



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

**Date:** February 5, 2015  
**Location:** Lasqueti Island Arts Centre  
Main Road, Lasqueti Island, BC

**Members Present** Laura Busheikin, Chair  
Susan Morrison, Local Trustee  
Timothy Peterson, Local Trustee

**Staff Present** Marnie Eggen, Planner 2  
Courtney Simpson, Island Planner  
Jaylene Scheible, Recorder

**Others Present** Merrick Anderson, Powell River Regional Director  
Approximately twelve (12) members of the public in attendance in the AM. Approximately ten (10) members of the public in attendance in the PM.

### **1. CALL TO ORDER**

Chair Busheikin called the meeting to order at 11:06 am. She acknowledged that the meeting was being held in the traditional territory of the Coast Salish First Nations. She introduced herself, the staff and the trustees.

### **2. APPROVAL OF AGENDA**

The following additions to the agenda were presented for consideration:

- add item 13.4; Mapping Public Beach Access
- add item 14.2; LTC Meeting Schedule – for discussion
- add item 11.1.2; Letter from Doug Hopwood regarding Riparian Areas Regulation (RAR)

**By general consent**, the agenda was adopted as amended.

### **3. TOWN HALL AND QUESTIONS**

Six (6) members of the public spoke and the following was recorded:

Tom Weinerth stated that Mount Trematon is not a power base, it is land that is held in trust, and should not be used as a site for the proposed 911 Repeater Tower. He said that there must be alternatives to the Powell River Regional District 911 proposal. He stated that Lasqueti has been promised an Official Community Plan (OCP) review, and this needs to be followed through by the LTC in this new term.

John O'Halloran asked Chair Busheikin how she plans to deal with people in meetings who do not conduct themselves in a respectful manner. He expressed concern about the schedule of meetings for the Advisory Planning Committee (APC). The meetings are

held on Tuesday evenings, a non-ferry day when there is very little traffic, making it inaccessible for people who do not drive.

Doug Hopwood spoke to the RAR, stating that he is a property owner on Lasqueti Island, and has concerns of what he feels is an imbalanced approach that is being enforced by the Province of BC. He expressed disappointment with the Madrone report regarding the assessment of fish bearing streams. He made note of several points within the report that are contrary to methodologies of science. He requested an amendment of the map of the watersheds due to improper assessment.

Sailor Johnson asked that his comment, "He asked if the whole island could be designated as a potential riparian area," as recorded in the minutes dated October 16, 2014 be clarified. He stated that this comment was not literal but said in a joking manner. He also stated for the record that the creek next to his house has had no history of being fish bearing for at least 100 years.

Wayne Bright expressed concern that the RAR would impede his ability to grow food on his land, which he farms but is not designated as such because there is no sale of the crops. He stated that he has spent his own money to dig ponds, restore salmon habitat and plant trees.

**4. COMMUNITY INFORMATION MEETING**

None.

**5. PUBLIC HEARING**

None.

**6. MINUTES**

**6.1. Local Trust Committee Adopted Minutes dated October 16, 2014**

The adopted minutes of the Lasqueti Local Trust Committee Meeting of October 16, 2014 were received for information.

**LA-2015-001**

**It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee amend the comments made by Sailor Johnson in the minutes dated October 16, 2014 to include, "The area of Johnson's Lagoon has no fish, and has no history of being fish-bearing for the last 90-100 years."

**CARRIED**

**LA-2015-002**

**It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee rescind the amendment, as it is noted that the Local Trust Committee cannot make amendments to adopted minutes.

**CARRIED**

**6.2. Local Trust Committee Public Hearing Record Dated October 16, 2014**

The Lasqueti Local Trust Committee Public Hearing Notes of October 16, 2014 were received for information.

**6.3. Section 26 Resolutions-without-meeting Report Dated January 27, 2015**

Received for information.

**6.4 Advisory Planning Commission Minutes**

None.

**7. BUSINESS ARISING FROM MINUTES**

**7.1. Follow-up Action List dated January 27, 2015**

Peter Johnston asked the LTC to rescind the motion from July 3, 2014 or remove it. He stated that he wants past trustees added to the website.

It is noted that activity 1; orientation meeting with new Advisory Planning Committee (APC) members never occurred because there was no reason for the APC to meet. The LTC requested staff to change the target date.

Former trustee Tom Weinerth does not believe that the names of former trustees should be posted on the Islands Trust website. He indicates that he has asked for his name not to appear.

**8. DELEGATIONS**

None.

**9. CORRESPONDENCE**

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

**9.1 Letter received from Doug Hopwood regarding RAR**

**LA-2015-003**

**It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee move correspondence item 9.1 to follow 11.1.1 on the agenda.

**CARRIED**

**10. APPLICATIONS AND REFERRALS – none**

None

**11. LOCAL TRUST COMMITTEE PROJECTS**

**11.1. Riparian Areas Regulation Implementation**

**11.1.1. Staff Report dated January 16, 2015**

Trustee Morrison referred to a facility in Chilliwack that is storing hazardous wastes, including PCBs. She recommended staff to contact the municipality of Chilliwack and find out how they were able to rezone for this facility under the RAR.

She requested that a community information meeting be held in March, and that it include on-site riparian assessment.

Trustee Peterson acknowledged concerns from the public regarding RAR implementation. He asked staff if there was an appeal process for the RAR designation.

Sailor Johnson expressed concern for the approach that the LTC is choosing to take on RAR. He noted that different jurisdictions have chosen different ways to adopt the RAR regulations and asked for research regarding other ways that the LTC could implement RAR.

Trustee Peterson noted that the previous LTC used setbacks and screening as options for implementation. He asked staff to research and present other options for implementation that were offered by the provincial government.

Trustee Morrison suggested that a community information meeting would be an opportunity to clarify the process.

Planner Simpson noted that research regarding different options for RAR implementation were presented to the LTC in December 2013. She asked that the LTC request staff to present this research through resolution.

Sailor Johnson noted that there was a study done in 1992; the Water Allocation Plan Report, which was not mentioned in the report from Madrone. He expressed concerns with the report from Madrone.” There are two different reports from two different biologists.

Wayne Bright stated that if the report from Madrone is knowingly flawed, then we need to request accountability from Madrone by asking them to come back and reassess. This would allow more time for researching other options.

Planner Simpson responded by asking that all concerns be presented to Planner Eggen, who will present the concerns to Madrone for a response.

Doug Hopwood clarified that he has specific concerns about the report from Madrone. He noted that the authors of the report did make efforts to be professional, however there are shortcomings. Madrone did make changes to their report upon reassessment. Madrone was asked to visit the sites that were under assessment; however, several property owners would not allow Madrone access to their property. He has specific concerns with the report regarding Hadley Creek, as they did not properly assess the removability of the culvert. He pointed out that the biologists working on these assessments have been encouraged to be conservative by the provincial government; therefore their methodology has a bias.

Discussion ensued regarding a possible date for a community meeting(s).

**LA-2015-004**

**It was MOVED and SECONDED,**

that the Lasqueti Island Local Trust Committee adopt the Lasqueti Island Riparian Areas Regulation Compliance Project Charter.

**CARRIED**

**LA-2015-005**

**It was MOVED and SECONDED,**

that the Lasqueti Island Local Trust Committee requests staff to organize a community information meeting, to be held March 14, 2015 regarding Riparian Areas Regulation implementation and include the following information:

- 1992 Water Allocation Plan Report
- all reports from Madrone
- previous bylaw that was rescinded with addendum
- information regarding PCB facility in Chilliwack and other jurisdictions, including Port Alberni
- options for implementation of Riparian Areas Regulation

**CARRIED**

**LA-2015-006**

**It was MOVED and SECONDED,**

that the Lasqueti Island Local Trust Committee request staff to request a budget of \$5000 from the Financial Planning Committee for RAR implementation

**CARRIED**

11.1.2 Letter dated February 3, 2015 from Doug Hopwood regarding Riparian Areas Regulation (RAR).

Received.

**12. REPORTS**

**12.1. Work Program Reports**

12.1.1. Top Priorities Report Dated January 27, 2015

Received.

**LA-2015-007**

**It was MOVED and SECONDED,**

That the Lasqueti Island Local Trust Committee request that staff remove item # three (3), "land use bylaw, parking as a home enterprise amendment" from the Top Priorities list, and replace it with "project to consider procedures bylaw amendment to allow the Local Trust Committee to hold electronic meetings when necessary."

**CARRIED**

12.1.2. Projects List Report Dated January 27, 2015

Received.

**12.2. Applications Report Dated January 27, 2015**

Received.

**12.3. Trustee and Local Expense Reports**

12.3.1. January, 2015

Received.

**12.4. Adopted Policies and Standing Resolutions**

There was discussion regarding a missing resolution dated October 16, 2014 that should be on the list. Staff will review and add updated list showing the missing resolution in the next agenda package.

**12.5 Local Trust Committee Webpage**

None.

**12.6. Chair's Report**

Chair Busheikin gave her report.

**12.7. Trustee Reports**

The trustees gave their reports.

**12.8 Electoral Area Director's Report**

Merrick Anderson gave his report.

**12.9 Trust Fund Board Report**

Trustee Morrison gave report.

**13. NEW BUSINESS**

**13.1. Lasqueti Island Local Trust Committee Work Program - 2015**

13.1.1. Staff Report Dated January 16, 2015

Report received.

13.1.2. Strategic Planning Session

Chair clarifies that there are three (3) items on the Top Priorities List. The chair facilitated a discussion about goals for the upcoming term.

**13.2 Advisory Planning Commission Staff Report dated January 20, 2015**

Planner Eggen presented the report.

**LA-2015-008**

**It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee direct staff to advertise in the Isle & Times for expressions of interest for up to nine (9) vacant positions on the Lasqueti Island Advisory Planning Commission and send letters to those appointees whose terms have expired thanking them for their service and inviting them to submit expressions of interest if they wish to be re-appointed to the Lasqueti Island Advisory Planning Commission.

**CARRIED**

Staff noted that they would be the contact for the expressions of interest.

**13.3. Mount Trematon Possible 911 Repeater Tower - for discussion**

**13.3.1. Trust Fund Board Resolution of January 21, 2015**

Trustee Morrison spoke to the problems regarding placing a communications tower on Mount Trematon. Lasqueti Island Nature Conservancy (LINC) and Environment Canada would have to agree, and permission would need to be granted by the previous owner as well as the property being rezoned. The project would face too much opposition.

It was clarified that a re-zoning would be required to place a communications tower anywhere on the island.

Gordon Scott spoke as a representative from the board of LINC, and also as a first responder, aware of the need to provide emergency services. LINC specifically wrote a covenant to prevent a communications tower from being built on Mount Trematon. He stated that it is imperative to protect the culture of Mount Trematon and find a solution to update the essential services.

Peter Johnston suggested that it is not an issue for the LTC as there has been no application received to rezone.

Powell River Regional District (PRRD) Director Merrick Anderson noted that currently the first responders on Lasqueti are using a pager system provided by Telus. Telus will be discontinuing the pager service. He stated that Mount Trematon was chosen as it was viewed as the most economical and efficient place to put a tower. The PRRD has chosen to employ the 911 services offered by North Island 911, which are a non-profit organization that provides service to 50 local districts. The PRRD is under mandate from the Provincial Government to update all emergency services in preparation for response to "the big one." The

intention is to put in a small tower. It is now clear that Mount Trematon is not a possible site for the tower so other sites are being investigated.

13.3.2 Islands Trust Fund Letter Dated January 26, 2015 to North Island 9-1-1 Corporation

Received.

**13.4 Mapping Public Beach Access**

Staff noted that this can be pursued during the planned Official Community Plan review. It is noted that the LTC must consult with the Ministry of Transportation and Infrastructure (MOTI) to ensure that these beach accesses are indeed public.

**14. UPCOMING MEETINGS**

**14.1 Next Regular Meeting is scheduled for Thursday, May 14, 2015 at 11:00 am at the Lasqueti Arts Centre, Main Road, Lasqueti Island, BC**

**14.2 LTC Meeting Schedule Discussion**

The LTC discussed a tentative date for the next meeting of April 9 or 30, 2015. Staff and trustees will confirm.

**15 TOWN HALL**

None.

**16. CLOSED MEETING**

None.

**17. ADJOURNMENT**

**By general consent**, the meeting was adjourned at 3:22 pm.

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Laura Busheikin, Chair  
Certified Correct:

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Jaylene Scheible, Recorder