



Lasqueti Island Local Trust Committee Minutes of Special Meeting

Date: March 28, 2018
Location: Judith Fisher Centre
 #1 China Cloud Bay Road
 Lasqueti Island, BC

Members Present: Laura Busheikin, Chair - via teleconference
 Susan Morrison, Local Trustee
 Timothy Peterson, Local Trustee, Acting Chair

Staff Present: Sonja Zupanec, Island Planner - via teleconference
 Dave Olsen, Recorder

Others Present: There were eight (8) members of the public in attendance.

1. CALL TO ORDER

Acting Chair Peterson called the meeting to order at 10:01 am. He acknowledged that the meeting was being held in territory of the Coast Salish First Nations. He introduced the Staff and Trustees.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

3. TOWN HALL

5. TOWN HALL

By general consent the agenda was adopted as amended.

3. TOWN HALL

A number of questions were asked and the following exchanges were noted:

- What are the requirements to hold a meeting?
 - 48 hours notice, with the standard notifications: Islands Trust website update and physical postings. Sending to the email list is optional but usually done.
- Will cluster housing still be possible after this bylaw change?
 - There is no amendment on the table. The point of the meeting is for the LTC to consider next steps.
- If you do this amendment, can we do cluster housing? Average lot size allowed for that.
 - Bylaw 95 did not include any conservation measures for subdivision regulations; those were part of the Shoreline Protection Project.
 Staff continued the discussion by noting the following:

- The current Land Use Bylaw (LUB) with “average lot size” allows someone to lop off 1 acre many times until there are lots of small lots.
- Based on the legal opinion, there is no provision to prevent that. This could be severely abused.
- The existing subdivision regulations allow for cluster housing. What it does not do is protect that large piece, which can still be subdivided.

The following comments were then noted:

- The possibility of cluster housing should be included in any future bylaw.
- If we divide the whole island into 10 acre lots, there won't be any forest left. We need cluster housing to keep the viability of forest ecosystems.

Trustees responded with the following:

- Because average lot size was brought to our attention, we took this piece out.
- We currently don't have any protection; there is nothing in the bylaw that would prevent further subdivision of large pieces.
- We've singled this out because most people thought we had a 10 acre minimum.
- If we are going to do cluster housing, we need to protect those large pieces in perpetuity.
- Generally covenants prevent tree cutting but those lots are often meant for firewood.
- In favour of including the options for clustering and conservation purposes.

The following comments were also noted:

- At least 3 strata development examples of cluster housing on Lasqueti: one has 8 very small lots and retain the rest of the 160 acres in common.
- One of the difficulties with the process is that the Ministry of Transportation and Infrastructure (MoTI) deals with the subdivision, not the Islands Trust.
- There is no reason why having a minimum lot size of 10 acres should preclude cluster housing.
- Surely it's possible to prevent 1 acre lots and allow cluster housing.

4. BUSINESS ITEMS

4.1 Amendments to the Lasqueti Island Land Use Bylaw Subdivision Regulations – Discussion

Staff introduced the discussion and the following was noted:

- Staff review subdivision applications only via referral from MoTI and can only state whether the application meets or does not meet Land Use Bylaw regulations.
- If the regulations do not specify that lots can be clustered without covenants, we cannot ask for that. It must be spelled out in the Bylaw.
- Cluster housing is great in theory if the developer is sensitive to layout, protecting ecological function and features, archaeological sites. However, there can be many unintended impacts to adjacent properties who never anticipated cluster housing next door accessing the same aquifer or disposing of sewage in the vicinity.
- Suggest that we use planning tools to prevent problems; there are pros and cons to leaving it open as this can be misused.
- This bylaw amendment was considered to be a simple fix.

Trustees noted the following:

- A fully finished amendment may not be accomplished today; it is reasonable to investigate what we want.
- A report from staff would help us find out what options are available.
- There is concern that if this is not done swiftly, there could be subdivisions that we don't want. Other people are aware that this loophole exists.
- A bigger process is about to begin; we want to stay on track.

Members of the public noted the following:

- That there needs to be a review process to ensure that there are measures in place, with citizens from Lasqueti.
- The proposed bylaw did address the loophole but also included two other aspects that are not wanted.
- If the amended bylaw doesn't address cluster housing for a couple of months, it won't be the end of the world.

Staff explained that the other provisions in the proposed bylaw were carryovers from the Shoreline Protection Project: one is a standard piece regarding the Agricultural Land Reserve (ALR), while the other piece is an updated lot ratio.

LA-2018-021

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request Staff to bring back rescinded draft Bylaw 95 and remove from 3.11 Subdivision Regulations, sections:

(1) The minimum area of a parcel that is created by subdivision wholly or partially within the Agricultural Land Reserve is 8 hectares, and

(6) No parcel having a depth greater than three times its width may be created by subdivision, and for this purpose the width of a panhandle parcel shall be measured at the point where the panhandle connects with the main portion of the parcel.

Trustees explained that they received a letter that states that the 8 hectare minimum for the ALR limits the potential for adding smaller pieces of land to the ALR and that 20 acre parcels are more suitable to animal husbandry, which is not typically appropriate for a Gulf Island.

Section 6 was removed because a similar regulation already exists and we want to save this for the larger OCP discussion. Also, 10 acre lots are different than smaller lots.

CARRIED

Staff noted that there is currently no project charter for this amendment and asked whether it is related to Bylaw 95 or the upcoming OCP review.

Trustees responded with the following points:

- That it should be part of the OCP review but want to just deal with Bylaw 95 for now.
- This is a small change plugging a loophole. We don't want it to get in the way of the OCP review.
- Want to make sure the report doesn't confuse the public, and that when we do bring it forward, that we are upfront about being aware that it potentially limits cluster housing and that this is only temporary.

Staff explained that there isn't a project charter for the OCP review yet, and a Community Information Meeting (CIM) is being held at the end of April. That meeting should help identify what is in scope and out of scope for an OCP review project. That project charter will be developed after the CIM.

LA-2018-022

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request Staff to draft a Project Charter to consider options regarding cluster housing and conservation subdivisions.

Staff commented that this might be confusing to your constituents, advised that it be very transparent, and offered to prepare an analysis of subdivision options.

CARRIED

5. TOWN HALL

The following comments were noted:

Regarding the lot shape; the intention was for the ratio to apply to smaller pieces. A 40 acre piece was too big to comply and is not relevant.

There are 2 subdivision applications pending now. One is water access only. Does that go through MoTI as well?

Trustees responded with the following points:

- We get a referral from MoTI and look at the density and send it back to MoTI.
- Staff handle the referrals. The application log is important to keep your eyes on.
- The next LTC Meeting is April 23, 2018.

6. ADJOURNMENT

By general consent the meeting was adjourned at 11:08 am.

Timothy Peterson, Acting Chair

Certified Correct:

Dave Olsen, Recorder