



**Lasqueti Island
Local Trust Committee
Minutes of a Regular Meeting**

Date of Meeting: Thursday, May 1, 2014, 11:00 am

Location: Lasqueti Island Arts Centre,
Main Road, Lasqueti Island, BC

Members Present: David Graham, Chair
Peter Johnston, Local Trustee
Susan Morrison, Local Trustee

Staff Present: Linda Prowse, Planner 2
Marnie Eggen, Planner I
Melinda Auerbach, Recorder

Media and Others present: Approximately six (6) members of the public

1. CALL TO ORDER

Chair Graham called the meeting to order at 11:05 am. He welcomed the public and introduced himself, Local Trustees and the staff members. He acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 9.1.2 False Bay Master Plan; Compilation of Correspondence as of April 30, 2014
- 10.3.2 Trustee and Local Expenses; Final Fiscal Year-end Expenditures to March 31, 2014;

The following items were distributed at the beginning of the meeting to replace items in the agenda package:

- 4.3 Section 26 Resolutions Without Meeting Log to April 24, 2014
- 10.4 Adopted Policies and Standing Resolutions as at April 30, 2014

3. TOWN HALL SESSION

Two (2) members of the public spoke and the following summary was recorded:

John O'Halloran: Requested that his name be noted. He stated that at the last Local Trust Committee (LTC) business meeting he had been told that he could not speak at

Advisory Planning Commission (APC) meetings. Chair Graham clarified that it was the jurisdiction of the Chair of the APC who determined speakers during APC meetings. Chair Graham suggested that the public could review the *Local Government Act* and Roberts Rules of Order for a determination of procedure for APC meetings. Mr. O'Halloran spoke about his difficulty in getting to APC meetings held on Tuesday nights. He further stated that at the last LTC Community Information Meeting, there has been no consideration of climate change mitigation brought to the False Bay parking issue.

Tom Weinerth: Requested that his name be recorded. He began to speak to the False Bay Master Plan and was advised by the Chair that he could speak to that item when it came up during the meeting. He then asked Planner Prowse what the community consultation plan is about. Planner Prowse explained the Islands Trust process for community consultation on any LTC project. Mr. Weinerth then expressed his opinion that the issue of firearms safety in the False Bay area was dead and that no more staff time should be wasted on it. He then stated that he felt the issue of Bed and Breakfast (B&B) operations having two kitchens in the False Bay area should be expanded to include dwellings on the entire island having more than one kitchen. He further stated his opinion that the use of the church property for parking was an illegal use that has been allowed to exist with the active collusion of successive LTCs and that it has operated well for the past 15 to 20 years with no regulations in place for that use.

Trustee Morrison noted that at the July 3, 2014 LTC meeting, she would like staff to put an item on the agenda so that the LTC can discuss obtaining 2015-16 budget for an Official Community Plan/Land Use Bylaw review.

4. MINUTES

4.1 Local Trust Committee Adopted Meeting Minutes of February 27, 2014 – for information

The minutes of the Lasqueti Local Trust Committee of February 27, 2014 were received for information.

4.2 Local Trust Committee Draft Special Meeting Minutes of March 29, 2014

LA-2014-007

It was MOVED and SECONDED,

that the minutes of the Lasqueti Island Local Trust Committee Special Meeting of March 29, 2014 be adopted as presented.

CARRIED

4.3 Section 26 Resolutions Without Meeting Log dated April 24, 2014

The summary was received.

5. BUSINESS ARISING FROM MINUTES

5.1 Follow-up Action List dated April 24, 2014

The Follow-up Action List was reviewed and updates were provided.

LA-2014-008

It was MOVED and SECONDED,

that the first item on the list, that staff contact Ministry of Environment staff, be removed.

CARRIED

6. DELEGATIONS - None

7. CORRESPONDENCE

7.1 Letter dated March 5, 2014 from Captain Elgin G. McKillop, Marine Superintendent, Western Pacific Marine Ltd. Regarding communications and the refit of the Centurion VII

The letter was received.

8. APPLICATIONS AND PERMITS

Planner Prowse noted that there was one subdivision referral and that she would present a verbal summary of that referral under Item 10.2 Applications Log.

9. LOCAL TRUST COMMITTEE PROJECTS

9.1 False Bay Master Plan

9.1.1 Community Consultation Plan (Updated April 30, 2014)

LA-2014-009

It was MOVED and SECONDED,

that staff be directed to develop a Bylaw amendment which would allow parking as a permitted use in a home based business.

CARRIED

9.1.2 Compilation of Correspondence as at April 30, 2014

The Planner provided correspondence as at April 30, 2014 as a late agenda item. She advised the LTC that this correspondence would become part of the Public Hearing binder if there were a bylaw amendment process.

9.2 Riparian Areas Regulation

9.2.1 Staff Report dated April 23, 2014

Planner Prowse presented a staff report, dated April 23, 2014, to summarize:

- Watershed Assessment on Lasqueti Island;
- Outline the LTC Riparian Areas Regulation (RAR) Compliance Method;
- Proposed Land Use Bylaw (LUB) wording; and
- To recommend next steps.

LA-2014-010

It was MOVED and SECONDED,

that staff enter into a contract with Madrone Environmental to have a summer assessment done on Stonehouse Creek and Cocktail Cove, to determine if these two watersheds provide fish habitat making them Riparian Areas Regulation applicable; and to see if Hadley Lake could also be assessed during the 2014-2015 Riparian Areas Regulation budget.

CARRIED

LA-2014-0011

It was MOVED and SECONDED,

that staff draft a land use bylaw amendment using the setback and screening option to become compliant with the Riparian Areas Regulation excluding Stonehouse Creek, Cocktail Cove and Hadley Lake at this time.

CARRIED

9.2.2 Draft Community Information Meeting Materials

Planner Prowse presented some draft Community Consultation Meeting materials with respect to Riparian Areas Regulation compliance and it was noted that these materials would be further reviewed at the July 3, 2014 Local Trust Committee meeting and that a Community Information Meeting date would be discussed at that time.

9.2.3 Madrone Report dated March 27, 2104 regarding Mine Bay and Sam Creek

The report was presented for information.

10. REPORTS

10.1 Work Program

10.1.1 Top Priorities and Projects List dated April 24, 2014

LA-2014-012

It was MOVED and SECONDED,

that the second item on the list, False Bay Parking and Master Plan, be amended to read as "False Bay Parking Plan Land Use Bylaw Amendment".

CARRIED

LA-2014-013

It was MOVED and SECONDED,

that the following items on the Projects list be removed:

- Draft a protocol agreement with Sliammon First Nation;
- Lasqueti Crown Lands; and
- Enter into an informal discussion and take part in a cultural exchange with the Sliammon First Nation.

CARRIED

10.2 Applications Log

Planner Prowse provided a verbal report about a subdivision referral that has been received and responded to.

10.3 Trustee and Local Expenses

The Trustee and Local Expenses report to March 31, 2014 was presented for information.

10.4 Adopted Policies and Standing Resolutions

Planner Prowse provided a replacement Policies and Standing Resolutions report dated April 30, 2014 for information.

10.5 Chair's Report

Chair Graham gave his report.

10.6 Trustees' Reports

The Trustees gave their report.

10.7 Trust Fund Board Report

Trustee Morrison gave a report.

11. NEW BUSINESS

11.1 Local Trust Committee Submissions for 2013/2014 Annual Report

11.1.1 Memorandum dated April 16, 2014

Planner Prowse presented a Memorandum dated April 16, 2014 on this matter. The Local Trust Committee request that the following be added to the Annual Report submission:

“The Lasqueti Island Local Trust Committee hosted the September, 2013 Islands Trust Council meeting.”

LA-2014-014

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee approves the annual report submission in the memorandum dated April 16, 2014 as amended, to be included in the Islands Trust Annual Report for April 1, 2013 – March 31, 2014.

CARRIED

11.2 Gulf Islands Groundwater Protection – A Regulatory Toolkit

11.2.1 Memorandum dated March 19, 2014

Planner Prowse presented the Memorandum from the Local Planning Committee dated March 19, 2014 for information.

12. BYLAWS - None

13. ISLANDS TRUST WEBSITE

13.1 Lasqueti Pages

The LTC reviewed the content on the Lasqueti pages.

14. TOWN HALL SESSION

Tom Weinerth: Stated he was frustrated and looking for clarification that advertising for the False Bay Master Plan included secondary kitchens and B&Bs. What is preventing the LTC from putting secondary kitchens on their work program?

Richard Chesam: Stated that he heard people say they did not know there was a policy about secondary kitchens in the Land Use Bylaw and that if it were, there are a number of items that should possibly be reviewed.

John O'Halloran: Claimed that the LTC ignored climate change provisions in the bylaw. Are there any repercussions for not following the provisions? What are the targets and are they in the Official Community Plan?

15. NEXT MEETING DATE

The next meeting will take place on Thursday, July 3, 2014 at 11:00 am at the Anglican Church, Main Road, Lasqueti Island, BC.

16. ADJOURNMENT

Chair Graham adjourned the meeting at 1:44 pm.

David Graham, Chair

CERTIFIED CORRECT:

Melinda Auerbach, Recorder