



## Lasqueti Island Local Trust Committee Minutes of Regular Meeting

**Date:** October 28, 2019  
**Location:** Judith Fisher Centre  
 #1 China Cloud Bay Road  
 Lasqueti Island, BC

**Members Present:** Peter Luckham, Chair  
 Peter Johnston, Local Trustee  
 Timothy Peterson, Local Trustee

**Staff Present:** Heather Kauer, Regional Planning Manager  
 Marnie Eggen, Island Planner, by GoToMeeting and teleconference  
 William Shulba, Freshwater Specialist, by GoToMeeting and teleconference  
 Dave Olsen, Recorder

**Others Present:** There were six (6) members of the public in attendance

### 1. CALL TO ORDER

Chair Luckham called the meeting to order at 11:06 am. He acknowledged that the meeting was being held in territory of the Coast Salish First Nations. He introduced staff and Trustees.

### 2. APPROVAL OF AGENDA

**By general consent** the agenda was approved as presented.

### 3. REPORTS

#### 3.1 Trustee Reports

Trustee Johnston had nothing to report since last meeting.

Trustee Peterson reported that he is planning to attend the Rural Islands Economic Forum on Pender Island in November.

#### 3.2 Chair's Report

Chair Luckham reported his attendance at Trust Council on Bowen Island in September, and that the next meeting of Trust Council will be held in December, and will include discussion of the Strategic Plan and next year's budget.

#### 3.3 Electoral Area Director's Report - none

### 4. TOWN HALL

A member of the public was concerned about the requirements regarding proof of potable water in relation to subdivision applications.

Trustees suggested that the Freshwater Specialist would be consulted regarding the merits of including proof of potable water requirements in the Land Use Bylaw (LUB) and noted that the Ministry of Transportation and Infrastructure (MoTI) is responsible for potable water requirements when local government bylaws are silent on the subject.

## 5. MINUTES

### 5.1 Local Trust Committee Minutes dated September 30, 2019 - for adoption

The following amendments to the minutes were presented for consideration:

- Under 3.1, replace the first bullet of Trustee Johnston’s Report with “He has been appointed to the Wa lhtimá (Cultural) Working Group, established and guided by Lisa Wilcox, Senior Intergovernmental Policy Advisor, along with approximately 15 other trustees and Islands Trust staff members. They have met electronically, once so far.”
- Under 3.1, delete the second bullet of Trustee Johnston’s Report.
- Under 3.1, at the end of the 2<sup>nd</sup> bullet of Trustee Peterson’s report, replace “ferry survey results **after**” with “ferry survey results before”.
- Under 3.1, in the paragraph starting with “The Chair responded...” replace the email address with [lasquetilocaltrustcommittee@islandstrust.ca](mailto:lasquetilocaltrustcommittee@islandstrust.ca)
- Under 3.2, in the first white bullet under the second black bullet, delete everything after “He spoke with Scott Fraser, Minister of Indigenous Relations and Reconciliation.”
- Under 3.2, in the second last white bullet, change “He asked that the Ministry to reach out before making changes.” to “He asked that the Ministry reach out to the Islands Trust before making changes.”
- Under 7.1, end of second paragraph, delete the word “light” in “Texada has a similar level of light zoning to Lasqueti. “
- On page 6, in the discussion after LA-2019-025, delete everything in the second bullet after “It could be included in the OCP Review.”
- The Chair asked that the words “discussion ensued” preface any comments noted within motions.

**By general consent** the minutes of September 30, 2019 were adopted as amended.

### 5.2 Section 26 Resolutions-Without-Meeting - none

### 5.3 Advisory Planning Commission Minutes - none

## 6. BUSINESS ARISING FROM MINUTES

### 6.1 Follow-up Action List dated October 17, 2019

Chair Luckham noted that David and Laura Slik’s letter was forwarded to Director of Local Planning Services Marlor and confirmed that the original letter would be part of the Director’s forthcoming report.

### 6.2 Model Cell Tower Consultation Process - for discussion

Trustees asked that this item be deferred until comments from Director of Local Planning Services Marlor have been received.

Chair Luckham noted that he spoke with the President of the Lasqueti Internet Access Society (LIAS) and stated that it is important for smaller service providers to have their perspective heard.

Staff noted that there were two parts to the model strategy: the siting guidelines and the community consultation process. Staff suggested that they could easily tailor the community consultation process for the Local Trust Committee (LTC) and that the time required would not necessitate a project.

Staff also requested direction from the LTC with regard to incorporating the siting guidelines into the OCP/LUB Review and suggested that this discussion could continue at the Projects List agenda item.

**7. APPLICATIONS AND REFERRALS - none**

**8. LOCAL TRUST COMMITTEE PROJECTS**

**8.1 Lasqueti Freshwater Sustainability Strategy Project - Staff Report**

Freshwater Specialist Shulba summarized the Staff Report that identifies some minor changes to the Project Charter and proposes to expand the project by including the 2020 Lasqueti Island Agricultural Water Demand Model and assess groundwater recharge and availability. He reported that he attended a Pete's Lake Water Users Society (PLWUS) meeting and heard from their users. He has written to Island Health and the Ministry of Health's Manager of Drinking Water and is awaiting replies.

Trustees asked if this project could potentially inform a recommendation requiring proof of potable water as a condition for subdividing. Staff responded that the project would be about building our ability to look into the future.

**LA-2019-029**

**It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee endorse the updated Freshwater Sustainability Strategy Project Charter version 2019.002 dated October 18, 2019.

**CARRIED**

**LA-2019-030**

**It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee request staff to bring back a revised project charter for LTC endorsement to include:

- a) the 2020 Lasqueti Island Agricultural Water Demand Model; and
- b) a proposed 2020 Lasqueti Island Groundwater Recharge and Availability Assessment.

Discussion ensued and the following was noted:

- Part b) is intended to be a regional assessment. If only Lasqueti is interested, he will report back.

**CARRIED**

**9. DELEGATIONS - none**

**10. CORRESPONDENCE**

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

Trustee Johnston expressed interest in creating a special webpage for all correspondence received from the public for ease of access. Staff noted that correspondence is received in a consistent and transparent manner as per Islands Trust correspondence policy 7.4.i. Correspondence is posted to the web in accordance with Islands Trust Communications Policy 6.10.ii. If the correspondence is related to an application or project it is posted to the LTC webpage as noted on every agenda cover under the Correspondence, if not then it is added to the next agenda package. Any correspondence that includes third party or inflammatory information is not posted to the web. Islands Trust website is currently being updated and intends to improve the search capabilities.

Chair Luckham noted that correspondence received at the last LTC meeting came late, that it is recorded in the minutes and that he asked that the letter be included in the report from Director of Local Planning Services Marlor. He also thanked staff for their fulsome report.

**Chair Luckham recessed the meeting at 12:32 and reconvened the meeting at 12:48**

**11. NEW BUSINESS****11.1 2020 Local Trust Committee Meeting Schedule – Memorandum**

Trustee Johnston noted a long gap between today's meeting and the proposed next meeting and proximity of other LTC meetings to Trust Council meetings. He suggested that the first meeting be scheduled earlier in 2020 and that subsequent meetings be moved to a month later and that a sixth meeting be added.

Staff responded that the proposed schedule incorporates consideration of meetings of all other LTCs, Trust Council, the Executive Committee, various subcommittees, and availability of various venues. She noted that the LTC always has the option of adding a Special Meeting.

Trustee Peterson commended staff on their work to organise all of the meetings and that a Special Meeting could be added later, if one is needed.

**LA-2019-031****It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee schedule its regular business meetings on the following dates in 2020: February 24, April 27, June 22, August 10 and October 5.

**CARRIED**

**LA-2019-032****It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee ask staff to examine the possibility of either adding a January meeting and shifting the dates of the other five meetings a month later or adding a December meeting.

**CARRIED**

**11.2 Subdivision Application Review Process - for discussion**

Trustees began the discussion and the following was noted:

- This was discussed briefly at the last meeting, and staff has since provided the trustees with a link to the Ministry of Transportation and Infrastructure (MoTI) subdivision application process webpage.
- Staff summarized the subdivision application process and Islands Trust as a referral agency, and that referral responses are based on applicable OCP policies and LUB subdivision regulations.
- MoTI considers subdivision applications a private affair between the landowner and MoTI.
- Staff suggested that the LTC could add more policy to the OCP with respect to what they would like MoTI to do regarding public access to foreshore.
- Staff noted that MapIT is updated periodically with registered subdivisions.
- Chair Luckham noted that Islands Trust has considered applying to be the subdivision approving agency but it would require an entire new department and a substantial Provincial legislative change. He noted that the LTC's best approach would be to have a clearly laid out OCP policy and LUB regulation.

**LA-2019-033****It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee ask staff to explore adding proof of water as a condition for subdivision to the In Scope section of the OCP Review Project Charter.

**CARRIED**

**LA-2019-034****It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee ask staff to add public foreshore access at time of subdivision to the In Scope section of the OCP Review Project Charter.

**CARRIED**

**12. REPORTS****12.1 Trust Conservancy Report - none****12.2 Applications Report dated October 17, 2019**

Received for information.

**12.3 Trustee and Local Expense Report – none****12.4 Adopted Policies and Standing Resolutions**

Trustee Johnston asked why cannabis retail applications are a standing resolution and suggested that it go into a bylaw.

Staff responded that the standing resolution is a standard being used with other LTCs and addresses the new federal process, and if the LTC is interested in regulating retail sales, then staff would need to bring back a preliminary report.

**12.5 Local Trust Committee Webpage**

Received for information.

**13. WORK PROGRAM****13.1 Top Priorities Report dated October 17, 2019**

Trustees discussed placing the model cell tower strategy on the Top Priorities List and removing the barge ramp item.

**LA-2019-035****It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee ask staff to move the barge ramp to the Projects List and to add the model cell tower strategy to the Top Priorities List.

**CARRIED**

Staff reminded Trustees about the technical analysis they are currently undertaking which is outlined in the OCP/LUB Review Project Charter. The analysis will provide them with information regarding regulatory changes that are necessary. A summary of this analysis is expected to be available for the February meeting.

**13.2 Projects List Report dated October 17, 2019**

Received for information.

**14. UPCOMING MEETINGS****14.1 Next Regular Meeting – February 24, 2020 at 11:00 am at the Judith Fisher Centre, #1 China Cloud Bay Road, Lasqueti Island, BC**

The Chair expressed thanks to the Lasqueti Fire Department for the use of their video monitor and suggested that they do a debrief of the use of the video conferencing technology at today's meeting.

Discussion ensued and the following was noted:

- That the audio worked fine, but that the video was a bit slow at times, which could be improved if they were connected to a wired network.
- The video was better when the Chair's laptop was connected to power.
- Wi-Fi boosters could help.
- It would have been better to see the agenda and any maps on the video screen.
- That the host computer can share screens and presentations.
- The staff in the Victoria office are experts with this technology, as are the Information Technology people.
- It was very helpful for the public.
- The electronic meeting bylaw stipulates how many Trustees need to be present at the meeting.

**15. ADJOURNMENT**

**By general consent** the meeting was adjourned at 1:53pm.

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Peter Luckham, Chair

Certified Correct:

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Dave Olsen, Recorder