



Lasqueti Island Local Trust Committee Minutes of Regular Meeting

Date: February 20, 2017
Location: Judith Fisher Centre
 #1 China Cloud Bay Road
 Lasqueti Island, BC

Members Present Laura Busheikin, Trustee attending by telephone
 Susan Morrison, Acting Chair
 Timothy Peterson, Local Trustee

Staff Present Sonja Zupanec, Island Planner
 Dave Olsen, Recorder
 Fiona XETXÁTTEN MacRAILD, Senior Intergovernmental Policy
 Advisor, Marine and First Nations Issues

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

1. CALL TO ORDER

Acting Chair Morrison called the meeting to order at 11:09 am. She acknowledged that the meeting was being held in the territory of the Coast Salish First Nations and introduced the staff present.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. TOWN HALL AND QUESTIONS

Three (3) members of the public spoke and the following was summarized:

Agenda Package and Addendum

- A member of the public asked why he didn't receive an agenda package before the beginning of the meeting.
 - A Trustee responded that he printed out the agenda package and mailed it but ran out of ink for the addendum. He also offered to stockpile ink cartridges and continue to print off copies to be mailed locally.

Trustee Busheikin joined the meeting at 11:15am by telephone conference call.

China Cloud Bay Dock

- A member of the public reported that a dock in China Cloud Bay (aka Mud Bay) now exists.
 - Planning staff checked the zoning and confirmed that this was not allowed.

Guest Cottages and OCP Review

- A member of the public asked if the Guest Cottage issue had dropped off the agenda.
 - The guest cottage issue is part of the Aging at Home Project.
- A member of the public asked whether the review of the OCP is finished.
 - Both projects are moving forward and today's agenda allows for decisions to be made about these projects.

4. COMMUNITY INFORMATION MEETING - None

5. PUBLIC HEARING - None

6. MINUTES

6.1 Local Trust Committee Draft Minutes dated November 21, 2016 for adoption

The following amendments were presented for consideration:

3. Town Hall

Under "Staff Support of Trustees:" Change second sentence of second paragraph from "it allows" to "it could allow".

13.7 Trustee Reports

Under "Trustee Morrison reported:" Second bullet ("She received Mike Pearson's report") is deleted, and
Last bullet is changed from "Green Choice" to "Green Shores".

13.8 Electoral Area Director's Report

Under "Discussion ensued and the following points were made," the third bullet is changed from Chair Busheikin to Trustee Morrison.

By general consent the minutes were adopted as amended.

6.2 Section 26 Resolutions-Without-Meeting Report dated February 9, 2017

Received for information.

6.3 Advisory Planning Commission Minutes - None

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated February 9, 2017

Discussion continued regarding the printing of agenda packages:

- Initially the \$150 budget for Trustee Peterson's printer was to facilitate the printing of meeting notices on island.
- It was noted that for a higher volume, a better quality printer would be useful.
- Staff recommended that Trustee Peterson contact the Islands Trust IT department.

8. DELEGATIONS - None

9. CORRESPONDENCE

Two letters from Jack Barrett were received.

10. APPLICATIONS AND REFERRALS

10.1 LA-SUB-2016.3 (10% Frontage Waiver) - Staff Report

Staff introduced the applicant and then presented the report and noted the three alternatives that were recommended in the report.

The applicant provided copies of her submission and briefly spoke to it, referring to the larger map that she brought to the meeting.

She noted that the terms of her late father's Will requires the division of the land assets so a subdivision could achieve this.

Discussion ensued and the following points were made:

- Currently, this is all one property with multiple ownership on title.
- Ministry of Transportation and Infrastructure (MoTI) has designated Lot A as water only access.
- Anything done today affects the property in the future.
- It was clarified that the 66' road allowance must reach the subdivided lot; water access could be reduced from this standard width.
- Road allowance needs to be designated, not necessarily built.

Acting Chair Morrison asked the applicant to return with a different plan because the LTC would not grant this waiver.

Staff clarified that the applicant may not need to attend a future meeting since a trail may constitute the required road frontage.

LA-2017-001

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request the applicant to return with a revised subdivision plan and include a road allowance to the proposed lot and statutory access to the foreshore.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 OCP/LUB Review - Shoreline Protection Project - Staff Report

Staff introduced the report found at page 12 of the Addendum package.

It was noted that:

- It is possible to freeze foreshore subdivision with regulatory planning tools.
- Recent Provincial regulatory changes mean that planning staff will no longer receive dock referrals for Lasqueti.

Acting Chair Morrison asked:

- That the APC consider whether or not Development Permit Areas (DPAs) should be used with respect to foreshore development.
- That we include Dana Lipofsky in the consultations.

There was discussion regarding voluntary property upgrades and down zoning.

Staff advised:

- That the down zoning would involve no cost. If a property was in subdivision district A or B, it could be moved to B or C; it is simply a map amendment that reduces the subdivision potential.

Acting Chair Morrison expressed understanding but disappointment regarding the fact that tree cutting regulations is out of scope.

Staff clarified that DPAs could be triggered at the time of subdivision and can provide for restrictions regarding vegetation removal. DPAs set conditions that are registered in perpetuity for that property.

Trustee Busheikin noted that some other islands allow the option of density transfer or density banks, as incentives for land owners, for a dedicated purpose.

Trustee Busheikin requested that the APC consider this aspect as well. She also brought up the issues of docks and aquaculture and wondered if aquaculture could be intensified on Lasqueti.

Staff replied that zones exist for mariculture and noted that that's the type of consultation that is paramount to First Nations.

Policy Advisor MacRaild noted that:

- This is an exceptionally courageous project for such a broad shoreline protection.
- Lasqueti Island has one of the most pristine shorelines left in the Islands Trust.
- Three themes have emerged from our relations with First Nations:
 1. They would like to resume harvesting at shoreline for cultural purposes. This would be at the scale of fishers coming in to gather a few pounds to offer at a funeral, rather than truckloads.
 2. They would love to have their shoreline place names used again; language is almost like an ownership/stewardship thing.
 3. They use the concept of sharing in their land use planning and would welcome a LTC to do the same.
- All First Nations have the same saying: "When the tide is out, the table is set."
- The Nanoose First Nation has a new Chief who is keen to work with LTCs; Nanaimo First Nation is also very interested.

- Traditional names are often held in secret because they were taken in the past and not returned; however, they will generally share them as a relationship develops.
- A way to develop that relationship would be to have a community event where a meal could be shared and the elders and community leaders take the lead, rather than political leaders.
- The staff proposal would get First Nations attention and create an interest in developing a relationship with the LTC.
- We can be 100% sure, that mitigation of the degradation of the shoreline is their #1 priority.
- With respect to middens, other LTCs have considered an educational programme to soften the local population. When you engage peoples' empathy for what has been lost, you have a lot more voluntary compliance.

LA-2017-002

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee endorse the 'Shoreline Protection Project' project charter and request staff to engage the members of the Advisory Planning Commission and Lasqueti Island Nature Conservancy as a working group to review and provide comments on a draft framework of policy and regulatory changes for LTC consideration.

CARRIED

11.2 OCP/LUB Review - Aging at Home Implementation Project - Staff Report

Staff presented the staff report noting that there are 3 recommendations to consider and that funding for legal consultation may need to be added in the next fiscal year.

The following comments were made by the Trustees:

- Satisfied with the report.
- Looking forward to hearing what the APC has to say.
- A conversation regarding density transfer and density banking could be worthwhile.

Staff clarified that they had clear direction from the LTC that False Bay is not to receive special consideration; therefore, Out of Scope bullets 3 and 4 should be combined.

LA-2017-003

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee direct staff to review and draft amendments to the Official Community Plan as recommended in the Aging at Home on Lasqueti Island Final Report (November 2016), including:

- a. Objectives 7 and 8 to Section 3.1 Residential Land Use;
- b. Policies 11, 12, 13, 14, and 15 to Section 3.1 Residential Land Use; and
- c. Incorporating the objective to "support community initiatives to advance home support through a made in Lasqueti style home support service."

CARRIED

LA-2017-004

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff to refer to the Advisory Planning Commission for community input regarding Recommendations #6, #7, #9, and #11 of the Aging at Home on Lasqueti Island Final Report (November 2016).

CARRIED

LA-2017-005

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee endorse the draft Project Charter - Aging at Home Project — Phase 2: Implementation — Version 1.0 with the following amendment:

- Consolidate Out of Scope bullets 3 and 4.

CARRIED

12. BREAK

Acting Chair Morrison recessed the meeting at 12:55pm and reconvened at 1:24pm.

13. REPORTS

13.1 Work Program Reports

13.1.1 Top Priorities Report dated February 9, 2017

Received for information.

13.1.2 Projects List Report dated February 9, 2017

Received for information.

13.2 Applications Report dated February 9, 2017

Received for information.

13.3 Trustee and Local Expense Report dated December, 2016

There was discussion regarding the community event for foreshore history that was delayed due to the snow. It will be rescheduled to a date that works for Chief Chris Good of the Nanaimo First Nation.

13.4 Adopted Policies and Standing Resolutions

Received for information.

13.5 Local Trust Committee Webpage

Received for information.

13.6 Chair's Report

Trustee Busheikin reported on the following:

- She attended the Local Government Leadership Academy:
 - It was comprised of two and a half days of workshops;
 - The keynote spoke of the degradation of the public realm resulting in the polarization of us or them.
- Executive Committee (EC) is currently focusing on their image and communications as well as preparing for Trust Council; John Wesley has been asked to do the opening.

13.7 Trustee Reports

Trustee Peterson reported on the following, regarding Tucker Bay Road public access:

- Attended a meeting with the Member of the Legislative Assembly (MLA), Michele Stillwell.
- Will meet with MoTI Minister Todd Stone on Thursday, February 23, 2017 as well as Peter Luckham, Andrew Fall and Laurence Fisher.

Acting Chair Morrison reported on the following:

- Working on the Tucker Bay issue and brought it to Executive Committee (EC) at a previous meeting.
- Requested that EC Chair Luckham write a letter to Minister Stone, however, there was not enough time to research it and send it.
- Attended a LTC meeting on Gambier Island to discuss their OCP.
- Squamish First Nation feels that "Crown Land" is not a good term.
- The LTC meeting on Denman went well.

13.8 Electoral Area Director's Report – None

Acting Chair Morrison noted that the Alternate Director put out a report on the Lasqueti mailing list recently.

13.9 Trust Fund (TF) Board Report

Acting Chair Morrison submitted and read highlights from the report, including:

- Recently the TF preserved its 100th property, which has bat caves and is significant to First Nations.
- The TF Board is working on the regional conservation plan; it is a 5 year review and any LTC input is welcomed.

14. NEW BUSINESS

14.1 Provincial Private Moorage Policy (PPMP) Update – Memorandum

Discussion ensued and the following points were noted:

- A written complaint is required to investigate further.
- Prior to this policy, an application was required which would trigger a referral and plan check to ensure compliance with the land use bylaw. Now docks can be built without this step.
- Zoning bylaws still have to be abided by.

14.2 Establishment of a Lasqueti Island Transportation Advisory Committee

Trustee Peterson introduced this item. It comes out of the Tucker Bay issue and relates to existing Islands Trust and MoTI Memorandums of Understanding (MOUs). In creating this Committee, it requires MoTI to consult with it.

Trustee Busheikin noted the following:

- That the APC works at the request of the LTC and is not an independent body.
- If it was a similar arrangement for this committee, then MoTI would need to contact the LTC to invoke the committee.
- The LTC does not have a transportation mandate.

Staff noted the following:

- The LTC can appoint this Committee.
- The LTC has the authority to state that the APC can fulfill this role.

LA-2017-006

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee make a Standing Resolution to request the APC to undertake the function of a Transportation Advisory Committee.

CARRIED

Staff explained that they would look at the APC Terms of Reference to make sure there are no problems so that the APC can start as soon as possible.

14.3 Shoreline Protection Material - Memorandum

Acting Chair Morrison introduced this item, explaining that this is a waterfront guide that costs approximately \$10 per copy and that it is also available online.

LA-2017-007

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee authorize the release of up to \$150 from the Special Projects Budget for the purpose of purchasing up to 10 copies of the *Your Marine Waterfront Guide*.

CARRIED

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Monday, April 24, 2017 at 11:00 am at the Judith Fisher Centre, #1 China Cloud Bay Road, Lasqueti Island, BC

16. TOWN HALL

No Setbacks in Zoning Regulations

The following points were made:

- Squitty Bay Provincial Park has a driveway through it to a neighbour's guest cottage, which alienates a portion of the park.
- Setbacks could also apply to the Ecological Reserve.
- Setbacks could apply to all boundaries.

Powell River Regional District (PRRD) Fire Services Budget

The following points were made:

- The PRRD proposed budget almost doubles the existing Lasqueti Island Volunteer Fire Department budget.
- The PRRD has been pushing to build a new fire hall at the North end.
- Building a new fire hall in a different location could allow the Free Store to remain where it is.

17. CLOSED MEETING

17.1 Motion to Close the Meeting

LA-2017-008

It was MOVED and SECONDED,

that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1)(a) and (d) for the purpose of considering Appointment of Board of Variance (BOV) Members and adoption of In-Camera Meeting Minutes dated April 9, 2015 and that the recorder and staff attend this portion of the meeting and the second portion of the meeting that staff and trustees attend for the purpose of bylaw enforcement.

CARRIED

The LTC closed the meeting at 2:01pm

17.2 Recall to Order

By general consent the LTC reconvened in open meeting at 2:12pm to rise and report.

17.3 Rise and Report

Acting Chair Morrison reported on the following:

Adoption of the *in camera* minutes of the Local Trust Committee meeting of June 9, 2016.

18. ADJOURNMENT

By general consent the meeting was adjourned at 2:12pm.

Susan Morrison, Acting Chair

Certified Correct:

Dave Olsen, Recorder