



Lasqueti Island Local Trust Committee Minutes of Regular Meeting

Date: September 18, 2017
Location: Judith Fisher Centre
#1 China Cloud Bay Road
Lasqueti Island, BC

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

Staff Present Sonja Zupanec, Island Planner
Vicky Bockman, Recorder

Others Present Approximately 20 members of the public - am
Approximately 3 members of the public - pm

1. CALL TO ORDER

Chair Busheikin called the meeting to order at 11:06 am. She acknowledged that the meeting was being held in territory of the Coast Salish First Nations, welcomed the public and introduced Trustees, staff and recorder.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 13.1 Printer and Dissemination of Printed Material
- 13.2 Meeting with Powell River Regional District (PRRD)

By general consent the agenda was adopted as amended.

3. TOWN HALL AND QUESTIONS

Comments regarding the Marine Shoreline Protection Project included the following:

- Objection was raised that the project has changed from an emphasis on eel grass protection; the shoreline is relatively well protected already compared to other islands;
- The consideration of Development Permit Areas (DPA) prior to consultation with the community was opposed;
- The Advisory Planning Commission (APC) did not support “blanket” protection by DPAs as a tool that the community would support;
- Changing the Land Use Bylaw (LUB) subdivision regulation as a “pilot program” was not supported;
- Language in the subdivision regulations should be addressed as soon as possible to clarify the intended minimum parcel area;

- Concern was expressed regarding the ability of Bylaw Enforcement to inspect properties for DPA compliance without being complaint-driven or with owners' consent;
- Lasqueti Island's existing regulations have been crafted with the community and could serve as a model for other communities;
- Why are DPAs considered to be a progressive land use planning tool? and
- Are there archeological sites and middens on Lasqueti Island; what would categorize them as "significant"; and are all middens to be protected?

Trustees and staff responded with the following comments noted:

- Community input on the proposed bylaws is an important part of the process;
- DPAs might be considered progressive as they would represent a proactive act to address interests of multiple stakeholders as opposed to reacting to impacts;
- Archeological sites and middens do exist on Lasqueti Island; staff is not aware of categories differentiating significance; and discussion with First Nations regarding these sites has not yet occurred.

Comments on other topics included the following:

- Displeasure was expressed with the survey as it was intended to address aging at home and not density;
- Support was expressed for requesting Executive Committee to meet with the Minister of Transportation regarding the important issue of Tucker Bay Road;
- Concern was expressed regarding the Lasqueti Island Hotel liquor license change application, noting that it is a significant increase in maximum occupancy and the building might not support the occupancy load. The Local Trust Committee (LTC) was requested to consult with the community and provide comment to the Liquor Control and Licensing Branch (LCLB);
- An effort to engage an alternate minute taker from Lasqueti Island was recommended; and
- The APC has not been informed that it is to act as a Transportation Advisory Committee (TAC).

Trustees and staff responded with the following comment noted:

- APCs may be referred matters relating to many subjects and may act as a TAC when necessary including communicating with the Ministry of Transportation and Infrastructure (MoTI).

4. COMMUNITY INFORMATION MEETING - None

5. PUBLIC HEARING - None

6. MINUTES

6.1 Local Trust Committee Minutes dated June 26, 2017 for adoption

The following amendment was presented for consideration:

Page 1, item 1, second line: remove "traditional"

By general consent the minutes were adopted as amended.

6.2 Section 26 Resolutions-Without-Meeting Report dated September 7, 2017

Received.

6.3 Advisory Planning Commission Minutes

Trustees reported that APC minutes dated September 12, 2017 have been received. They expressed appreciation and thanked APC members for the work.

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated September 7, 2017

Received.

7.2 Tucker Bay Road - for discussion

Trustee Peterson requested discussion of the potential LTC role as legal respondent in a possible Supreme Court case regarding Tucker Bay Road. Discussion followed on approaches to the matter that might be considered including advocacy efforts through Executive Committee.

LA-2017-023

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request Executive Committee to investigate the appropriateness of being a responder in the potential B.C. Supreme Court case regarding Tucker Bay.

CARRIED

8. DELEGATIONS - None

9. CORRESPONDENCE - None

By general consent agenda item 11 was moved to follow item 9.

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Marine Shoreline Protection Project - Verbal update & discussion

Planner Zupanec presented an update on the Marine Shoreline Protection Project with the following key points noted:

- The Islands Trust website will be updated to provide the public access to material including agency referrals, correspondence and background information;
- The APC has been referred the draft framework and their response has been received;
- A Community Information Meeting (CIM) will be held to share information with the community that the LTC and APC have received, and offer an opportunity

for the public to ask questions and provide input on what approach might be taken;

- Presentations on First Nations and Lasqueti Island's ecosystem will be included in the CIM;
- The APC has requested that they be provided with an opportunity to bring alternatives to the draft framework to the LTC; and
- Options will be presented to the LTC for consideration.

Trustees commented that this approach to draft bylaw changes was developed as a beginning point for discussion and noted that they have been hearing concerns and lack of support for the consideration of DPAs on Lasqueti Island.

LA-2017-024

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee initiate a community consultation process regarding Official Community Plan and Land Use Bylaw changes identified in the Shoreline Protection Project.

Trustee Morrison spoke to the motion, noting that the Community Information Meeting is addressing the Shoreline Protection Project; this would be a community targeted discussion.

CARRIED

The floor was opened to the public for comment:

- A member of the public observed that the APC recommended that the LTC not proceed with the project as currently proposed and that the LTC request that the APC meet again to consider the project.

LA-2017-025

It was MOVED and SECONDED,

that the discussion in the Shoreline Protection Project regarding Development Permit and 30 metre setbacks be confined to sensitive shoreline areas, forage fish, and eelgrass-identified sites.

CARRIED

LA-2017-026

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee refer the Shoreline Protection Project now new direction back to the Advisory Planning Commission with a request to seek solutions to sensitive ecosystem protection and also marine zoning.

Discussion ensued and Chair Busheikin suggested that the question of why this project is being undertaken might be highlighted for the benefit of the APC and members of the public.

CARRIED

Discussion followed on the Project with the following points noted:

- Planner Zupanec reviewed the Project Charter and noted that these resolutions would not require amendments to the Charter; however, noted that there may be possible budget implications;
- A Trustee indicated a desire to address the LUB 3.11(1) subdivision regulation as soon as possible;
- The October 6, 2017 CIM was supported as an opportunity to receive information on First Nations and ecosystem protection, and to move forward with more community input in the consultation process; and
- Promotion of the CIM to encourage community participation was discussed and included the production of a poster for display.

10. APPLICATIONS AND REFERRALS

Trustee Peterson declared a potential conflict of interest due to employment and left the meeting at 12:17 pm.

10.1 LA-LCB-2017.1 (Lasqueti Island Hotel (447615 BC Ltd.)) Staff Report

Planner Zupanec presented the Staff Report that reports that the Liquor Control and Licensing Branch (LCLB) has provided the LTC an opportunity to comment on the requested change to the existing liquor license that would allow for an increase in the occupant load to the pub and outdoor patio. She reported that the LTC Fees Bylaw does not include an application fee for LCLB referrals and noted that the LTC might consider amending the Fees Bylaw to set a fee for reviewing these applications. She reported that the applicant was present to answer any questions.

Trustees discussed the application and a Trustee noted that complaints regarding noise have been received in the past; however, the applicant has made changes in response to concerns.

LA-2017-027

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff to inform the Liquor Control and Licensing Branch that it has considered application LA-LCB-2017.1 (Lasqueti Hotel) for a "Liquor Primary Structural Change Application" and will not be providing comments.

CARRIED

LA-2017-028

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff to prepare an amendment to the Lasqueti Island Fees Bylaw No. 85 to set a fee for reviewing Liquor Control and Licensing Branch applications.

CARRIED

Trustee Peterson returned to the meeting at 12:29 pm.

By general consent a Town Hall was added to the agenda to follow item 10.1.

TOWN HALL

Comments from members of the public regarding the Marine Shoreline Protection Project included the following:

- Opposition was expressed to changing setback regulations as topography would have prevented construction of the speaker's residence if it were changed; many properties have water access only and need boat sheds; homes and lifestyle need to be protected;
- A viewpoint was expressed that any significant archeological sites could be addressed in the draft bylaw; however other sites would have been disturbed by logging operations;
- Concern was expressed that Lasqueti Island has no harbours and few places to keep a boat; any proposal making it harder to access the island by boat was opposed; and
- The need to consult with First Nations was questioned.

Planner Zupanec clarified that a 30 metre buffer setback prohibiting development is not the intent of the regulation in the draft and explained that the draft framework is intended to give information regarding sensitive areas and features that warrant protection.

Two letters were submitted for the record:

- Letter dated September 18, 2017 from Keith Morris opposing changing the setback on waterfront properties on Lasqueti Island; and
- Letter dated September 14, 2017 from Sharon and Richard Chesham regarding opposition to proposed changes to the shoreline setback.

By general consent the meeting was recessed at 12:49 pm and reconvened at 1:15 pm.

12. REPORTS

12.1 Work Program Reports

12.1.1 Top Priorities Report dated September 7, 2017

Received.

12.1.2 Projects List Report dated September 7, 2017

Received.

12.2 Applications Report dated September 7, 2017

Planner Zupanec provided an update and responded to questions that arose.

12.3 Trustee and Local Expense Report dated July, 2017

Received.

12.4 Adopted Policies and Standing Resolutions

Trustees discussed the Standing Resolution that requests that the APC also act as TAC, confirming that the APC can address any planning issue without special consideration. Process and procedure of referring any MoTI referral to the APC was discussed.

12.5 Local Trust Committee Webpage

No changes were requested.

12.6 Chair's Report

Chair Busheikin reported on the following:

- Trust Council was recently held on Denman Island and included an informative discussion of the Salt Spring Island referendum decision against incorporation;
- She will be attending an Executive Committee meeting next week; and
- Executive Committee members will be attending the Union of BC Municipalities convention to possibly meet with various Ministers and discuss Islands Trust issues.

12.7 Trustee Reports

Trustee Peterson reported on the Lasqueti Island Ratepayers Association meeting he attended last month concerning Tucker Bay Road.

Trustee Morrison reported on the following:

- Attended a Lasqueti Community Association meeting recently;
- She has heard many concerns expressed from community members regarding bylaw issues and the Shoreline Protection Project;
- She has contacted Trust Area Services to initiate a prospective session with Freshwater Specialist William Shulba on Lasqueti Island; and
- Work continues on the Tucker Bay Road issue.

12.8 Electoral Area Director's Report - None

12.9 Trust Fund Board Report

Trustee Morrison provided a brief report on the following:

- The Kwel Nature Reserve management plan;
- Trust Fund Board's protection of over 100 places;
- The 10-year Regional Conservation Plan remains a focus; and
- An upcoming retreat is planned to discuss fundraising.

13. NEW BUSINESS

13.1 Printer and Dissemination of Printed Material

Trustee Peterson reported that the Northern Office has provided a printer capable of printing the volume required to meet Lasqueti Island LTC needs. He solicited input as to where to locate the printer and how to distribute printed LTC meeting agendas to islanders requesting printed copies.

Trustees discussed the options and the following points were noted:

- Trustee Morrison offered space in her home for the printer with a suggestion for a convenient location that could be accessed easily;
- Trustee Peterson offered to print agenda copies and distribute them to island locations and by mail to those requesting; and
- Contacting members of the community through the email list was suggested as a way to reach those who may not receive mail in order to make arrangements for receipt of printed agenda copies.

13.2 Meeting with Powell River Regional District (PRRD)

Trustee Peterson observed that a meeting with the PRRD was deferred in September, 2016 and suggested that a meeting be organised to discuss topics of interest.

LA-2017-029

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff to organise a meeting between the Local Trust Committee and the Powell River Regional District.

CARRIED

Trustees commented on their willingness to meet in any location to facilitate the meeting and proposed that the meeting include more than two members of the PRRD to maximize effectiveness.

14. UPCOMING MEETINGS

14.1 Special Meeting scheduled for Friday, October 6, 2017 at 6:30 pm at the Lasqueti Community Hall, Main Road, Lasqueti Island, BC

Trustees confirmed the date, time and location for the Special Meeting.

14.2 Next Regular Meeting Scheduled for Monday, October 23, 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.

15. TOWN HALL

Comments regarding the Marine Shoreline Protection Project included the following:

- The work on the subdivision regulation 3.11(1) should begin now as the community is under the impression that there is a 10-acre minimum parcel requirement;

- Change to the subdivision regulation was not supported as there was concern that it would not permit cluster housing;
- The current bylaws have been working effectively for many years and a change was not supported;
- Objection was raised to changing language in the bylaw as the community worked diligently to create the Official Community Plan and Land Use Bylaw to describe what was wanted on Lasqueti Island and things have not changed since their creation.

Comments regarding other topics included the following:

- A community member objected to the LTC's decision that comment not be provided on the LA-LCB-2017.1 application to change an existing liquor license, indicating that gathering views of residents within 500 metres of the establishment was insufficient and that the lack of a fee for Islands Trust analysis of the situation appears to be the rationale for the decision.
 - A Trustee related the intent to contact those members of the community that had expressed concerns to encourage them to comment to the LCLB; and it was suggested that the administrator of the Lasqueti email list might encourage community input; and
 - A Trustee noted that ensuring the building's capacity to support the increased occupant load is not within the LTC's jurisdiction;
- A question was raised as to the distribution of hard copies of LTC agendas to those currently unable to access them; and the proposed process was explained by Trustees;
- A question was asked regarding the October 6, 2017 CIM presentation content;
 - Planner Zupanec explained that the CIM will be held to share with the community information that the LTC and APC have received; and to provide an opportunity for the public to ask questions and provide input on what approach might be taken; and that presentations on relevant First Nations and ecosystem information will be included for information.

Trustee Peterson declared a potential conflict of interest due to employment and left the meeting at 2:07 pm.

LA-2017-030

It was MOVED and SECONDED,

that resolution LA-2017-027, that the Lasqueti Island Local Trust Committee request staff to inform the Liquor Control and Licensing Branch that it has considered application LA-LCB-2017.1 (Lasqueti Hotel) for a "Liquor Primary Structural Change Application" and will not be providing comments, be rescinded.

CARRIED

LA-2017-031

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff to inform the Liquor Control and Licensing Branch that it has considered application LA-LCB-2017.1 (Lasqueti Hotel) for a "Liquor Primary Structural Change Application" and provides the following comments:

“That members of the Local Trust Committee have received complaints regarding noise and the Local Trust Committee recommends:

- that noise concerns be addressed in the licensing process; and
- that residents of Lasqueti Island be notified of the proposed changes and be invited to comment.”

CARRIED

Trustee Peterson returned to the meeting at 2:13 pm.

LA-2017-032

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff to draft revised wording for subdivision regulations that clearly states minimum lot size of 10 acres on lots which does not rely on the use of Develop Permit Areas.

Discussion followed and Planner Zupanec clarified that this work has already been done and is included in Attachment 3 of the June 2017 Staff Report.

DEFEATED
Unanimously

16. CLOSED MEETING

16.1 Motion to Close the Meeting

LA-2017-033

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 discussion regarding personal information regarding an identifiable individual and adoption of *In-Camera* Meeting Minutes dated February 20, 2017 and that the recorder and staff attend the meeting.

CARRIED

The meeting closed to the public at 2:19 pm.

16.2 Recall to Order

By general consent the meeting was recalled to order at 2:29 pm.

16.3 Rise and Report

Chair Busheikin reported that in the closed meeting the minutes of the *In Camera* meeting of February 20, 2017 were adopted.

17. ADJOURNMENT

By general consent the meeting was adjourned at 2:29 pm.

Laura Busheikin, Chair

Certified Correct:

Vicky Bockman, Recorder