, and to ask the community if they have any feedback in regards to this issue. He will gauge the response from the community and bring the results to a future Local Trust Committee meeting. At that time, the Local Trust Committee can decide if it wishes to take further action on this issue.

9.3 *Riparian Areas Regulations Working Group*

It was noted that the first meeting of the working group would be held in Nanaimo on September 14, 2012 beginning at 8:30 am. Both Trustee Morrison and Trustee Johnston will be on the working group.

9.4 *Community Stewardship Award*

It was noted that this matter would be discussed at the in-camera meeting to be held later.

9.5 *Workshops – verbal update*

It was noted that a verbal update concerning an Oil Spill and Effluent workshop was already dealt with under item 5.1.

10. **REPORTS**

10.1 *Work Program – top Priorities Report and Projects List dated August 13, 2012*

There were no changes made to either document.

10.2 *Applications Log dated August 13, 2012*

Trustee Morrison noted that with regard to the subdivision application in the log, a Riparian Areas Regulation report had been done. She noted that we are beginning to get a few of these reports, and it would be beneficial if these reports could contribute to Islands Trust Riparian Areas Regulation mapping.

**LA-030-2012**

It was **MOVED** and **SECONDED** that the Local Trust Committee request the Local Planning Services Manager to advise if information derived through a Riparian Areas Regulation Report and which establishes a non- Riparian Areas Regulation watershed, to remove that watershed from any further Riparian Areas Regulation requirements for subsequent land owners.

**CARRIED**

10.3 *Trustee and Local Expenses posted to July 31, 2012*

The expense account was presented for information.

*10.4 Adopted Policies and Standing Resolutions*

The document was presented for information

*10.5 Chair's report*

Chair Graham gave his report.

*10.6 Trustees' report*

The Local Trustees gave their reports.

**11. NEW BUSINESS**

*11.1 Lasqueti Island Local Trust Committee Business Meeting Schedule*

It was noted that the next business meeting would commence at 11:00 am. It was further noted that when there is a contentious issue being discussed by the Local Trust Committee, the committee could decide to hold an evening meeting.

*11.2 Islands Trust Fund Board Referral of five-Year Plan*

Trustee Johnston noted a number of potential changes that could be made to the Plan, and Trustee Morrison noted that she would bring these changes to the Trust Fund Board.

*11.3 New Roads Advisory Planning Commission*

It was noted that the Lasqueti Community Association could take care of being the roads liaison with Emcon, the contractor for the Ministry of Transportation and Infrastructure, and that Trustee Johnston would speak with that group in regards to this matter.

*11.4 Local Trust Committee Minute Taker*

It was noted that most of the Local Trust Committee meeting budget is dedicated to minute taking services. It was further noted that paid minute takers are recommended by staff and that if there are any complaints about minute taking services, that they should be reported to the Regional Planning Manager.

*11.5 Green House Gas Emission Survey's*

It was noted that a student was asking for non-numerical data from the surveys, and that Trustee Johnston would provide her with this data, ensuring that no private information is divulged.

*11.6 Great Canadian Shoreline Cleanup – Squitty Bay*

It was noted that BC Parks will be holding this event, and the posters and a mailer would be sent out to advertise this to the public.

12. **BYLAWS**

There were no bylaws for consideration.

13. **ISLANDS TRUST WEBSITE**

13.1 *Lasqueti Page*

Staff made note of changes to be made to the Lasqueti page.

14. **TOWN HALL SESSION**

A second town hall session commenced and it was noted that although the Local Trust Committee could request the Ministry of Transportation and Infrastructure to consider granting road rights of way to land locked parcels during the subdivision process, this was not something that the Local Trust Committee could insist upon.

15. **CLOSED MEETING**

LA-031-2012

It was **MOVED** and **SECONDED** that the Lasqueti island Local Trust Committee closes the next part of the August 30, 2012 business meeting to discuss matters pursuant to Section 90(1)(b) Community Stewardship Award and that staff be invited to attend this meeting.

**CARRIED**

16. **RECALL TO ORDER**

The chairperson reconvened the meeting at 7:55 pm. There was nothing to report.

17. **NEXT MEETING DATE**

The next Local Trust Committee business meeting will be on Thursday, October 18, 2012 to begin at 11:00 am and to be held at the Lasqueti Island Arts Centre.

**18. ADJOURNMENT**

Chair Graham adjourned the meeting at 7:56 pm.

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Chairperson

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Recorder