



Lasqueti Island Local Trust Committee Minutes of Special Meeting

Date: April 23, 2016
Location: Lasqueti Island Community Hall
 Main Road, Lasqueti Island, BC

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

Staff Present Sonja Zupanec, Island Planner
 Marnie Eggen, Planner 2
 Dave Olsen, Recorder

1. CALL TO ORDER

Chair Busheikin called the meeting to order at 11:48 am. She acknowledged that the meeting was being held in the traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA AND INTRODUCTIONS

Chair Busheikin introduced the staff and trustees.

3. COMMUNITY INFORMATION MEETING

RIPARIAN AREAS REGULATION (RAR)

By general consent the agenda was approved as presented.

3.1 Presentation by Marnie Eggen, Planner 2

Planner Eggen presented a slideshow entitled “Implementing RAR on Lasqueti”, which:

- Explained the purpose of the meeting and summarized the legislative process, including the timeline that the bylaw has followed;
- Explained that after the Public Hearing today, the Local Trust Committee (LTC) has the option of giving it Third Reading and forwarding it to the Executive Committee;
- Explained what will change with the new regulations, both for RAR applicable watersheds and non-RAR applicable watersheds;
- Gave a summary of revisions to the regulations;

- Noted that one (1) public submission was received;
- Identified a minor revision to be considered prior to Third Reading; and
- Explained that future updates will be posted on the Islands Trust website.

3.2 Questions and Answers Session

Jack Barrett asked about Lennie's Lagoon. In 1996, it was identified as potential salmon stream. He used the map to show where it was.

Trustee Morrison explained that the Qualified Environmental Professional (QEP) stood at the beach and determined that salmon would need human intervention to get up the stream; they determined that it was too high for the fish to jump/climb.

Jack Barrett then asked about Anderson Bay, suggesting it was also too difficult for fish to access.

Planner Eggen responded that it is the QEP who the Local Trust Committee relies on to determine what is RAR-applicable. She suggested that there may be a short section before the rise that is considered habitat for refuge, not necessarily for spawning. She gave the example of fish along the shore in a storm seeking refuge. Under the regulations, because the water for the refuge comes from the stream, it makes the whole watershed RAR-applicable.

Jack Barrett then asked if Agricultural Land Reserve (ALR) lands are exempt from RAR.

Planner Eggen explained that farm operations and farm uses are exempt.

Jack Barrett asked if that farm use would require ALR status.

Planner Eggen answered that it would be required if it were a commercial operation.

Jack Barrett queried if the ALR is going to bring in RAR for ALR lands.

Planner Eggen responded that she is not aware of their plans; she noted that there are best management practices put in place from the Province.

John O'Halloran asked if it was the case that on agricultural land, a barn could be built but not a residence.

Planner Eggen confirmed that was true.

4. RECESS FOR PUBLIC HEARING - to begin at 12:06 pm

Chair Busheikin recessed the Special Meeting at 12:06pm

5. RECALL TO ORDER

Chair Busheikin recalled the Special Meeting at 12:43 pm.

6. LOCAL TRUST COMMITTEE PROJECTS

6.1 Riparian Areas Regulation (RAR)

6.1.1 Bylaw No. 90

Chair Busheikin asked staff to present any submissions received.

Planner Eggen presented Bruce Fleming's letter asking for gates to be added to the list of exemptions.

Planner Eggen explained that the LTC has the option of moving forward with Second Reading of the Bylaw. She stated that staff could support the addition of the gate exemption.

Planner Eggen identified a minor a revision in the Bylaw that she had prepared. It changes the attached Schedule to the Bylaw from A to D.

Trustee Morrison asked staff about the Ministry of Environment (MOE) agreement that Dave Rodgers referred to during the Public Hearing.

Planner Eggen suggested that the covenant referred to and RAR are both applicable, but qualified her statement because she has not seen the document.

Chair Busheikin asked if the covenant could support the QEP's work.

Planner Eggen said that it could support it but she hasn't seen the document and could not confirm.

Trustee Peterson asked staff if we could add the word "gate" wherever the word "fence" appears in the Bylaw.

Planner Eggen explained that the specific section he referred to in the Bylaw is not part of the RAR limitation project because it refers to the sea and not streams. Otherwise, the word could be added as suggested.

LA-LTC-2016-029

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. section 3.5(2)(b) is amended by deleting the words "Schedule A" and replacing it with the words "Schedule D".

B. Section 3.5(2)(d)(xiii) is deleted in its entirety and replaced with the following:

"(xiii) The construction of a fence or gate if all of the following apply:

- a fence that does not require soil alteration (such as switchback fences);
- a gate, if there is minor soil disturbance that does not alter the general contours of the land;
- no native trees are removed;
- the disturbance of native vegetation is restricted to 0.5 meters on either side of the fence or gate; or 1.5 meters on either side of the fence or gate in agricultural areas;"

C. Section 3.5(3)(a)(i) is deleted in its entirety and replaced with the following:

"(i) fence if it does not require soil alteration (such as switchback fences), gate if there is minor soil disturbance that does not alter the general contours of the land, or access stairway if it is pervious and not chemically treated;"

D. By adding the following:

"C. Schedule A, attached to and forming part of this bylaw, shall become Schedule D of the Lasqueti Island Land Use Bylaw No. 78, 2005."

CARRIED

LA-LTC-2016-030

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee Bylaw No. 90 cited as "Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 2, 2014", as amended be read a Third Time.

CARRIED

LA-LTC-2016-031

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee Bylaw No. 90, cited as "Lasqueti Island Land Use Bylaw No. 78, 2005, as amended, Amendment No. 2, 2014" be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

7. UPCOMING MEETINGS

Next Regular Meeting Scheduled for Thursday, June 9, 2016 at 11:00 am at the Lasqueti Arts Centre, Main Road, Lasqueti Island, BC

8. ADJOURNMENT

By general consent the meeting was adjourned at 12:58 pm.

Laura Busheikin, Chair

Certified Correct:

Dave Olsen, Recorder