



Lasqueti Island Local Trust Committee Minutes of Regular Meeting

Date: April 23, 2018
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
 Dave Olsen, Recorder

Others Present: There were seven (7) members of the public in attendance.

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."

Chair Busheikin called the meeting to order at 11:00 am. She acknowledged that the meeting was being held in territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

7.2 Business arising from minutes - Bylaw 95

13.4 New Business - Connectivity

By general consent the agenda was adopted as amended.

3. TOWN HALL AND QUESTIONS

Official Community Plan (OCP) Review

A brief report was made by Andrew Fall on the Preliminary OCP Review Community Meetings:

- The first meeting was called "OCP 101" and was motivated by Colin Ewan; the intent was to make sure that people know what, why and how our OCP is created.
- On April 8, a second meeting was held and we talked about interests; it was approximately two hours long.
- David Slik typed as people talked, and it was projected overhead. Speakers were asked if what was typed reflected accurately what they intended to say. No names were recorded. Camino requested and received a copy that is publicly available at False Bay Provisions. We

were clear that we recorded some interests, not THE interests. David Slik has offered to pull out the existing interests in our current OCP.

- We then discussed how best to prepare for the April 28 meeting, with our main goal being how would they like to engage and be active. There was no attempt to come to consensus; those that have experience shared it, while new comers asked questions.

LTC Webpage

It was noted by the public that the LTC webpage is assumed to be the place to find all minutes and correspondence for the LTC, but many pieces of correspondence that are known to exist could not be found recently. A bylaw could not be found either.

Staff responded that any correspondence related to projects is listed. Bylaw 95 is not up yet as it is pending the OCP review and once it is formalized as a project, the webpage will have space for it. Staff advised to contact them for any missing information so they can ensure clarity about where it is and create a placeholder if needed.

The public noted that the only application on the webpage is KGL Freight and also noted that finding information could be easier if it was posted on the webpage rather than just being available via agenda packages.

Agenda Packages

The public noted that agenda packages were no longer being provided in public prior to the meetings. It was strongly felt that having these be publicly available in advance was very important for public engagement.

LA-2018-023

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request Staff to print out 5 extra copies of our agenda packages and post them at the Community Hall, False Bay Provisions, Post Office, on the Ferry and at the Lasqueti Hotel Pub.

CARRIED

Advisory Planning Commission (APC) Minutes

Members of the APC noted that often many months go by before they are given the opportunity to approve or amend the previous meeting minutes.

Chair Busheikin asked staff if the previous minutes could be sent out in the next week to the APC and staff responded that they would do so.

Bylaw 95

A member of the public commented that the OCP has been incrementally changed over the years and that Bylaw 95 is another example since it takes away cluster housing. He requested that any amendment to close the current loophole in the Land Use Bylaw (LUB) also include wording to support cluster housing.

Chair Busheikin noted that Bylaw 95 has been rescinded.

Trustees noted that they asked for two items to be taken out of that bylaw, that it has not had first reading yet, and that the loophole is not plugged until the amendment is formally adopted.

Trustees also noted that to add wording to the amendment would require more research and more legal advice, which would delay it and increase the cost. Since a comprehensive OCP review is about to begin, they want to keep that amendment simple.

Code of Conduct

Chair Busheikin reminded the public to refrain from making comments personal and to critique ideas and raise issues instead and then gave some examples of how to do so.

Medical Marijuana

A member of the public distributed a hand-out from the Federal Government regarding Medical Marijuana licensing and noted that one facility has already been approved for Lasqueti. Concern was raised about the levels of noise and pollution that will be created by 24/7 diesel generator use, and that there is no agency to control these new facilities.

4. COMMUNITY INFORMATION MEETING - None

5. PUBLIC HEARING - None

6. MINUTES

6.1 Local Trust Committee Minutes dated February 19, 2018 for Adoption

The following amendments to the minutes were presented for consideration:

- On page 2, under Land Use Bylaw Change, remove “ through a Development Variance Permit if this regulation is within the bylaw” from “Staff noted that the LTC has jurisdiction to waive the lot frontage requirement through a Development Variance Permit if this regulation is within the bylaw.”
- On page 8, under **13.4 Proposed Agenda Items for the Powell River Regional District Meeting**, change “A protocol agreement for this meeting was proposed.” to “Update the protocol agreement.”

By general consent the minutes were adopted as amended.

6.2 Local Trust Committee Special Meeting Minutes dated March 28, 2018 for Adoption

The following amendments to the minutes were presented for consideration:

- On page 4, under **5. Town Hall**, remove the last (i.e., third) sentence in the second bullet following “Trustees responded with the following points:”

By general consent the minutes were adopted as amended.

6.3 Section 26 Resolutions-Without-Meeting Report dated April 12, 2018

Received for information

6.4 Advisory Planning Commission Minutes - None

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated April 12, 2018

Trustee Peterson asked staff if there has been any movement with the Ministry of Transportation and Infrastructure (MOTI) regarding the public ramp issue.

Staff responded by advising that the Trustees could contact the Bylaw Enforcement Officer directly.

7.2 Bylaw 95

Trustees debated whether to give Bylaw 95 First Reading or wait until staff had rewritten it with the amendments made at the last meeting and give it First Reading by Resolution Without Meeting (RWM). Reasons to give it first reading today included the desire to move it forward and avoid having it sit for another two months. Reasons to wait were to avoid technical problems that may slow it down and to have a written copy with which to vote on. It was noted that no discussion can take place during RWMs.

Staff advised that it could be available in two weeks.

Trustees noted that they will look for it in their inboxes and intend to make a RWM soon after.

8. DELEGATIONS - None**9. CORRESPONDENCE - None**

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

10. APPLICATIONS AND REFERRALS - None**11. LOCAL TRUST COMMITTEE PROJECTS - None****12. REPORTS****12.1 Work Program Reports****12.1.1 Top Priorities Report dated April 12, 2018**

Received for information

12.1.2 Projects List Report dated April 12, 2018

Received for information

12.2 Applications Report dated April 12, 2018

Received for information

12.3 Trustee and Local Expense Report dated February, 2018

Received for information

12.4 Adopted Policies and Standing Resolutions

Received for information

12.5 Local Trust Committee Webpage

Chair Busheikin referred to the Town Hall discussion regarding Applications.

Trustees agreed that it would be beneficial to have the Applications listed on the webpage.

Staff was asked if there were any issues in terms of posting Applications on the webpage and staff responded by noting that personal information would need to be redacted according to the *Freedom of Information and Protection of Privacy Act* (FIPPA).

LA-2018-024

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request Staff to add the same Application Log that appears in Agenda Packages to the webpage for public information.

CARRIED

12.6 Chair's Report

Chair Busheikin reported that she attended the Association of Vancouver Island and Coastal Communities (AVICC) annual convention and noted the following:

- Island Trust (IT) Executive Committee (EC) met with Jinny Sims, Provincial Minister for Citizen Services, and were excited about the Connectivity projects underway.
- The Province is promoting and financing the laying of fibre optic cables along many coastal communities; the “last mile” is left for individual communities to complete.
- Andrew Weaver, Leader of the Provincial Green Party, spoke about the myth of pursuing fossil fuels to maintain the current economy.
- The Premier (John Horgan) spoke to the AVICC for the first time in nine years.

Chair Busheikin also noted the following:

- The IT’s Chief Administrative Officer (CAO) is putting together a report to the EC to help communities take action on the Connectivity initiative.
- EC discussed four year terms. A motion to change it back to three year terms failed. Four years allows more time to get things done, and saves money.
- EC passed a motion to research geoduck farming.
- EC recognized Hornby Island Trustee, Tony Law, for his ferry advocacy as fares have recently gone down.

12.7 Trustee Reports

Trustee Peterson reported on the recent meeting with the Powell River Regional District (PRRD):

- It was agreed that our protocol agreement needs updating since it refers to Acts that are no longer in force.
- It was agreed to meet on a yearly basis, which is a big change compared to recent history.

Trustee Morrison reported on the following:

- The PRRD agreed to next meet with us on Vancouver Island.
- She chaired a meeting on Thetis Island.
- She was on the North Shore of Vancouver to chair a public meeting for Keats Island regarding the biggest project ever in the Trust Area; our planner, Sonja Zupanec, is working on this project and has done a great job of pulling it all together.
- The next day on Gambier Island, she chaired a meeting.
- She has taken local calls about the OCP review and Medical Marijuana production.

12.8 Electoral Area Director's Report - None

12.9 Trust Fund Board Report dated January, 2018

The 'Salish View' Acquisition Project was highlighted as The Trust Fund Board and Lasqueti Island Nature Conservancy have signed an agreement to work together to fundraise for the campaign to purchase and protect "Salish View", an 11.6 hectare property contiguous to Squitty Bay Provincial Park.

It was also noted that the TFB did not accept Dragonfly Commons Conservation Proposal on Salt Spring Island; it was noted that it is rare for the TFB to reject an application.

12.10 Trust Fund Board Report dated April 2018

Chair Busheikin commended the TFB for their work.

13. NEW BUSINESS

13.1 Zoning Regulations for Cannabis Production - for Discussion

The Trustees began the discussion by noting the following:

- The new Bylaw on Bowen Island was read; it has zoned all of Bowen to prohibit Cannabis production and processing, which effectively means that a zoning change and a public hearing are required to allow it.
- Retroactively rezoning isn't possible.
- The Town Hall presenter wanted policies in place before production begins on Lasqueti.
- Bowen is much denser than Lasqueti and may not have a similar history to other islands.
- There is also a movement to change the Agricultural Land Reserve (ALR), since this is considered agriculture.
- Cannabis production is more industrial than agricultural.
- If we do rezone, we want it to be part of the OCP review, because if an application comes in and there is nothing in the OCP, there will be no reason to restrict it.
- It could provide jobs on island.
- The scale of the facility is the biggest question; large indoor facilities could be problematic.
- Some aspects of the production, like packaging, could be a home-based business.
- One approach could be to regulate by sound and set back.

- The micro-brewing industry was cited as an example; it was very difficult for micro breweries to get started 20 years ago, but now there are a plethora of breweries.
- We need to make it a project if we want to make changes.

A member of the public noted that the concerns raised are not about the crop. Especially on Lasqueti, the concerns being raised are about noise and light and big concrete slabs.

Chair Busheikin asked staff for suggestions. Staff responded by advising that the LTC would need to put this on the Priorities List in order to work on it.

Trustees continued the discussion by noting the following:

- We could put industrial farming on our projects list.
- We could leave it under the OCP review.
- David Marlor is putting forward a report to the Executive Committee; we will wait and see what that recommendation is.

13.2 Land-use Planning Implications of Fisheries and Oceans Canada Integrated Geoduck Management Framework 2017 – Briefing

Received for information

13.3 Approval Process for Water Supply Systems on Salt Spring Island – Memorandum

Received for information

13.4 Connectivity

Trustees introduced the subject by noting the following:

- The Provincial Government is laying fibre optic cable along the coast and Lasqueti will have access to it; 145 is Lasqueti's number.
- There is possibly \$17 million available in grant money to complete the "last mile" to the new cable.
- We have a local internet provider already; they would be the logical place to start the discussion.

Richard Chesham was present and identified himself as the Chair of the Lasqueti Island Internet Access Society Board (LIAS). He noted that May 1st was their next Board meeting and that this issue was on their agenda. LIAS is very interested in pursuing this.

Trustee Peterson offered to attend the LIAS Board meeting.

14. UPCOMING MEETINGS

14.1 Special Meeting & Community Information Meeting on Saturday, April 28, 2018 at 11:30 am at the Lasqueti Island Community Hall, Lasqueti Island, BC

Chair Busheikin introduced this item by explaining that our intention is to get clear on what the goals of this meeting are, to ensure the best outcome.

Trustees continued by noting the following:

- First goal is to decide whether the OCP review is broad or narrow. Then we need to come up with preliminary headings for specific issues.
- We do not want to limit the scope for the Special Meeting; we want to leave it open for brainstorming.
- We could also gather input on the process; some people want a slower process, others want to get it done sooner.
- Chair Busheikin explained how Open Space works: station headings come from the participants, and the stations are placed around the room to allow people to circulate and add their ideas at any station.
- One of the stations is open for ideas that don't fall under one of the other station headings.
- Ideas can be put down anonymously.
- We'll have copies of the current OCP.
- We usually spend the first part of the meeting to determine station headings, but can use the suggested topics to make it quicker.
- We will focus on topics that are relevant to OCP and what we can consider.
- Other topics can be pursued outside of the OCP; the Lasqueti Community Association (LCA) has wanted to do this.
- At the following meeting, we could start sifting topics into community groups, regional districts, OCP, and other avenues.
- Madeleine Koch will be attending as Planning Staff and will take graphical minutes.
- Ask people to bring their own lunch; Provisions could provide muffins and coffee.

Chair Busheikin offered to make an informal poster letting people know to bring their own lunch.

Trustee Peterson offered to send the information to the email list.

Trustee Morrison offered to put up the posters.

A member of the public asked that people who do not attend the meeting be informed on how to get their ideas into the process.

Chair Busheikin suggested that the minute taker could talk to staff about Open Space and take pictures of stations in order to record the information later. She will call the meeting to order and explain what Open Space is. She suggested that Andrew Fall could identify the different topics and stations that came out of the preliminary meetings. She also suggested paying someone to do sound with the Hall's public address system.

Staff offered to bring a wireless microphone system.

14.2 Next Regular Meeting Scheduled for Monday, June 4, 2018 at 11:00 am at the Judith Fisher Centre, #1 China Cloud Bay Road, Lasqueti Island, BC

Received for Information

15. TOWN HALL

Medical Marijuana

Trustees reviewed their discussion earlier by reading the handout from Bruce Grant and explaining that they want to wait and see how it comes up in the OCP discussion. They also noted that zoning cannot be used retroactively; zoning can only deal with future developments. Marijuana production is considered farming, which means on ALR land there is very little that the LTC can do. On Bowen Island, there is now a blanket zoning prohibition. At the meeting today, primarily environmental concerns were brought up.

16. CLOSED MEETING

16.1 Motion to Close the Meeting

LA-2018-025

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 appointments to the Advisory Planning Commission, s.90(1)(d) for adoption of in camera minutes dated February 18, 2018 AND that the recorder and staff attend the meeting.

CARRIED

The LTC closed the meeting at 1:32pm

16.2 Recall to Order

By general consent the LTC reconvened in open meeting at 1:40pm to Rise and Report.

16.3 Rise and Report

Trustee Morrison reported on the following:

- That Lisa Johnson, Nadine Simpson, Colin Ewan, Jessica Dawe, Andrew Fall, Shelley Garside, Peter Johnston and Doane Grinnell were appointed to the Advisory Planning Commission (APC).

Trustees noted that more OCP Information Handouts were needed for the upcoming Special Meeting and that the Trustees will distribute what is left at today's meeting to downtown businesses today.

17. ADJOURNMENT

By general consent the meeting was adjourned at 1:42pm.

Laura Busheikin, Chair

Certified Correct:

Dave Olsen, Recorder