



Lasqueti Island Local Trust Committee Minutes of Special Meeting

Date: April 28, 2018
Location: Lasqueti Island Community Hall
 Main Road, Lasqueti Island, BC

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

Staff Present: Madeleine Koch, Planner 2
 Teresa Rittemann, Planner 2
 Dave Olsen, Recorder

Others Present: Approximately Seventy (70) Members of the Public

1. CALL TO ORDER

Chair Busheikin called the meeting to order at 11:31 am. She acknowledged that the meeting was being held in territory of the Coast Salish First Nations. She introduced all of the Staff and Trustees present.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. BUSINESS ITEMS

3.1 Brainstorming and Planning Workshop Using an Open Space Discussion Format

Chair Busheikin introduced and described the format and process of this Special Meeting, and in particular, how the Open Space Discussion Format works.

Trustee Morrison gave a brief history of how the Islands Trust came to govern Lasqueti Island.

Andrew Fall then described what happened at the preliminary meetings prior to this Special Meeting, as well as the main areas contained in the Official Community Plan (OCP). He then related the main topics that came up at the previous meetings:

- Local economy and job opportunities;
- Housing, including cluster housing and rentals;
- Environmental Issues such as water resources, sheep, etc.;
- Food security, including farming and feeding ourselves;
- Local infrastructure and services;
- Demographic/social issues; and
- Process issues: the process by which the OCP is done.

A member of the public then asked for clarification about which rules this process could change and what areas can only policy be changed?

Chair Busheikin responded that the OCP is a policy only document; the Land Use Bylaw (LUB) makes the rules that follow from the OCP policies.

She also stated that the Local Trust Committee (LTC) would gather all the topics and report back to the community and make suggestions for areas that the Islands Trust (IT) does not have jurisdiction over.

A member of the public suggested that the maximum amount of housing on our island depends on all the other topics.

Another member of the public asked how much of the process is open for discussion.

Chair Busheikin responded that the planners would answer technical details.

A follow-up question was whether the process has already been determined.

Chair Busheikin responded that the process can be made shorter or longer, and that the format, such as the use of subcommittees, is open for discussion.

She then asked for volunteers to staff each of the 8 different stations, which were identified as:

1. Local economy and job opportunities;
2. Housing, including cluster housing and rentals;
3. Environmental Issues;
4. Food security;
5. Local infrastructure and Community services;
6. Community and Social issues;
7. Process by which the OCP is reviewed; and
8. Other (for any other issue not covered by the other seven stations).

The meeting then continued with each of the 8 station volunteers recording the comments at each station on poster-sized paper.

Chair Busheikin recessed the meeting at 1:00pm and reconvened the meeting at 1:20pm.

Chair Busheikin described the afternoon format as a central/circle group with questions/comments made by lining up at the microphone; each speaker was asked to limit themselves to one minute each.

Kristos Seiler spoke and explained that his main concern was short-term rentals/Air B&Bs. He suggested that allowing these would be harmful for young people because land values would increase. He also suggested that there is not the infrastructure to support rentals and that the Fire Department and the First Responders are lacking young people. He closed by suggesting that we bring the bar up in terms of the labour code.

Willy Clark began by thanking the First Nations people. He explained his concern about creating a Lasqueti with a short-term view and identified a need for more input from

younger people. He also requested that we include the Tla'amin people in our OCP process, especially with regard to Crown Land.

Ayrie Cunliffe spoke to the difficulty of coming up with a future oriented plan within our OCP and is in favour of a much wider density profile. Instead of a uniform land use plan, he suggested thinking broader, citing a village at the teapot corner as an example. He stated that services don't necessarily need to be on private property and welcomed more creative ways of inhabiting this place.

Mary-Ellen Ingram explained that she thought a B&B would be a way to make money for young people and asked Kristos Seiler to explain further. Kristos explained that he was thinking of separate cabins where young people are booted out in the summer. He suggested that there are already a lot of young people here wanting land.

Chair Busheikin recommended that a discussion on that topic could follow in another meeting.

Marti Wendt stated that the meeting could focus and work on policy, since we don't have to worry about IT restrictions; everything could be on the table in terms of policy. She stated that Lasqueti is the last place on the planet with an intact Coastal Douglas Fir Eco-system and that the IT's mandate is to Preserve and Protect.

Kathy Rodgers stated that the IT's mandate is to Preserve and Protect and suggested that Lasqueti is very different than almost any other community, with strong individuals that need community services to keep us together.

Suzanne Heron suggested that Lasqueti is a microcosm of the world in the sense of there is no Planet B. She described Lasqueti as a vibrant community amongst the trees and wondered how big could it get before the Coastal Douglas Fir Ecosystem is irrevocably impacted?

Margaret stated that everybody drinks water and breathes air and these come from the forest; she is very proud of what the community has done so far and stated that the forest is the real priority.

Joseph Fall suggested that we simply focus on the "Community" part of our Official Community Plan and not let the "Official" get in the way. It's our document; it should say what we want. He suggested that some planners don't like our current plan because it's difficult to write bylaws from; he encouraged us to say what we want anyway.

Lisa Johnson asked us to think about that 10-acre freeze and what our density is. She asked the community to stand behind that 10-acre freeze. She suggested that we, as a community, figure out our mission statement as part of this process.

Judy Peterson stated that we could support each other in this process as a community. She suggested that we look each other in the eye when we talk about these issues, don't leave anyone out, and to be gentle.

Nadine Simpson stated that one of the things that came up in the Open Spaces part of this meeting is that we really care about each other. She wants us to mentor young people and show them things about our community that aren't on the surface and suggested that all of us are called upon to do this so that they come to these meetings.

Shoshanah Ray stated that she was also speaking on behalf of four other young people that are established here. She stated that their desire is to live in a community with very neighbourly ways. She suggested that living in a clustered manner reduces the use of non-renewables. She asked what our population maximum would be if Lasqueti was fully built-out. She suggested that we think about where the density could be concentrated and to use covenants to preserve the undeveloped parts of the island.

Trustee Morrison responded that the island is 68 square kilometres in size, but didn't have the build-out number.

David Ham cautioned that one problem with cluster housing is polluted air due to the smoke in winter. He stated that he read the OCP and believes it is a good document without need for much change.

Chair Busheikin asked that applause not occur because it takes time and can be intimidating; she suggested twinkling or giving thumbs up.

Wendy Bartholomew also expressed a concern about clean air and suggested it was very challenging with cluster housing because of the practice of damping down stoves at night.

Andrew Fall spoke about the OCP process and that he has heard from many people that they want it to be community driven. He cautioned that this would require the community to provide the time and energy and encouraged everyone to be part of the emerging groups related to the process. He also stated that more people are needed to organize community meetings and that he was glad to help others organize them.

Tom Weinerth suggested that we have a minimum of bylaws because we have a 10-acre minimum, but also suggested that the lack of housing was probably due to the 10 acre minimum.

Richard Chesham stated that he supports the previous and existing by-laws but also encouraged people not to be afraid to change things for the better.

Chair Busheikin briefly described what a comprehensive OCP review would look like and suggested that a targeted OCP review could be much shorter. She then asked for an informal poll of who would prefer a targeted review.

Trustees clarified that the LTC would create the targeted review by way of resolution, based on what they heard.

The informal poll showed that virtually everyone voted for a comprehensive review.

Trustee Morrison stated that she brought other OCP documents from other jurisdictions and that anyone was welcome to borrow them.

Chair Busheikin stated that some OCPs have a vision statement that can be poetic.

Alex Bain asked if it is possible to begin with a comprehensive review and then change to a targeted review later.

Chair Busheikin affirmed that it is possible.

Nadine Simpson suggested that within a comprehensive review, groups could break off to target different areas, so a comprehensive review would not take away that ability.

Willy Clark suggested that we begin with value statements and asked how the issues of marine pump out facilities, Aging at Home and Food Security would fit into a comprehensive versus a targeted review.

Chair Busheikin responded that the Aging at Home Project was on hold now, awaiting the housing assessment to be completed. She suggested that this process would be more comprehensive than any of those one-off projects.

Richard Chesham stated that he believes everyone wants this to be an on-island process but worried about volunteer burnout. He asked if there is any budget to hire someone on-island?

The Trustees responded that the next LTC meeting will discuss this and that the hiring process requires putting any new positions out to tender.

Chair Busheikin added that neutrality is important and if a community member takes the lead, loyalties and history can complicate the process.

Lisa Johnson questioned whether the Trustees could lead the process, and if not, whether the Trustees needed to attend the meetings.

The Trustees responded that they are there to listen, make decisions and stay educated by consulting with the Community.

The Trustees responded that they would need to attend the meetings and listen, but that they could not comment unless it is an official IT meeting with the proper notice given.

Shoshanah Ray commented that many of the ideas at the stations were already contained in the current OCP, so there may not be much to change, but we might add a few things. She also identified many ideas that won't be addressed by the OCP even though they are great ideas, but that we could work co-operatively outside of the IT to address them.

Andrew Fall stated that from an APC point of view, the current OCP is 27 full pages long and that there is value to reading it and not changing it. He also identified himself as the Lasqueti Community Association President and announced their AGM next month. Members that are residents can vote, can volunteer to do Town Halls, and do research. He encouraged others to step forward. He suggested that if funding is needed, the LCA might be able to help; the LCA can rent the Community Hall for free. He suggested that in order to make this process community driven, we need to decide to do it and then worry about funding later.

Shelley Garside added that she wants to involve young people, so we can make Lasqueti a place for young people to live, work and play. She suggested that a grant was available from the Provincial Government to help make our economy sustainable.

Chair Busheikin thanked everyone for coming out to the meeting as well as the staff for their work and she advised that all the material would be collated and presented

publicly. She also advised that, in the interim, meetings could be organized and Trustees invited to these meetings.

Willy Clark advised that a group is putting together information about the Tla'amin Nation and will be approaching the Tla'amin people to ask them to be part of our OCP process. No correspondence has yet occurred so he didn't know their level of interest. He identified four others that are part of this group.

Hilary Duinker asked that the answer to the question of build-out population be included in forthcoming materials.

Ayrie Cunliffe requested photographs of the posters/base documents so we can see the original source and suggested they be posted online.

4. ADJOURNMENT

By general consent the meeting was adjourned at 2:20pm.

Laura Busheikin, Chair

Certified Correct:

Dave Olsen, Recorder