



## Lasqueti Island Local Trust Committee Minutes of Regular Meeting

**Date:** June 21, 2021  
**Location:** Electronic Meeting

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

**Staff Present:** Heather Kauer, Regional Planning Manager  
 Wil Cottingham, Administrative Assistant  
 Dave Olsen, Recorder

**Others Present:** Andrew Fall, qRD Regional Director  
 There were 2 members of the public in attendance.

### 1. CALL TO ORDER

Chair Luckham called the meeting to order at 9:30 am. He acknowledged that the meeting was being held in territory of the Coast Salish First Nations and introduced the staff and Trustees.

### 2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

#### 2.1 Rise and Report - closed meeting session April 26, 2021

The Chair reported that the Trustees received a legal opinion and adopted the minutes of the previous *in-camera* meeting.

### 3. REPORTS

#### 3.1 Trustee Reports

Trustee Peterson reported:

- That he is a member of the Regional Planning Committee; and
- The Trust Programs Committee, which has been working on the Trust Policy Statement for the upcoming Trust Council Special Meeting on July 8, 2021.

Trustee Johnston reported:

- That the Snaw-Naw-As First Nation has completed their draft management plan for their First Nations Woodlot License and it does not include any logging on Lasqueti Island;
- That the Safe Island proposal recently had an open house with only a handful of people in attendance.
- At the April 26, 2021 meeting, he incorrectly reported that there were to be three types of enclosures; in fact, there are only to be enclosures to exclude sheep.

### 3.2 Chair's Report

Chair Luckham reported:

- That there was a recent June Trust Council meeting;
- That the Policy Statement work is advancing;
- That he has been involved in oil spill exercises and southern Salish Sea anchorage discussions.

### 3.3 Electoral Area Director's Report

Director Fall reported that he attended a "C3 meeting" on May 12, 2021 between the Tla'amin First Nation, City of Powell River and qathet Regional District. One topic was place names and it was learned that the city and town site was named after Israel Powell, the Superintendent of Indian Affairs from 1871-1889. There is a report from 1873, written by Superintendent Powell, available online. He noted that Powell played a primary role in establishing residential schools and that place names can keep painful colonial history alive and could play a role in the reconciliation process.

## 4. TOWN HALL

A member of the public noted that the Town Hall portion is not useful because at this point in the meeting she has nothing to say. She would prefer to speak at the end of the meeting.

She also asked that all fuel outlets be treated the same way and that they are waiting for a decision from the Islands Trust regarding whether the definition of home-based business includes gasoline dispensing.

A member of the public noted that the public engagement process for the OCP Review Project has been compromised by over weighting Andrew Fall's letter and making it more significant than 40 other letters.

He also noted that the Lasqueti Island Nature Conservancy does not want to be named in this bylaw.

## 5. MINUTES

### 5.1 Local Trust Committee Minutes dated April 26, 2021 - for adoption

The following amendments to the minutes were presented for consideration:

Under 3.1 Trustee Reports, first paragraph under Trustee Johnston, delete the word "informal".

Under 3.1 Trustee Reports, third paragraph under Trustee Peterson, change "they are working on their policy statement" to "they are working on the policy statement."

Under Section 8.3, near the bottom of page 9, change "The following information was contained in an email written by Trustee Johnston" to "The following information from Director Fall was contained in an email".

The policy regarding when individual Trustees are named in the minutes was raised and the following was noted:

- Staff offered to work on the policy to make it more consistent.

- Trustee Johnston asked that he be identified each time.
- Trustee Peterson suggested that Carmen Thiel be consulted before making any changes.

**By general consent** the minutes of April 26, 2021 were adopted as amended.

**5.2 Section 26 Resolutions-Without-Meeting Report dated June 14, 2021 – Received for Information**

**5.3 Advisory Planning Commission Minutes - None**

**6. BUSINESS ARISING FROM MINUTES**

**6.1 Follow-up Action List dated June 14, 2021**

Received.

**6.2 Islands Trust Model Strategy for Antenna Systems - consideration of adoption**

Staff noted that a motion was made to pass this by RWM but the timing of this work did not allow for that.

She noted that if any changes were proposed, it would make this a project and it would need to wait until there was staff time available. However, it could be adopted, as is, today.

Trustees noted:

- That David and Laura Slik's letter suggested that the Model Bylaw be amended to account for the special needs that Lasqueti would require.
- The Lasqueti Island Internet Access Society (LIAS) has applied to build a tower on Crown land behind Pete's Lake.
- This has been on our Projects List and want to leave it on the Projects List.
- It does not include First Nation's cultural sites as a discouraged site.

The Chair advised that this document has its limitations but that it is better than nothing. In the absence of resources to take this on as a project, it is a good stopgap measure.

**LA-2021-022**

**It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee adopt, on an interim basis, the Islands Trust Model Strategy for Antenna Systems.

**CARRIED**

**7. APPLICATIONS AND REFERRALS – none**

**The Chair recessed the meeting at 10:36am and reconvened the meeting at 10:42am.**

**8. LOCAL TRUST COMMITTEE PROJECTS**

**8.1 Official Community Plan (OCP) Project - Staff Report**

Staff introduced the report and the following was noted:

- The most recent revisions were identified.

- Although the recommendation is to adopt it and give it second reading, if the process feels too quick, the process could instead focus on the changes made to date.
- After a Public Hearing, substantial changes cannot be made and Trustees cannot receive any more public input; minor changes that do not change its intent could still be made.

The Chair noted that August is an optimal time for a Public Hearing.

Trustees noted that staff have done a great job of incorporating everything that was requested at the last meeting.

### **LA-2021-023**

#### **It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee amend Bylaw No. 98, cited as “Lasqueti Island Official Community Plan, 2020”, as follows:

- “BYLAW REPEAL,” delete “2. Bylaw No. 27 cited as “Lasqueti Island Trust Committee Bylaw Infraction Investigation Bylaw No. 27, 1990” is repealed’, in its entirety;
- PART 3 – OFFICIAL COMMUNITY PLAN, Section Community Context, add the following text directly under the section heading:

“Coast Salish Peoples, including the Tla’amin, have lived and resided on or near Lasqueti Island since time immemorial.

The history of Coast Salish Peoples is sustained in the language, place names, village sites, cultural and sacred sites that encompass the whole of the Islands Trust Area. Coast Salish Peoples have seen and lived the transformation of their lands and waters since contact. This tide of change has greatly impacted the eco-system that sustained them, and the cultural heritage of the first peoples of the Salish Sea. Coast Salish Peoples have and will continue to be a thriving people, government, and community, connected to the lands and waters through spiritual, cultural, and traditional knowledge for generations to come.

The Tla’amin Peoples speak a language called Sliammon, and have a rich and vibrant economic, social, cultural, and spiritual life that is connected to these lands and waters. The lands and waters of the Tla’amin Peoples is enriched with history, place names, village sites, cultural sites, and sacred sites and the islands and waters form the basis of their language, culture, and spiritual life within the Salish Sea.

The importance and inherent rights and jurisdiction that this area holds to the Tla’amin Peoples continues now and into the future and the stewardship of these lands and waters for their children’s children endures.”

- PART 3 – OFFICIAL COMMUNITY PLAN, in the Section titled Community Context, delete the first sentence in its entirety.
- PART 3 – OFFICIAL COMMUNITY PLAN, in the Section titled Community Context, in the second sentence delete the words “the island” and replace with the words “Lasqueti Island”.

- e. PART 3 – OFFICIAL COMMUNITY PLAN, Section 3.1 Environmental Stewardship, Subsection General Objectives, Objective 1, delete the word “and” after “nature reserves” and add the words “and marine protected areas” after “conservation covenants.”
- f. PART 3 – OFFICIAL COMMUNITY PLAN, Section 3.1 Environmental Stewardship, Subsection Conservation Objectives, Objective 2, add the words “and storage” after “sequestration.”
- g. PART 3 – OFFICIAL COMMUNITY PLAN, Section 3.1 Environmental Stewardship, Subsection Conservation Objectives, Objective 3, replace the word “forest” with “ecosystem,” and add the words “including forest connectivity” after “connectivity.”
- h. PART 3 – OFFICIAL COMMUNITY PLAN, 3.2 Resource Stewardship, Subsection Natural Resources, General Advocacy Policies, Advocacy Policy 3, delete the text in its entirety and replace with “Encourage a community-led process to identify a scientifically-based land and marine conservation targets that meet habitat needs for all species.”
- i. PART 3 – OFFICIAL COMMUNITY PLAN, Section 3.2 Resource Stewardship, Subsection Recreational Resources, Recreational Resources Policies, Policy 3, delete the words “trail and parks” and replace it with “trails, parks and other types of protected areas”.
- j. PART 3 – OFFICIAL COMMUNITY PLAN, 3.3 Community Stewardship, Subsection Economy, Economy Policies, delete Policy 2 in its entirety.
- k. PART 3 – OFFICIAL COMMUNITY PLAN, 3.5 Land Use, add a new subsection directly following the Section heading as follows: “Land Base (LB) Lands within the Land Based designation can include agricultural, residential, commercial, or industrial uses.”
- l. PART 3 – OFFICIAL COMMUNITY PLAN, Section 3.5 Land Use, Subsection Commercial and Industrial, Advocacy Policies, insert new Advocacy Policies 5, 6, and 7 as follows and make such consequential numbering alterations to effect this change:

**Advocacy Policy 5** The Lasqueti Local Trust Committee encourages the Agricultural Land Commission and Ministry of Agriculture to revise existing Agricultural Land Reserve (ALR) boundaries to reflect actual agricultural capability, considering factors such as slope, aspect, drainage, and soil texture and depth.

**Advocacy Policy 6** The Lasqueti Local Trust Committee encourages the Agricultural Land Commission and Ministry of Agriculture to recognize conservation of ecosystems as an important and valid use of Agricultural Land Reserve lands on Lasqueti Island and to support the establishment of nature reserves and the registration of conservation covenants on ALR lands with high conservation value

**Advocacy Policy 7** The Lasqueti Local Trust Committee encourages the Agricultural Land Commission and Ministry of Agriculture to recognize that large-scale commercial agriculture is not necessarily the most productive use of ALR land on

Lasqueti Island, and that successful food- production on Lasqueti Island is labour-intensive and often involves areas of 0.5 to 5 ha under cultivation. Restrictions on parcel sizes and residential density within ALR land on Lasqueti Island should be based on consideration of the benefits of small-scale farming and homesteading.

- m. PART3–OFFICIAL COMMUNITY PLAN, Section 3.5 Land Use, Subsection Commercial and Industrial, Policies, delete Policy 18 in its entirety and make the consequential numbering alterations to effect this change.
- n. PART 3 – OFFICIAL COMMUNITY PLAN, Section 3.5 Land Use, insert new Subsections and related language directly after Subsection Hazardous Conditions, policy 2 as follows:

**Marine (M)** The complex geography and geology of Lasqueti Island and surrounding islands and waters have produced a tremendous diversity of coastal and marine habitats. Unique relationships exist between terrestrial, fresh water and marine areas; as a result, coastal ecosystems are the most diverse and productive of all ecosystems. Significant recreational, commercial, industrial and residential activities occur within the shoreline area and this sensitive area is under intense pressure from development and human activity. The Marine land use designation is intended to implement the Objectives and Policies related to Marine Coastal Areas.

**Parks and Protected Areas (PPA)** Scenic qualities provide a rural setting and pleasant pastoral views throughout Lasqueti Island. Voluntary stewardship of land is the primary means by which this feature of island living is maintained. Protection of environmentally sensitive areas and at-risk species and their habitats and significant natural sites is a fundamental Islands Trust policy. The Protected Areas land use designation is intended to implement the Objectives and Policies related to Conservation and Recreation.

- o. Schedule B, Land Use Designation Map, is deleted in its entirety and replaced by Schedule B, Land Use Designation Map, dated June 8, 2021 attached to and forming part of this bylaw.

**CARRIED**

Entries with a “No recommendation from staff” and similar notation under the column heading of “Staff Comment” in the Table of Public Comments on 1<sup>st</sup> Reading Draft that begins on page 109 of the April 26, 2021 Agenda package were reviewed by Trustees.

**LA-2021-024**

**It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee request staff to amend the “Approach” Section of PART 3 – OFFICIAL COMMUNITY PLAN, by adding the phrase “the Local Trust Committee will use the precautionary principle when making Land Use decisions.”

**CARRIED**

Trustees noted that they saw no mention of the word sheep in the new draft of the OCP and were content with that.

**LA-2021-025**

**It was MOVED and SECONDED**

that Lasqueti Island Local Trust Committee Bylaw No. 98, cited as “Lasqueti Island Official Community Plan, 2020”, be read a second time, as amended.

**CARRIED**

**LA-2021-026**

**It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee endorse the revised Project Charter for Official Community Plan/Land Use Bylaw Review Project, dated June 2021, as amended.

**CARRIED**

**LA-2021-027**

**It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee request that staff refer proposed Bylaw No. 98 to the following First Nations and agencies for comment:

- a. First Nations:
  - Lyackson First Nation
  - Stz’uminus First Nation
  - Ts’uubaa-asatx First Nation
  - Halalt First Nation
  - Cowichan Tribes
  - Penelakut Tribe
  - Tla’amin First Nation
  - T’Mexw Treaty Association
  - Sechelt First Nation
  - Nanwakolas Council
  - Snaw-Naw-As First Nation
  - Wei Wai Kum Nation
  - K’omoks First Nation
  - Qualicum First Nation
- b. Agencies:
  - Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD)
  - Agricultural Land Commission.

**CARRIED**

Staff advised that the public can ask questions at a Community Information Meeting whereas they can only give their opinion at a Public Hearing.

The Chair advised that the best time to register an opinion officially is at a Public Hearing.

Staff noted that the referral period would only be a month, which is a short timeframe for First Nations and Agencies to review it, and that staff will be taking vacations in August as well. Staff advised that they could find potential dates and poll the Trustees.

**LA-2021-028**

**It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee request staff to schedule a Community Information Meeting and Public Hearing for Bylaw No. 98, cited as “Lasqueti Island Official Community Plan, 2020” at a suitable date in August 2021.

**CARRIED**

**LA-2021-029**

**It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 98, cited as “Lasqueti Island Official Community Plan, 2020”, is not contrary to or at variance with the Islands Trust Policy Statement.

**CARRIED**

**The Chair recessed the meeting at 12:46pm and reconvened the meeting at 1:16pm.**

**8.2 Amending the Lasqueti Meeting Procedure Bylaw to Allow Electronic Meetings – discussion**

Staff advised that electronic meetings could still be held for three months after the emergency order is lifted. If Bill 10 does not include Islands Trust, then after the three months, all meetings would need to be in-person.

**LA-2021-030**

**It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee request staff to prepare a report on what would be necessary to change the meeting procedures bylaw to permit electronic meetings.

**CARRIED**

**9. DELEGATIONS - none**

**10. CORRESPONDENCE - none**

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

**11. NEW BUSINESS**

**11.1 Local Trust Committee Meeting Guidelines and Public Input – discussion**

Trustees noted that Section 2.6 allows members of the public to speak during meetings.

**11.2 Non-compliance with Land Use Bylaw - discussion**

The Chair advised that Trustees could remind the public about existing bylaws but that the only formal mechanism to deal with non-compliance is to file a complaint in writing. He noted that the Capital Regional District is in the process of setting up a business licensing system for the southern Gulf Islands to address the issue of short-term rentals.

Staff advised that a new part-time staff member will be hired to help with communications regarding bylaws.

Trustees noted that Bylaw Enforcement could do pro-active searches regarding the advertising of short-term rentals.

**12. REPORTS**

**12.1 Trust Conservancy Report - none**

**12.2 Applications Report dated June 14, 2021 – Received for Information**

**12.3 Trustee and Local Expense Report - none**

**12.4 Adopted Policies and Standing Resolutions – Received for Information**

**12.5 Local Trust Committee Webpage**

The Chair noted that the new version launched recently.

**13. WORK PROGRAM**

**13.1 Top Priorities Report dated June 14, 2021**

**LA-2021-031**

**It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee request staff to amend Top Priority 3: Model Cell Tower Strategy by adding after the words “and First Nation Cultural Sites.” after the words “electrical supply”.

**CARRIED**

**13.2 Projects List Report dated June 14, 2021**

Trustee Johnston advised that the Community Shoreline Values Mapping project was never intended to be a project rather that the intention was that one of the Trustees and the Regional Director would lead a community exploration and mapping.

The Chair advised deleting the project from the list.

**LA-2021-032**

**It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee request staff to change Project 4: Community Shoreline Values Mapping to “Trustee to lead community mapping of values along the shorelines of Lasqueti Island.”

**CARRIED**

**14. CLOSED MEETING - none**

**15. UPCOMING MEETINGS**

**15.1 Next Regular Meeting Scheduled for Monday, August 9, 2020 at 9:30 am - Location to be determined**

**LA-2021-033**

**It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee request staff to cancel their August 9, 2021 meeting.

**CARRIED**

**LA-2021-034**

**It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee request staff to schedule a Special Meeting on the same day as the Community Information Meeting and Public Hearing for the Official Community Plan update.

**CARRIED**

**16. ADJOURNMENT**

**By general consent** the meeting was adjourned at 1:54 pm.

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Peter Luckham, Chair

Certified Correct:

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Dave Olsen, Recorder