



## Lasqueti Island Local Trust Committee Special Meeting Minutes

<b>Date:</b>	<b>January 8, 2018</b>
<b>Location:</b>	<b>Judith Fisher Centre #1 China Cloud Bay Road Lasqueti Island, BC</b>
<b>Members Present</b>	<b>Laura Busheikin, Chair (by teleconference) Susan Morrison, Local Trustee, Acting Chair Timothy Peterson, Local Trustee</b>
<b>Staff Present</b>	<b>Ann Kjerulf, Regional Planning Manager (by teleconference) Dave Olsen, Recorder</b>
<b>Others Present</b>	<b>There were thirty (30) members of the public in attendance.</b>

### 1. CALL TO ORDER

*Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."*

Acting Chair Morrison called the meeting to order at 10:01 am. She acknowledged that the meeting was being held in the traditional territory of First Nations.

### 2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

#### 11. CLOSED MEETING

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

### 3. TOWN HALL & QUESTIONS

Karl Darwin, President of the Lasqueti Island Ratepayers Association (LIRA), read a presentation and then submitted it. He gave a brief history of the Lasqueti Island Local Trust Area and previous bylaw development and indicated that LIRA wishes to be involved with a review of the Official Community Plan (OCP)/Land Use Bylaw (LUB).

#### Public Address System

A public address system was requested so the public can hear the Trustees better.

#### Housekeeping Amendments

It was suggested that changing "may" to "must" and "should" to "shall" would impact the LUB.

Average Lot Size

A concern was raised regarding the wording of the minimum lot size for subdivision provision in the LUB.

Trustee Peterson noted that, at the October 23<sup>rd</sup> meeting, the LTC had requested that this issue be raised separately from the shoreline protection project.

OCP/LUB Review

Discussion arose regarding the potential to undertake a comprehensive OCP/LUB review.

- Trustee Morrison noted that work program budgets are determined by Trust Council and to date, while there have been annual requests to undertake a comprehensive review, money has been provided to address piecemeal bylaw issues.
- A member of the public asked whether or not there was a legal requirement to review an OCP every 5 years.
- Islands Trust staff noted that it is good practice to review the OCP every 5 years but it is not a legal requirement.
- A member of the public asked what costs are involved in undertaking an OCP review.

Staff noted that the cost of a review would depend on whether or not consultants would be used, costs of meetings and advertising, staff travel and minute taker, and document production.

Discussion continued and the following was noted:

- That an OCP is a plan by the community rather than for the community; no one has said that they want a plan imposed.
- Equipment to record meetings was offered, as well as making the recordings available to the public, for no cost.
- It was suggested that locals can volunteer to run the meetings until the bylaw drafting stage.
- A new LTC could decide we don't need a review, so it was suggested that the LTC move the review forward before the election.

Election Year

Trustees were asked if they were planning to run again:

- Trustee Morrison answered that she had planned to run again but could not confirm due to family health concerns
- Trustee Peterson answered that at this point he is planning to run again.

**4. MINUTES****4.1 Local Trust Committee Minutes dated October 23, 2017 for adoption**

The following amendments to the minutes were presented for consideration:

On Page 8, section 12.7 Trustee Reports, change:

“Trustee Peterson reported that he attended the UBCM and Trust Council meetings.” to  
“Trustee Peterson reported that he attended the Trust Council meetings.”

On Page 10, change:

“People may or may not read the email list, but everyone reads the email list serve and it did not contain the First Nations information on it.”

to

“People may or may not read the email list, but everyone reads the island mailer and it did not contain the First Nations information on it.”

On Page 8, section 12.6 Chair’s report: remove last two sentences in the 3<sup>rd</sup> bullet.

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

## 5. BUSINESS ARISING FROM MINUTES

### 5.1 Follow-up Action List dated December 22, 2017

- Trustee Peterson asked if any new information been received from the Ministry of Transportation and Infrastructure (MOTI) regarding the M9 zone?
  - Staff answered “No.”
- Trustee Peterson asked if there was any news regarding the proposed Powell River Regional District meeting?
  - Staff answered that the respective CAOs had been in communication but no date had been identified; staff offered to continue to work on this, but asked if it is still desired since it is an election year.

Both Trustees indicated a strong interest in continuing to set up a meeting.

- Trustee Morrison noted that she made a resolution to remove Development Permits from the Marine Shoreline Protection Project, that it hasn’t shown up and that she is very concerned.
  - Staff responded that they would add the resolution for the February LTC meeting.

## 6. LOCAL TRUST COMMITTEE PROJECTS

### 6.1 Lasqueti Island Official Community Plan Review

Trustee Morrison asked staff to give an overview.

Staff responded that an OCP has two key elements – the community consultation process and the statutory bylaw amendment process. It is important that the community be involved throughout the process and understands how the OCP relates to the Islands Trust Policy Statement.

Trustee Peterson asked, in terms of public engagement, if the policy statements are easily understood or do they need interpretation?

Staff responded that the Islands Trust Policy Statement includes directive policies that must be included in the OCP and also serves a similar role as a Regional Growth Strategy. You will want your bylaws, when they reach the Islands Trust Executive Committee, to align with IT policy.

Chair Busheikin stated that she felt that the Islands Trust Policy Statement was easy to

understand.

Trustees discussed the opportunity of postponing the Marine Shoreline Protection project, having a Community Information Meeting (CIM) to talk about a comprehensive OCP review process, and getting input from community members about what this process could look like.

Trustee Peterson noted that this would be different.

**LA-2018-001**

**It was MOVED and SECONDED,**

that the Lasqueti Island Local Trust Committee request staff to organize a community meeting in February/March 2018 to look at an Official Community Plan (OCP)/Land Use Bylaw (LUB) review.

**CARRIED**

**LA-2018-002**

**It was MOVED and SECONDED,**

that the Lasqueti Island Local Trust Committee request staff to put the Marine Shoreline Protection Project on hold.

Trustee Peterson further noted that minimum lot size for subdivision issue has been separated out and added to the Top Priorities List.

**CARRIED**

Discussion ensued and included:

- Staff need to ensure that the OCP process meets legal requirements.
- Staff offered a “Planning 101” document that would describe the purpose of an OCP, required and optional content, a general overview of the OCP process and relationship with the Islands Trust Policy Statement and Land Use Bylaw.
- Trustees want to disseminate this information in advance of the meeting so it doesn’t need to be discussed at the CIM.
- The upcoming CIM will give the community the chance to scope out the Review; the Community will do most of the talking and self-organize.
- Facilitation for the CIM will be on the next LTC Meeting agenda.

## 7. REPORTS

### 7.1 Work Program Reports

#### 7.1.1 Top Priorities Report dated December 22, 2017

##### **LA-2018-003**

**It was MOVED and SECONDED,**

that the Lasqueti Island Local Trust Committee move the Marine Shoreline Protection Project from the Top Priorities List to the Projects List.

Chair Busheikin noted her desire to not forget about this Project as we move forward since we have a strong letter of support from First Nations and it really dovetails with our desire to protect the marine environment.

**CARRIED**

##### **LA-2018-004**

**It was MOVED and SECONDED,**

that the Lasqueti Island Local Trust Committee put the Official Community Plan (OCP)/Land Use Bylaw (LUB) Review on the Top Priorities List.

**CARRIED**

Discussion ensued regarding the upcoming budget deadline and the following was noted:

- There is a new Islands Trust programme with \$100,000 for new projects that can be applied for any time of the year.
- The next LTC meeting is February 18, before the March Budget deadline.

#### 7.1.2 Projects List Report dated December 22, 2017

Received.

### 7.2 Applications Report dated December 22, 2017

Received.

A member of the public spoke regarding application LA-SUB-2014.1 and noted:

- He lives on Weldon Road, which will be affected by this application.
- He has a great concern for public safety and there is little mention of public safety in the application.
- He addressed his concerns in July to Planner Rittemann, and she forwarded his concerns to the Ministry of Transportation and Infrastructure (MOTI). He has received no reply from MOTI.
- In the summer, Weldon Road is maxed out with motorized vehicles. With 8 more parcels, this danger is increased significantly.
- There is a 30 metre stretch of Weldon Road by Johnson's Lagoon, where the down

side is ocean, and the up side is rock face; Mr. Norton expressed surprise that there was no provision for this stretch provided in the proposal.

Trustee Morrison reported the following:

- That she has made several comments about that road to MOTI, including to Assistant Deputy Minister Kevin Richter when he was on island.
- She believes that the road itself is not reasonable.
- That the Executive Council had a meeting with Minister Clare Trevena and that this is something we have to keep pushing.

A member of the public added that other applications have not received approval until the developer paid for a road upgrade.

#### **LA-2018-005**

**It was MOVED and SECONDED,**

that the Lasqueti Island Local Trust Committee request the Chair to write a letter to the Ministry of Transportation and Infrastructure (MOTI) regarding road safety issues in relation to Application LA-SUB-2014.1.

**CARRIED**

#### **7.3 Trustee and Local Expense Report dated November, 2017**

Received.

#### **7.4 Adopted Policies and Standing Resolutions**

Received.

#### **7.5 Local Trust Committee Webpage**

Received

#### **7.6 Chair's Report**

Chair Busheikin had nothing to report other than Trust Council is next week.

#### **7.7 Trustee Reports**

Trustee Morrison reported that it has been quiet for the holidays, but next week she has a Financial Planning and Executive Council meeting in Victoria.

Trustee Peterson reported on the following:

- The LTC held a Resolution Without Meeting in order to schedule this meeting.
- He is having an open house at the Judith Fisher Centre on Saturday, January 13.
- Trust Council is busy and is proposing a 2% increase in taxes; he moved that it be reduced by half but that motion was defeated.

**7.8 Trust Fund Board Report dated November, 2017**

Received.

Trustee Morrison read from the report.

**8. UPCOMING MEETINGS****8.1 Next Regular Meeting Scheduled for Monday, February 19, 2018 at 11:00 am at the Judith Fisher Centre, #1 China Cloud Bay Road, Lasqueti Island, BC****9. TOWN HALL**Public Address System

Trustee Morrison reported that at Trust Council they are moving towards a new system, that she likes the idea and she is doing some research on how to get the system for our meetings.

Fixed Time for Speakers

A member of the public requested that the Chair institute a fixed time for all speakers during Town Hall.

First Nations Territory

The last meeting minutes states that this is Tla'amin Territory, but other Nations have territorial claims here.

OCP/LUB Review

Discussion ensued and the following was noted:

- Everyone was encouraged to speak a little bit about what they want in the review.
- Almost everyone was under the impression that there was a 10-acre minimum; now that we know differently, some public discussion about the current situation may be advantageous.
- Want the review to be a Community-led process; email and small groups could work together.
- The Trust is constrained by its own process.
- E-DAC had a needs based approach.
- An email-based approach to interests was proposed.
- Both email and formal meetings were described to be not fully inclusive.
- The Planning 101 information from the staff would be useful to have more than a week in advance.
- To reach people without email, mail outs could be sent.
- Is it possible to remove the requirement to advertise in the Parksville/Qualicum newspaper?
  - Trustees suggested that the *Local Government Act* requires it, which is beyond the scope of the LTC.
- The Community Hall was identified as the main meeting location for the review.
- Open Houses are helpful to bring ideas to Trustees.
- Chair of the APC offered his experience as a municipal councillor that has done an OCP review.
- Important to allow the community to voice opinions.
- Potlucks were suggested as meeting venues, where one person takes notes over dinner, and the notes are brought to a bigger meeting so more people voices are heard.
- Regular meeting times were proposed so that newcomers and others could plan ahead and

- would know how to get involved and be heard.
- The APC also has meeting constraints: 5 days notice, a minute taker, and only 3 members can talk in the same place before quorum is reached.
  - The Review could be less of a formal process and more of a process of collecting public viewpoints.
  - The last OCP review was referenced as a good process.
  - Meetings were requested to be in the evenings or on the weekends.
  - One of the criticisms from the Powell River Regional District (PRRD) of the E-DAC process was that just a few people were represented, not the whole community; it is important to show that people are represented in this process.
  - Younger people in attendance were encouraged to reach out and be as engaged as possible.
  - Signs on trees, mailers, Facebook postings were all suggested as ways to reach out to younger people.
  - Any edition of our local paper has the LTC contact information.
  - There are community members that are afraid to make their views known. It is important for people to feel safe.
  - Trustees offered to have monthly open houses and/or office hours, for private discussions.
  - Many people in the community are known as resources to help with writing to the LTC.
  - A song was written in the past to help people with all the acronyms.
  - More rentals need to be available so more younger people can work on island.

Trustees offered to receive the informal information gathering in writing as correspondence and noted the following:

- Email sent to the Lasqueti Island Local Trust Committee is automatically included as official correspondence for the public record.
- If only one Trustee is written to, that Trustee will ask if the writer wishes to have her or his submission to be received as official correspondence, which would may be posted online.

The Trustees thanked the public for the great meeting and for giving them the proof that they need to move forward with the OCP/LUB review.

**10. CORRESPONDENCE – Letter received from Martha Wendt**

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

**11. CLOSED MEETING**

**11.1 Motion to Close the Meeting**

**LA-LTC-2018-006**

**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) for the purpose of considering Appointment to the Advisory Planning Commission, and that the recorder and staff attend the meeting.

**CARRIED**

The meeting closed to the public at 12:13pm

**11.2 Recall to Order**



**By general consent** the meeting was recalled to order at 12:14pm.

**11.3 Rise and Report**

Trustee Morrison reported that Colin Ewan was appointed to the Advisory Planning Commission.

**12. ADJOURNMENT**

**By general consent** the meeting was adjourned at 12:15pm.

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Susan Morrison, Acting Chair

Certified Correct:

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Dave Olsen, Recorder