



## Lasqueti Island Local Trust Committee Minutes of Regular Meeting

**Date:** June 26, 2017  
**Location:** Judith Fisher Centre  
 #1 China Cloud Bay Road  
 Lasqueti Island, BC

**Members Present** Laura Busheikin, Chair – via telephone  
 Susan Morrison, Local Trustee  
 Timothy Peterson, Local Trustee, Acting Chair

**Staff Present** Sonja Zupanec, Island Planner  
 Vicky Bockman, Recorder

**Others Present:** There was one (1) member of the public in attendance

### 1. CALL TO ORDER

Acting Chair Peterson called the meeting to order at 11:07 am. He acknowledged that the meeting was being held in the territory of the Coast Salish First Nations. He welcomed the public and introduced Trustees, staff and the recorder.

### 2. APPROVAL OF AGENDA

The following addition to the agenda was presented for consideration:

- 9.1 Correspondence from David and Laura Slik

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

### 3. TOWN HALL AND QUESTIONS

A member of the public commented on the Aging at Home Community Implementation Project with the following points noted:

- A question was asked if the Advisory Planning Commission (APC) has reviewed the Aging at Home Community Survey;
- Concern was expressed that the survey includes reference to options for guest cabins being used for purposes other than aging related issues, such as for help processing firewood and child care;
- It was suggested that the survey be organized such that questions specific to aging and guest cabins in general be separated for clarity; and
- Concern was expressed that Temporary Use Permits (TUP) to permit the residential use of guest cabins would not be an effective tool for addressing aging in place as the length of time needed would be unknown and could exceed the expiration of the TUP.

Trustees responded with the following comments noted:

- The APC supported the gathering of community response regarding wider issues; this is a first draft of the survey for consideration;
- The intent of the survey is to gather feedback from the community on this issue and there will be additional opportunities for public engagement; and
- Consideration will be given to the suggestions heard today.

**4. COMMUNITY INFORMATION MEETING - None**

**5. PUBLIC HEARING - None**

**6. MINUTES**

**6.1 Local Trust Committee Minutes dated April 24, 2017 for adoption**

The following amendments were presented for consideration:

- Page 1, item 2, first line: change “additions” to “addition”;
- Page 4, second line: delete “for”;
- Page 4, second paragraph, 9<sup>th</sup> bullet: delete text after “fee”;
- Page 5, third bullet: change to read “Environmental capacity is lower than possible density”;
- Page 6, fourth paragraph, first line: insert “how” after “about”; and
- Page 7, item 13.6, second bullet: change to read “A UBCM focus group is looking at ethical conduct in local government:”.

**By general consent** the minutes were adopted as amended.

**6.2 Section 26 Resolutions-Without-Meeting Report - None**

**6.3 Advisory Planning Commission Minutes - None**

**7. BUSINESS ARISING FROM MINUTES**

**By general consent** item 7.1 was moved to follow 11.1

**7.2 Follow-up Action List dated June 15, 2017**

Received for information.

**8. DELEGATIONS - None**

**9. CORRESPONDENCE**

**9.1 Correspondence from David and Laura Slik**

A Trustee read the correspondence that expressed concerns and offered suggestions regarding the Aging at Home Implementation Project.

**10. APPLICATIONS AND REFERRALS – None**

## 11. LOCAL TRUST COMMITTEE PROJECTS

### 11.1 Aging at Home Implementation Project - Staff Memo

Planner Zupanec presented the Staff Memo that provides the Local Trust Committee (LTC) with a draft Community Survey with additional questions concerning secondary suites within the Agricultural Land Reserve (ALR) for consideration and suggests dates for circulation of the survey and presentation of results.

Trustees discussed the draft survey and the following key points were noted:

- A preference was expressed that the survey be circulated for a full month;
- The additional questions concerning secondary suites in the ALR were supported as proposed;
- Consideration was given to the addition of a question concerning the possibility of permitting secondary suites in homes;
- Support was expressed for moving forward with the survey to gather more public opinion on the related issues.

#### **LA-2017-014**

**It was MOVED and SECONDED,**

that the Lasqueti Island Local Trust Committee approve the Community Survey attached to the June 26, 2017 staff report for circulation with the addition of the Survey Monkey survey link and the following questions related to secondary suites in the Agricultural Land Reserve:

“Do you support amending the Land Use Bylaw to establish an Agriculture Zone which includes all lands within the Agricultural Land Reserve? Answer options: Yes; No; It depends (please explain)”; and

“Do you support permitting secondary suites in the Agricultural Land Reserve on Lasqueti? Note: secondary suites are a permitted form of housing in the Agricultural Land Reserve but may be permitted or prohibited by local zoning. Answer options: Yes; No; It depends (please explain)”.

**CARRIED**

#### **LA-2017-015**

**It was MOVED and SECONDED,**

that the Lasqueti Island Local Trust Committee request staff to change the dates of the Community Survey to extend the finish date to August 7, 2017.

**CARRIED**

#### **LA-2017-016**

**It was MOVED and SECONDED,**

that the Lasqueti Island Local Trust Committee request staff to add a question number 3 to Part A: Guest Cabin Use: “Do you support secondary suites in residences?”.

**CARRIED**

## 7.1 Barge Ramp Uses - Staff Report

Trustees considered the Staff Report that responds to the LTC's request for more information regarding the Marine Multi Use Ramp Zone M9 usage and jurisdiction issues with the Ministry of Transportation and Infrastructure (MoTI) as it relates to loading, unloading, storage or sale of goods.

Discussion included the following points:

- The common practice of loading and unloading goods in the Land Based (LB) Zone is not a permitted use in that area which is adjacent to the M9 Zone;
- Discussion with MoTI regarding extending the M9 zone was considered as an option to address the current conflict with the Land Use Bylaw (LUB); and
- Sale of goods in the M9 zone is not a permitted use and those occurring on a road allowance would be within MoTI jurisdiction.

### LA-2017-017

**It was MOVED and SECONDED,**

that the Lasqueti Island Local Trust Committee request staff to add "Extending the M9 Zone up a portion of Weldon Road" to the Projects List.

**CARRIED**

**By general consent** the meeting was recessed at 11:59 am and reconvened at 12:07 pm.

## 11.2 Shoreline Protection Project - Staff Memo

Planner Zupanec presented information on the Shoreline Protection Project including the following:

- A slide presentation: Shoreline Protection Project Proposed Amendments to the Official Community Plan and LUB June 26, 2017;
- The memorandum regarding Shoreline Protection Project Status Update, with the following attachments:
  1. A table of proposed Official Community Plan (OCP) and LUB amendments to support Marine Shoreline Protection on Lasqueti Island that includes low to medium impact protection tools for proposed OCP amendments or additions; and a table of high impact protection tools for proposed LUB regulations;
  2. Draft Development Permit Area Guidelines; and
  3. Draft Subdivision Regulations.

Trustees discussed the project and the following key points were noted:

- The community has gathered much information relating to shoreline protection that might be utilized in this project;
- Support was expressed to move the project forward with a Community Information Meeting (CIM) on this topic;
- A Consultation Plan was outlined; and
- A timeline for conducting an LTC meeting and a CIM in September was established.

**LA-2017-018**

**It was MOVED and SECONDED,**

that the Lasqueti Island Local Trust Committee request staff to prepare amending bylaws for community consultation and early referrals that generally reflect:

- a) Changes to the Official Community Plan and Land Use Bylaw as per Attachment 1 of the Staff Memorandum;
- b) Introduction of a new Marine Shoreline Development Permit Area as per Attachment 2 of the Staff Memorandum; and
- c) Updated subdivision regulations as per Attachment 3 of the Staff Memorandum.

**CARRIED**

**LA-2017-019**

**It was MOVED and SECONDED,**

that the Lasqueti Island Local Trust Committee request staff mail out to all property owners/residents regarding the status of the project, scope of policy/regulatory changes, where to access project information, and opportunities for input.

**CARRIED**

**LA-2017-020**

**It was MOVED and SECONDED,**

that the Lasqueti Island Local Trust Committee request staff to prepare a comprehensive early referral package for the Advisory Planning Commission, First Nations, Ministry of Agriculture, and Agricultural Land Commission.

**CARRIED**

**LA-2017-021**

**It was MOVED and SECONDED,**

that the Lasqueti Island Local Trust Committee request that staff schedule a Community Information Meeting for September, 2017.

**CARRIED**

**12. BREAK - None**

**13. REPORTS**

**13.1 Work Program Reports**

**13.1.1 Top Priorities Report dated June 15, 2017**

Trustees discussed the Top Priorities. There were no changes requested to the Report.

13.1.2 Projects List Report dated June 15, 2017

Trustees discussed possible next steps to consider for the new project: "Extending the M9 Zone up a portion of Weldon Road".

**LA-2017-022**

**It was MOVED and SECONDED,**

that the Lasqueti Island Local Trust Committee request staff to contact the Ministry of Transportation and Infrastructure to discuss the feasibility of increasing the Marine Zone further up into Weldon Road.

**CARRIED**

**13.2 Applications Report dated June 15, 2017**

Received for Information.

**13.3 Trustee and Local Expense Report dated April, 2017**

The Expense Reports dated April and May, 2017 were received.

**13.4 Adopted Policies and Standing Resolutions**

Received for information.

**13.5 Local Trust Committee Webpage**

There were no changes requested to the LTC webpage.

**13.6 Chair's Report**

Chair Busheikin commented on the recent Trust Council meeting held on Lasqueti Island, complimenting both the Lasqueti Island setting and the work being conducted.

**13.7 Trustee Reports**

Trustee Morrison reported on the following:

- She considered the Trust Council meeting on Lasqueti Island to have been a success; and
- She will be attending a meeting on Thetis Island which will include a discussion regarding docks on Ruxton Island.

Trustee Peterson commented that Trust Council went well; and reported that he has received feedback from community members who expressed their appreciation and enjoyment of the meeting.

**13.8 Electoral Area Director's Report - None**

**13.9 Trust Fund Board Report**

Trustee Morrison provided a brief report, noting that the Trust Fund Board's current focus is working to develop a new 10-year Regional Conservation Plan.

**14. NEW BUSINESS - None**

**15. UPCOMING MEETINGS**

**15.1 Next Regular Meeting Scheduled for Monday, September 18, 2017 at 11:00 am at the Judith Fisher Centre, #1 China Cloud Bay Road, Lasqueti Island, BC**

Trustees confirmed the next meeting date, time and location.

**16. TOWN HALL - None**

**17. CLOSED MEETING - None**

**18. ADJOURNMENT**

**By general consent** the meeting was adjourned at 1:33 pm.

---

Timothy Peterson, Acting Chair

Certified Correct:

---

Vicky Bockman, Recorder