



Lasqueti Island Local Trust Committee Minutes of Regular Meeting

Date: October 16, 2014
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 Marnie Eggen, Planner 2
Jaylene Scheible, Recorder

1. CALL TO ORDER

Chair Graham called the meeting to order at 11:03 am. He acknowledged that the meeting was being held in the traditional territory of the Coast Salish First Nations. He introduced staff and trustees.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. PARKING LOT HOME ENTERPRISE - LAND USE BYLAW AMENDMENT UPDATE

3.1. Presentation by Planner

3.1.1. Staff Report dated October 3, 2014 regarding Referral Responses

Planner Eggen presented the staff report.

LA-LTC-2014-27

It was MOVED and SECONDED,

that the Lasqueti Local Trust Committee advise the Executive Committee that it has reviewed the Directives Only Policies and determined that proposed Amendment Bylaw No. 89 is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

LA-LTC-2014-28

It was MOVED and SECONDED

that no amendments to proposed Bylaw No. 89 be made as a result of First Nation and Agency referral responses.

CARRIED

3.2. Question and Answer Session

Questions were heard from the public and answered by staff and trustees.

4. TOWN HALL SESSION

Two (2) members of the public spoke and the following summary was recorded: Tom Weinerth asked if streamside property owners have riparian rights as oceanside owners have riparian rights under the proposed Riparian Areas Regulation (RAR). Planner Eggen explained that the same rights apply and that property owners have a right to protect their property, however, they must do so in accordance with laws and regulations.

Sailor Johnson expressed concern that the watershed designation of RAR does not accurately reflect potential fish bearing streams. He stated that the riparian regulations would infringe upon private property owners' rights to protect property from such things as erosion and changes to waterways from road work. He asked if the whole island could be designated as a potential riparian area.

Trustee Morrison spoke to the need to further educate the public about the proposed Land Use Bylaw amendment that is being mandated by the provincial government under RAR. It was noted that more community information sessions should be held by the Local Trust Committee (LTC) in the next term, and that it would be useful to have the biologist from Madrone Environmental Services Ltd. to be there to explain and answer questions regarding the watershed assessment.

5. RECESS FOR PUBLIC HEARING

Proposed Bylaw 89, if adopted, will amend the Lasqueti Island Land Use Bylaw to allow vehicle parking as a home enterprise.

Chair Graham called for a recess for Public Hearing at 11:23 am.

6. RECALL TO ORDER

Chair Graham recalled the meeting to order at 11:31 am.

7. MINUTES

7.1. Local Trust Committee Special Meeting Minutes of September 13, 2014 - for adoption

The minutes of the Lasqueti Local Trust Committee Special Meeting of September 13, 2014 were adopted as presented by consensus.

7.2. Local Trust Committee Meeting Minutes dated August 28, 2014 – for adoption

The minutes of the Lasqueti Local Trust Committee Meeting of August 28, 2014 were adopted as presented by consensus.

7.3. Section 26 Resolutions Without Meeting - none

None.

8. BUSINESS ARISING FROM MINUTES

8.1. Follow-up Action List dated October 7, 2014 - attached

No updates.

9. DELEGATIONS - none

None.

10. CORRESPONDENCE

(Correspondence received concerning current applications is considered with the application)

10.1. Email dated September 30, 2014 from Randy Taylor regarding Riparian Areas Regulation Zoning

Received.

11. APPLICATIONS AND PERMITS - none

None.

12. LOCAL TRUST COMMITTEE PROJECTS

12.1. Riparian Areas Regulation (RAR)

Staff presented the staff report.

Trustee Morrison expressed concern about the representation of the watersheds within the report from Madrone Environmental Services Ltd.

Planner Eggen responded that the expertise of Madrone Environmental Services Ltd. is trusted and that the RAR methodology that they adhere to is science based. It is suggested that the environmental assessment agency would have the same findings as they follow the same assessment guidelines.

Trustee Morrison suggested that more Community Information Meetings are needed before the bylaw is adopted.

Trustee Johnston expressed concern that there are many residents that are away from the Lasqueti Island in the months of January and February, and suggested the meetings be held sometime in March or April.

Planner Eggen stated that there is approximately \$1200 remaining in the budget for the Public Hearing. There are options that would allow for this item to be extended into the budget for the next fiscal year, though it is noted that continued work on the RAR will take staff time away from work to be done on the Official Community Plan (OCP) and Land Use Bylaw (LUB).

Sailor Johnson expressed concerns that rights are being taken away from landowners. He suggests that it would be better to zone the whole island as a possible riparian zone, and asked for the trustees to advocate for this.

A request was made to have a map that defines the RAR designated streams

rather than the watersheds.

Chair Graham re-stated that this is a provincial regulation that each local government has to adopt, and stated that there is a need to educate the residents of Lasqueti about RAR and its implementation on the island.

LA-LTC-2014-29

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee advise the Executive Committee that it has reviewed the Directives Only Policies and determined that proposed Bylaw No. 90 is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

LA-LTC-2014-30

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee rescind first reading of proposed Bylaw No. 90, cited as "Lasqueti Island Land Use Bylaw 78, 2005, Amendment No. 2, 2014".

CARRIED

LA-LTC-2014-31

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee direct staff to replace Schedule 'A' of draft Bylaw No. 90 with the updated version, dated September 11, 2014.

CARRIED

12.1.1. Proposed Land Use Bylaw Amendment - Staff Report dated October 3, 2014

Received.

12.1.2. Madrone Environment Services Ltd. Report dated September 12, 2014

Received.

12.1.3. Project Charter - updated August 11, 2014

Received.

LA-LTC-2014-32

It was MOVED and SECONDED to amend the project charter as follows: Work Plan Overview, Deliverable milestone of public consultation and Public Hearing in 2015.

CARRIED

12.1.4. Community Consultation Plan - updated August 11, 2014

Received.

13. REPORTS

13.1. Work Program Reports

13.1.1. Top Priorities Report and Projects List dated October 7, 2014

No updates.

13.2. Applications Log

13.2.1. Applications Log dated October 7, 2014

Trustee Morrison stated that there is concern about the road that currently exists to this subdivision as being substandard.

13.3. Trustee and Local Expenses

Trustee Johnston considered that the surplus from the Lasqueti False Bay Official Community Plan budget could be transferred to the RAR project in the New Year.

13.3.1. Expenses posted to end of August, 2014

Received.

13.3.2. Expenses posted to end of September, 2014

Received.

13.4. Adopted Policies and Standing Resolutions

LA-LTC-2014-033

It was MOVED and SECONDED

that the Local Trust Committee eliminate the Annual Lasqueti Environmental and Community Stewardship award.

CARRIED

14. CHAIR'S REPORT

Chair Graham gave his report.

15. TRUSTEES' REPORT

The trustees gave their reports.

16. TRUST FUND BOARD REPORT

Trustee Morrison gave her report.

17. CLOSED MEETING:

The Lasqueti Island Local Trust Committee closes the next part of the October 16, 2014 business meeting to discuss matters pursuant to Section 90(1)(d) of the Community

Charter to consider adoption of Closed Meeting Minutes and that Staff be invited to attend this meeting.

LA-LTC-2014-034

It was MOVED and SECONDED

that the meeting be closed to the public in accordance with the Community Charter and that staff be invited to attend this meeting.

CARRIED

18. RECALL TO ORDER

18.1. Rise and Report from Closed Meeting

Chair Graham reported that the Closed Meeting minutes of February 27, 2014 and August 28, 2014 were adopted.

19. NEW BUSINESS

None.

20. BYLAWS

20.1. Proposed Bylaw No. 89 cited as “Lasqueti Island Land Use Bylaw 78, 2005, Amendment No. 1, 2014”- for consideration of second and third readings and submission to Executive Committee for approval

LA-LTC-2014-035

It was MOVED and SECONDED

that proposed Bylaw No. 89 cited as “Lasqueti Island Land Use Bylaw 78, 2005, Amendment No. 1, 2014” be given second and third reading and submitted to the Executive Committee for approval.

CARRIED

LA-LTC-2014-036

It was MOVED and SECONDED

that the Local Trust Committee direct staff, once Executive Committee approves Bylaw No. 89, cited as Lasqueti Island Land Use Bylaw 78, 2005, Amendment No. 1, 2014”, to initiate adoption by Resolution Without Meeting.

CARRIED

20.2. Proposed Bylaw No. 90 cited as “Lasqueti Island Land Use Bylaw 78, 2005, Amendment No. 2, 2014” for consideration of second reading

None.

21. ISLANDS TRUST WEBSITE

21.1. Lasqueti Pages - for discussion

The Lasqueti Island Local Trust Committee Website can be found at: <http://www.islandstrust.bc.ca/islands/local-trust-areas/lasqueti.aspx>

Trustee Morrison reported on updates that are needed.

22. NEXT MEETING DATE

To be announced.

LA-LTC-2014-037

It was MOVED and SECONDED

that the Local Trust Committee recommend that the next meeting be held on January 22, 2015.

CARRIED

23. ADJOURNMENT

By general consent the meeting was adjourned at 1:40 pm.

David Graham, Chair

Certified Correct:

Jaylene Scheible, Recorder