



Lasqueti Island Local Trust Committee Minutes of Regular Meeting

Date: August 8, 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 Sonja Zupanec, Island Planner
 Dave Olsen, Recorder

Others Present There were five (5) members of the public in attendance

1. CALL TO ORDER

Chair Busheikin called the meeting to order at 11:02 am. She acknowledged that the meeting was being held in the territory of the Coast Salish First Nations and introduced the staff and trustees.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. TOWN HALL AND QUESTIONS

Chair Busheikin reminded the audience to speak to the Trustees and keep the discourse civil. She advised the members of the public to submit their comments in writing if they want their comments recorded in the minutes verbatim.

OCP/LUB Review

Regarding the Draft Charter for the Lasqueti OCP/LUB Review Project, the following comments were submitted for consideration:

- Seafood is food and eelgrass and shoreline protection provides food security.
- Pleased to see ramifications of changing OCP to support Aging at Home are included.
- This is an opportunity to modify the OCP to encourage younger families to live on Lasqueti, in order to create a more healthy distribution of demographics.
- This is a targeted review that was brought up at the all candidates meeting. Pump out facilities are a service and the Islands Trust doesn't own property. No one has made an application related to this service. Previously, a survey had 75% of respondents strongly support occupancy by caregivers and family and 60% supported short-term residents. Both candidates indicated that they would address this issue. Suggest that you at least start.

- The Local Trust Committee (LTC) can make policy and then tell its constituents, but this is not as effective as having a community discussion and reaching general agreements.

Trustee Peterson pointed out that page 18 indicates that the LTC could remove barriers.

Trustee Morrison responded that today's meeting is going to decide what we review.

Chair Busheikin pointed out the review is based on the LTC project list.

Staff explained that these project list items are open for discussion. The scope is limited because the time and budget is limited. 'Out of Scope' indicates that these items have not been lost.

Acknowledgement of First Nations Territory

A recent document from the Canadian Association of University Teachers (CAUT) brings attention to the fact that Coast Salish Territories are unceded. The City of Vancouver is an example of how this fact has been included in their local government's acknowledgement of First Nations Territory. The LTC has been asked to reach out to staff to get an opinion on the use of unceded in the opening remarks of these meetings.

Pipeline Hearings in Vancouver and Burnaby

Is a representative from the Islands Trust attending these Hearings?

Trustee Morrison responded that there will be a representative in attendance.

Aging at Home

Thank you for the excellent workshop on July 9, 2016.

Archaeological Work on Lasqueti

A request was made to speak with Dana Lepofsky.

Chair Busheikin responded with thanks.

Windy Bay Application

It does not have road access; a request was made for the LTC to comment on this to the Ministry of Transportation and Infrastructure.

4. COMMUNITY INFORMATION MEETING - None

5. PUBLIC HEARING - None

6. MINUTES

6.1 Local Trust Committee Minutes dated June 9, 2016 for Adoption

The following amendment was presented for consideration:

1. TOWN HALL AND QUESTIONS

Removal of Peter Johnston's name.

By general consent the minutes were adopted as amended.

6.2 Local Trust Committee Special Meeting Minutes dated July 9, 2016 for Adoption

By general consent the minutes were adopted.

6.3 Section 26 Resolutions-Without-Meeting Report - None

6.4 Advisory Planning Commission Minutes - None

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated July 27, 2016

Staff explained that they have been updated.

8. DELEGATIONS - None

9. CORRESPONDENCE

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

10. APPLICATIONS AND REFERRALS - None

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Lasqueti Aging at Home Project - Verbal Update

Staff reported that the workshop in July was well attended and that as of today, 76 surveys have been received. The consultant is still working on synthesizing the surveys. The October LTC meeting could be advertised as the first opportunity for receiving this report. We suggest putting a placeholder in the agenda, which would allow an opportunity for questions from the public. Staff will be working with the consultant in November to tweak the final report. The LTC will then be able to direct staff with regard to the recommendations.

The survey is now closed.

11.2 Targeted Official Community Plan and Land Use Bylaw Review Project

11.2.1 Staff Report and Project Charter dated July 13, 2016

Staff introduced the report with the following comments:

- Report is based on the request of the LTC at the June meeting.
- Staff looked at the project list, took LTC's direction, and considered the LTC's budget and time remaining in the term.
- March 31, 2017 is the end of this year's budget.
- Any bylaw-related work ideally needs to be completed well before the 2018 election year begins.
- Important to be clear about what is "Out of Scope".
- It is alright to start a project before an election and not finish but if it is a contentious issue, it may become part of the election campaign.
- Staff came up with a projected project timeline that includes the use of the Advisory Planning Commission and a Community Information Meeting.
- This timeline has been estimated based upon this year's budget and meeting schedule.
- Project Team is all in-house.
- Budget remaining is very limited; pending any commitments from Trust Council in the next fiscal

Trustee Peterson agreed that marine pump out facilities are not a high priority and has been on the project list since before this term. He has heard much discussion about the use of cottages and suggested that there are common sense changes that could be made to improve things. He stated that his number one priority is reviewing the use of guest cottages.

Trustee Morrison agreed that cottages are the top priority. She indicated that Trust Council is asking all LTCs to deal with pump-out facilities via rezoning. She listed her top 3 priorities: Aging at Home, cabins, and eelgrass/shoreline protection. She also referred to the destruction of some foreshore this summer and the need to be proactive.

Staff responded that eelgrass was categorized as Out of Scope because this issue could result in the first Development Permit Area (DPA), which could be incompatible with a review of guest cottages and density provisions. However, there are other ways to achieve foreshore protection via advocacy instead of land-use planning tools, although advocacy does not help when an application is made.

Chair Busheikin acknowledged that the Trustees are the people on the ground. She acknowledged that advocacy on marine issues is an uphill battle on Denman Island.

The members of the public added the following comments:

- LUB has restrictions; we already have zoning to protect the foreshore.
- Eelgrass also extends above foreshore.

- If nothing is done now, it may take eight years to a decade to have another opportunity.
- Eelgrass mapping was just completed; if we wait, we will have to spend more money to update it.
- With respect to forage fish, we visited every beach regularly, which was a lot of work. Six beaches with smelt were identified.
- Lasqueti could deal with both of these issues.

Staff responded that zoning is currently very basic for upland activities with many loopholes. When we do a whole review of LUB, we want to have the ability to stop irreversible damage. We could use a tried and true measure or an interim measure until a larger discussion is completed.

LA-2016-042

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee amend the draft Project Charter for the Official Community Plan and Land Use Bylaw review by replacing “marina pump out facilities” and “food security and agriculture” with “land use planning tools to protect forage fish and eelgrass habitats” in the “In Scope” section.

CARRIED

LA-2016-043

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee amend the draft Project Charter for the Official Community Plan and Land Use Bylaw review by adding “the use of guest cottages” to the “In Scope” section.

CARRIED

LA-2016-044

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee amend the draft Project Charter for the Official Community Plan and Land Use Bylaw review by removing “marina pump out facilities” as well as “food security and agriculture” and adding “forage fish and eelgrass habitats” as well as “the use of guest cottages” to the Objectives section.

CARRIED

Discussion ensued regarding the budget and timeline implications of these changes.

Chair Busheikin recessed the meeting at 12:20pm to allow staff to update the draft project budget and timeline.

Chair Busheikin recalled the meeting at 12:44pm.

Staff reported that the dates would need to change under the Workplan

Overview section.

LA-2016-045

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee amend the Workplan Overview "Date" column of the draft Project Charter for the Official Community Plan and Land Use Bylaw review as follows:

- The third line, "Planning research; community engagement and consultation", be changed to February 2017.
- The fourth line, "Draft bylaws presented to Local Trust Committee for review", be changed to March 2017.
- The fifth line, "Community consultation and early referrals of draft bylaws", be changed to April 2017.
- The sixth line, "Legislative process for proposed bylaw(s)", be changed to June 2017.
- The seventh line, "Adoption of proposed bylaw(s) and communications materials" be changed to Fall 2017.

CARRIED

LA-2016-046

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee endorse the Lasqueti Island Official Community Plan and Land Use Bylaw Review Project Draft Charter as amended.

CARRIED

11.3 Lasqueti Island Local Trust Committee Fees Bylaw No. 94

11.3.1 Staff Report dated July 13, 2016 and Draft Bylaw No. 94

Staff noted that they look for any gaps or loopholes in bylaws when they are amended; this change is applicable to one or two variances otherwise the regular fee applies.

LA-2016-047

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee Bylaw No. 94 cited as the "Lasqueti Island Local Trust Committee Fees Bylaw, 2009, Amendment No. 1, 2016", be read a first time.

CARRIED

LA-2016-048

It was MOVED and SECONDED,
that the Lasqueti Island Local Trust Committee Bylaw No. 94 cited as the "Lasqueti Island Local Trust Committee Fees Bylaw, 2009, Amendment No. 1, 2016", be read a second time.

CARRIED

LA-2016-049

It was MOVED and SECONDED,
that the Lasqueti Island Local Trust Committee Bylaw No. 94 cited as the "Lasqueti Island Local Trust Committee Fees Bylaw, 2009, Amendment No. 1, 2016", be read a third time.

CARRIED

LA-2016-050

It was MOVED and SECONDED,
that the Lasqueti Island Local Trust Committee Bylaw No. 94 cited as the "Lasqueti Island Local Trust Committee Fees Bylaw, 2009, Amendment No. 1, 2016", be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

12. REPORTS

12.1 Work Program Reports

12.1.1 Top Priorities Report dated July 27, 2016

LA-2016-051

It was MOVED and SECONDED,
that the Lasqueti Island Local Trust Committee remove subsection 3 from the first item on the Projects list and add it to the activities column under "Lasqueti Island Official Community Plan and Land Use Bylaw review" on the Top Priorities list.

CARRIED

12.1.2 Projects List Report dated July 27, 2016

12.2 Applications Report dated July 27, 2016

Staff offered to submit a comment regarding road access to Windy Bay to the Ministry of Transportation and Infrastructure as requested in the Town Hall section.

Trustee Morrison asked about the requirements for road access and 10% frontage. Staff responded that it may be a multistep process with the involvement of a development technician.

12.3 Trustee and Local Expense Report dated June, 2016

Received for information.

12.4 Adopted Policies and Standing Resolutions

Received for information.

12.5 Local Trust Committee Webpage

Received for information.

12.6 Chair's Report

Chair Busheikin reported on the following:

- Summer has been slightly less busy.
- There will be a Financial Planning Committee meeting at the end of the month.
- Trust Council is scheduled for the end of September and has been moved from Mayne Island to Sidney and will have an extra half day for a visioning session. Representatives from the San Juan Islands will also attend.
- A new senior staff person has been hired to work with First Nations and on Marine issues. She has already called her and received excellent advice.
- She clarified that the results of the visioning session will be brought to the public for their input and comment.

12.7 Trustee Reports

Trustee Morrison reported on the following:

- She clarified that the new senior staff person has a temporary contract. If the position remains in place, the budget cannot be increased.
- She has received many bylaw questions lately.
- The Powell River Regional District (PRRD) could take on jurisdiction for parking but the relationship between the Lasqueti Island residents with the PRRD has not progressed.

Trustee Peterson reported on the following:

- He has frequently been asked about parking lately.
- He was glad to see the turnout at the Aging at Home workshop.
- No new information regarding False Bay dock or Tucker Bay.
- Lasqueti Styrofoam Day (LSD) is happening on August 13, 2016.
- The housing forum event in Cowichan in June had a wide range of disciplines and the report has been forwarded to the Last Resort Society.
- Trust Council has a focus on marine issues, including Gabriola Island's desire to not have tanker anchorages. It is also opposed to the Trans Pacific Partnership (TPP).

12.8 Electoral Area Director's Report

Trustee Peterson reported that he spoke with the Regional Director and was told that there was nothing to report. He also pointed out that the Hornby Island Residents and Ratepayers Association's will be presenting on Lasqueti the week before the joint meeting of the LTC and PRRD.

12.9 Trust Fund Board Report

Trustee Morrison reported on the following:

- There was a meeting in July.
- The Trust Fund Board passed its audited financial statement.
- First Nations sent a letter alerting that Owl Island, which is home to a sacred burial site, is up for sale near Salt Spring Island; the Executive Committee has received a similar letter.

13. NEW BUSINESS**13.1 2017-18 Local Trust Committee Budget Request****13.1.1 Staff Report dated July 12, 2016****LA-2016-052**

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee increase the request for the 2017/18 budget for the Targeted Official Community Plan and Land Use Bylaw review from \$5,000.00 to \$7,000.00.

CARRIED

LA-2016-053

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee approve and forward the draft 2017-18 budget submission to Financial Planning Committee as revised.

CARRIED

14. UPCOMING MEETINGS**14.1 Next Regular Meeting Scheduled for Thursday, October 6, 2016 at 11:00 am at the Lasqueti Arts Centre, Main Road, Lasqueti Island, BC****14.2 November 28, 2016 Meeting Date Change - for discussion**

Staff informed the Trustees that there would not be an Island Planner available on that date. Options include moving the meeting to November 21, 2016, keeping the date, or cancelling the date. The Aging at Home timeline allows for the final report to be completed in December.

LA-2016-054

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee change the date of the LTC meeting from November 28 to November 21, 2016.

CARRIED

15. TOWN HALL

A suggestion was made to move the meetings to Judith Fisher Health Centre since it has an electrical system and rarely requires the need to run a generator.

LA-2016-055

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff to investigate moving the location of future meetings to the Judith Fisher Health Centre.

CARRIED

The LTC confirmed that it received a letter regarding the health effects of LED lighting.

16. CLOSED MEETING - None

17. ADJOURNMENT

By general consent the meeting was adjourned at 1:25pm.

Laura Busheikin, Chair

Certified Correct:

Dave Olsen, Recorder