



Lasqueti Island Local Trust Committee Minutes of Regular Meeting

Date: February 15, 2016
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, Acting Island Planner
Ann Kjerulf, Regional Planning Manager
Dave Olsen, Recorder

Others Present There were seven (7) members of the public in attendance.

1. CALL TO ORDER

Chair Busheikin called the meeting to order at 10:59 am. She acknowledged that the meeting was being held in the traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

12.2.1 Replace Attachment 1 (proposed Bylaw No. 90) of Staff Report with a new Attachment 1 that includes Schedule A.

By general consent the agenda was adopted as amended.

3. TOWN HALL AND QUESTIONS

Comments from the public were grouped by topic as follows:

Meeting Facilitation

Chair Busheikin started discussion by explaining how she would facilitate the meeting and how it would differ from past meetings, emphasizing that these changes were inspired by a desire to ensure fairness for all present and those that may come for specific agenda items. She explained that public comment would only be welcomed during Town Hall agenda items. The following comments were made:

- Peter Johnston commented that changing the way meetings would be facilitated would be unfair.
- David Slik offered two points:

- people arriving for the second Town Hall may find that the meeting was already finished, and
- It may not be possible to comment during the first Town Hall and by the time the second Town Hall is reached, it may be too late to comment. He asked to clarify that if Trustees ask for input, then we have a mechanism for input even if we are restricted to Town Hall agenda items.
- John O'Halloran suggested that the Trustees don't experience what it is like to be an audience member.
- Marti Wendt added that public input has been very useful, usually by people who have lived on the island for decades and it would be a disservice to prohibit community input.

Trustees suggested that Trustees could ask for community input as the meeting progresses.

Chair Busheikin asked that the public come prepared to speak during the Town Hall and if Trustees ask for input then public comment would be welcomed.

Land Use Consultation for Radio Communication Utilities

The following points were made:

- David Slik stated that he is supportive of the Islands Trust investigating the policy regarding Towers. This type of infrastructure can bring benefits but also much concern to the community such as to provide guidelines to site these projects away from schools.

Regarding Application LA-RZ-2015.1 (KGL Freight Ltd.)

The following points were made:

- Peter Johnston asked whether there would be a fuel tank on the lot and the response from Kathy Bond was that there currently is a tank.

4. COMMUNITY INFORMATION MEETING - None

5. PUBLIC HEARING - None

6. MINUTES

6.1 Local Trust Committee Adopted Minutes dated October 8, 2015 for receipt

LA-2016-001

It was MOVED and SECONDED,

that the adopted Lasqueti Island Local Trust Committee Minutes dated October 8, 2015 be amended as follows:

16. TOWN HALL

Trustee Morrison offered to put these reports on the Lasqueti email list.

Be changed from “these” to “her” resulting in:

Trustee Morrison offered to put her reports on the Lasqueti email list.

CARRIED

LA-2016-002

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee Minutes dated October 8, 2015 be adopted as amended.

CARRIED

6.2 Section 26 Resolutions-Without-Meeting Report dated February 1, 2016

Received for information.

6.3 Advisory Planning Commission Minutes - None

7. BUSINESS ARISING FROM MINUTES

Trustee Peterson noted that the Trustees have still not received a letter from the Advisory Planning Commission (APC) as recorded in the last minutes and requested follow-up by Acting Island Planner Eggen.

7.1 Follow-up Action List dated February 4, 2016

Acting Island Planner Eggen spoke to the follow-up action list.

8. DELEGATIONS - None

9. CORRESPONDENCE - None

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

10. APPLICATIONS AND REFERRALS

10.1 LA-RZ-2015.1 (KGL Freight Ltd.)

10.1.1 Staff Report dated January 18, 2016

Regional Planning Manager Kjerulf presented the staff report. It was noted that the application process has been made more difficult due to the lack of submitted documentation, specifically detailed site plans, as well as estimates of well use and septic demand, from a registered waste water expert. It was noted that covenants and/or Development Permits could ensure future compliance with the community’s needs. It was noted that if a future civil liability issue arose, the Local Trust Committee (LTC) could face a claim alleging negligence.

ADOPTED

Discussion continued regarding safety concerns and whether property could be rezoned without an application.

Discussion continued regarding whether to rezone before the sale of the property.

LA-2016-003

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff to proceed with Option C and ask for verification of pending sale of existing septic field property (portion of Lot B).

CARRIED

LA-2016-004

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee refer the application to the Advisory Planning Commission specifically requesting comments on the creation of the new commercial zone.

CARRIED

LA-2016-005

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff to begin preliminary work on drafting an amending bylaw to create a new commercial zone with best practices regarding commercial gas station operation.

CARRIED

LA-2016-006

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request a letter from the owner supporting the removal of fuel sales, fuel storage and laundromat from the hotel property permitted uses in tandem with the creation of the new commercial zone.

CARRIED

LA-2016-007

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request that the Advisory Planning Commission meet, if possible, prior to the next LTC meeting.

CARRIED

11. BREAK

By general consent the meeting was recessed at 12:37 pm and reconvened at 12:59 pm.

12. LOCAL TRUST COMMITTEE PROJECTS

12.1 Aging at Home

12.1.1 Staff Report dated January 18, 2016

Regional Planning Manager Kjerulf presented the staff report and Project Charter and noted that the final report to the funder must be submitted before the end of 2016. Discussion ensued. Thanks was extended to staff for pulling the funding application together on such short notice. A newly formed group called the Last Responders was identified to be added to the list of Community Partners and the chosen consultant be made aware of this group. Staff were requested to add Last Responders to the last bullet of the Project Charter objectives.

LA-2016-008

It was MOVED and SECONDED,
that the Lasqueti Island Local Trust Committee add "Aging at Home Project" to the project list.

CARRIED

LA-2016-009

It was MOVED and SECONDED,
that the Lasqueti Island Local Trust Committee endorses the Project Charter as amended for the "Aging at Home Project".

CARRIED

LA-2016-010

It was MOVED and SECONDED,
that the Lasqueti Island Local Trust Committee direct staff to engage the services of a qualified consultant for the "Aging at Home Project" including an effort to find a local consultant.

CARRIED

12.2 Riparian Areas Regulation

12.2.1 Staff Report dated January 25, 2016

Acting Island Planner Eggen presented the staff report.

Discussion ensued. It was noted that a Public Hearing could be followed by a LTC meeting where third reading of the Bylaw could be considered.

LA-2016-011

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee amend Bylaw No. 90, cited as "Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 2, 2014" as follows:

- a. To Section 3.5(2)(d)(iii) & 3.5(3)(a)(iii) add "in accordance with provincial legislation governing onsite sewage disposal."
- b. To Section 3.5(2)(d)(xii) add "(see Information Note below)"
- c. To "Information Note" add "For best management practices on building setback standards from watercourses and wetlands in farming areas, and on conservation of riparian habitat in agricultural areas, property owners should contact the British Columbia Ministry of Agriculture."
- d. To Section 3.5(2)(d)(xiii) reword with the following:
"The construction of a fence if all of the following apply:
 - does not require soil alteration (such as switchback fences);
 - no native trees are removed;
 - the disturbance of native vegetation is restricted to 0.5 meters on either side of the fence, or 1.5 meters on either side of the fence in agricultural areas;"
- e. To Sections 3.5(2)(d)(xvii) & 3.5(3)(a)(vi) add "(see Information Note below);"
- f. To Information Note add "Micro-hydro-electrical projects may require a license from the Province."
- g. To Section 3.5(3)(a)(i) add "if it does not require soil alteration (such as switchback fences)," after the word "fence".
- h. To Section 3.5(3)(a)(i) add "if it is pervious and not chemically treated;" after the words "access stairway".
- i. To Schedule A, categorize all watersheds as "Watersheds with Fish Habitat" except Hadley Lake and Unnamed Stream (Johnson's Lagoon).
- j. To Section 3.5(4)(a)(iii), replacing "Clause 3.5(6)(a)" with "Clause 3.5(4)(a)(ii)" in order to reference the proper subsection.
- k. To Section 3.5(2)(d), deleting "(xj)" and replacing with "(x)" in order to correct a typographical error in subsection numbering
- l. To schedule A, edit colours so that it is legible when printed in black and white.

CARRIED

LA-2016-012

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee amend Bylaw No. 90, cited as "Lasqueti Island Land Use Bylaw 78, 2005, Amendment No. 2, 2014" by removing the word "private" from Section 3.5(2)(d)(xiv).

CARRIED

LA-2016-013

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee give second reading to Bylaw No. 90, cited as "Lasqueti Island Land Use Bylaw 78, 2005, Amendment No. 2, 2014," as amended.

CARRIED

LA-2016-014

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff to schedule a Community Information Meeting and Public Hearing for Bylaw No. 90, cited as the "Lasqueti Island Land Use Bylaw 78, 2005, Amendment No. 2, 2014".

CARRIED

13. REPORTS

13.1 Work Program Reports

13.1.1 Top Priorities Report dated February 1, 2016

LA-2016-015

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee put the Aging at Home Project on the Top Priorities list and move the "establish relationships with First Nations that have interests in the Lasqueti Island Local Trust Area" to the Projects list.

CARRIED

13.1.2 Projects List Report dated February 1, 2016 - None

13.2 Applications Report dated February 1, 2016 - None

13.3 Trustee and Local Expense Report dated January 2016

LA-2016-016

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee buy a printer for up to \$150 for Trustee Peterson to use in order to print out agenda packages.

CARRIED

It was noted that the printer would remain an asset of the Islands Trust and any technical questions be directed to Dave Beeston, Information Systems Coordinator. Discussion ensued regarding the LTC's expense budget, noting that higher than expected LTC expenses were due to travel expenses for other meetings that trustees are required to attend being allocated to the LTC expense budget.

13.4 Adopted Policies and Standing Resolutions - None

13.5 Local Trust Committee Webpage

Trustee Morrison requested that a link be added for RAR changes.

13.6 Chair's Report

Chair Busheikin reported on the following:

- She attended the Local Government Leadership Academy. She is utilizing these new skills and ideas as well as enforcing those already in hand.
- She noted that there was a lot of discussion about meeting structure with the goal of providing more time for debate and discussion rather than overloading the agenda.
- She also noted that the biggest issue for the March Trust Council is the budget.

13.7 Trustee Reports

Trustee Morrison reported on the following:

- She commented on her involvement locally with the Lasqueti ferry committee and that the committee will soon be surveying community members.
- She attended the K'ómoks First Nation meeting, and observed that it was a conglomeration of Nations. Trust Council is still working on engaging with Qualicum First Nation.

Trustee Peterson reported on the following:

- He requested staff to submit a last minute application for the Aging at Home Project and it was granted.
- He attended a webinar about privacy and learned that any agency using the cloud for data is not in compliance unless using one in particular of the only two existing cloud services.
- He noted that the Tucker Bay issue is still ongoing, and there is no new information to report.
- Another current issue is False Bay Dock Divestiture. He used his section in the Isle & Times newspaper to raise awareness and inspire letters to prevent the dock's divestiture from the Federal Government. Currently in Phase 1: the Province is not going to buy it, while the Regional District's policy prevents them from buying it and it is outside the mandate of the Islands Trust. Next in line is a First Nation, then the private sector, then destruction.

Chair Busheikin added that Executive Council agreed to write a letter regarding False Bay Dock Divestiture.

13.8 Electoral Area Director's Report - None

13.9 Trust Fund Board Reports

13.9.1 Report dated October 2015

13.9.2 Report dated November 2015

Trustee Morrison stated that the Trust Fund Board has been asked to bring awareness to the LTC regarding what their work comprises.

She noted that there was a breach on Trust Fund lands on Denman Island as well as Lasqueti Island which are being addressed. She stated that the land in the Trust Fund's care is very well looked after.

14. NEW BUSINESS

14.1 Land Use Consultation for Radio Communication Utilities

14.1.1 Memorandum dated January 25, 2016

Chair Busheikin reminded Trustees that of a public comment made during Town Hall related to this section. Discussion ensued.

LA-2016-017

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request Trust Council to explore the option of a Trust-wide policy on land use consultation for radio communication utilities.

CARRIED

14.2 Ports Asset Transfer Program (False Bay)

14.2.1 For Discussion

Trustee Morrison began the discussion by describing many other islands that have been subject to this program. She suggested creating a committee under the Lasqueti Community Association (LCA) to consider all options. Discussion ensued regarding the committee.

Trustee Peterson identified March 6, 2016 as the deadline for input to the Federal Government.

LA-2016-018

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request that the LTC Chair write a letter to the Port Asset Transfer Program requesting more time in Phase 1 for more examination of community options.

CARRIED

It was noted that trustees would coordinate on the letter, and that it comes from the Chair, but represents the LTC. Acting Island Planner Eggen noted that the letter can be reviewed by staff. Trustee Peterson also noted that he is still collecting emails to send en masse to the Federal Government. Chair Busheikin noted that a copy would be sent to Gord John, Member of Parliament for Lasqueti Island.

14.3 Coastal Douglas-fir Conservation Strategy

14.3.1 Briefing for meeting of February 15, 2016

Acting Island Planner Eggen identified the three options in the briefing.

LA-2016-019

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee receive the Coastal Douglas-fir Conservation Partnership Strategy for information.

CARRIED

LA-2016-020

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

that the Lasqueti Island Local Trust Committee request local planning staff to work with the Coastal Douglas-fir Conservation Partnership to draft recommendations regarding land use planning tools that will effectively conserve Coastal Douglas-fir forest ecosystems.

CARRIED

LA-2016-021

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee become a signatory to the Coastal Douglas-fir Conservation Partnership Statement of Collaboration.

CARRIED

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Monday, March 14, 2016 at 11:00 am at the Lasqueti Arts Centre, Main Road, Lasqueti Island, BC

16. TOWN HALL

Peter Johnston thanked the Chair for reverting to the old format of meeting, which enabled the public to speak outside of Town Halls.

Chair Busheikin responded that she was following due diligence in offering the other facilitation method.

17. CLOSED MEETING - None

18. ADJOURNMENT

By general consent the meeting was adjourned at 2:35 pm.

Laura Busheikin, Chair

Certified Correct:

Dave Olsen, Recorder