



Lasqueti Island Local Trust Committee Minutes of Regular Meeting

Date: August 13, 2021
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
 Dave Olsen, Recorder

Others Present: Andrew Fall, qRD Regional Director
 There were 19 members of the public in attendance.

1. CALL TO ORDER

Chair Luckham called the meeting to order at 11:02 am. He acknowledged that the meeting was being held in territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following addition to the agenda was presented for consideration:

14.1 Timing of Public Hearing

By general consent the agenda was adopted as amended.

3. REPORTS

3.1 Trustee Reports

Trustee Peterson reported that he had nothing new to report.

Trustee Johnston reported:

- That he attended a gathering organized by Ocean Legacy to celebrate the completion of the beach clean up project for Lasqueti and surrounding islands.
- The gathering was held on Texada Island at an archaeological site that was recently uncovered.

3.2 Chair's Report

Chair Luckham reported:

- That there was a special Trust Council meeting to discuss the Policy Statement; they heard from a lot of people and will not do First Reading until at least December, 2021 or possibly March, 2022. In the meantime, a consultant has been hired to look at the outreach plan.

- Trust Council will be held in September in electronic format.
- This is the first public meeting for him since the last time he was on Lasqueti.
- Islands Trust is trying to create a mechanism to allow for hybrid meetings (that is, allowing for attendance in person or virtually).
- Transport Canada announced that the Port of Vancouver must set up a new vessel traffic management system, which is expected to reduce the number of anchorages in the Salish Sea.

3.3 Electoral Area Director's Report

Regional Director Fall reported:

- Island Health held a third clinic on Lasqueti.
- Vancouver Island Regional Library found a new Executive Director.
- The qRD Board recently received a report on high speed Internet connectivity; the Strathcona Regional District uses a fibre optic cable to connect rural communities.
- qRD has allocated \$10,000 for its Wood Stove Exchange Program.
- qRD renewed a Fire Department Mutual Aid Agreement which will now include the Lasqueti Island Volunteer Fire Department for the next five years.

4. TOWN HALL

The Chair introduced the Town Hall session by explaining the difference between the Town Hall session and the Community Information Meeting later in the agenda.

The Chair noted that the Islands Trust is legislated to have all meetings in public at a time and place that is advertised in advance.

Members of the public spoke and the following was noted:

- That the Official Community Plan (OCP) Review Process be slowed down with more public meetings held on weekends so that more working people can attend.
- The letter that Andrew Fall wrote to the Lasqueti Island Local Trust Committee (LTC), which suggested that the term “invasive species” be changed to “important exotic species”, was opposed by 36 signed form letters, which did not want the feral sheep identified in these ways. He suggested that the letter from Andrew Fall overruled the 36 other letters because, even though Andrew Fall wrote as an individual, he is the Regional Director.
- That the Trustees agreed with him that there were 37 signed form letters recently submitted to Islands Trust in support of heritage feral sheep and only 6 that wanted them identified as exotic or invasive species.
- In favour of the recommendation to waive the 10% highway frontage requirement in the application before the LTC today.
- In the overhaul of the OCP, none of the people who worked on the Marine zoning aspect have boats or work on boats.
- Yacht clubs are not allowed to have mooring buoys and there is a yacht club on Lasqueti with approximately 80 members.
- Lasqueti has very few harbours, all the public accesses are on cliffs or flat beaches, other than Tucker Bay which is still being litigated.
- Marine zoning needs to be looked at again; this island is totally dependant on marine transportation.
- LTC is talking about food security and at the same time talking about removing the sheep.

- The Chair responded that any advice would be considered.
- On two recent ferries coming to Lasqueti there were 7 and 10 dogs, respectively, and when they get loose, they could massacre the sheep.
 - The LTC is not talking about the dogs.
- That removing the sheep will make the island look more attractive to the rich people.
 - The Chair advised that the LTC is not responsible for animal control.
- Is the Islands Trust (IT) trying to control more of what we can use our land for?
 - The Chair responded and the following was noted:
 - That the IT Policy Statement will not change the autonomy of individual islands and LTCs;
 - It is strongly worded advice, which ensures that each LTC has considered these points;
 - Climate change and First Nations reconciliation are aspects that are not in the current IT policy statement; and
 - There will be a future meeting on Lasqueti regarding the Policy Statement.
 - Staff added that the OCP Review would be discussed at the Community Information Meeting later.
- Is there clarification about the 2050 aspect of the Islands Trust Policy Statement?
 - The Chair explained that it is a branding to inspire discussion and visioning for the year 2050.
 - He also noted that there are 20,000 residents and 30,000 properties in the Gulf Islands, while 30,000 First Nations people also consider the Gulf Islands to be their home but are not currently living here.
- Will the Executive Committee accept decisions if they are not in line with their Policy Statement?
 - The Chair advised that it depends on the language.

5. MINUTES

5.1 Local Trust Committee Minutes dated June 21, 2021 - for adoption

The following amendments to the minutes were presented for consideration:

Under “Others Present” change the number of people attending from 1 to 2.

By general consent the minutes of June 21, 2021 were adopted as amended.

5.2 Section 26 Resolutions-Without-Meeting Report dated July 26, 2021

Received.

5.3 Advisory Planning Commission Minutes - none

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-up Action List dated August 5, 2021

Received.

6.2 Electronic Meetings – Memorandum

Staff reiterated the current regulations and noted that they will end at the end of September. There may be a gap, when all meetings must be in person. Currently, Islands Trust is not set up to allow for hybrid meetings.

The Chair added that other staff are investigating more options.

Trustees asked whether they could discuss and make ready a new bylaw in advance.

Staff confirmed that discussion could take place.

A member of the public asked that the LTC engage with the public before making any changes to this administrative bylaw.

7. APPLICATIONS AND REFERRALS

7.1 LA-SUB-2021.1 (Johnson - JE Anderson and Associates) - 10% Lot Frontage Waiver - Staff Report

Staff introduced the application and the following was noted:

- It is a subdivision application for a lot line adjustment;
- The Ministry of Transportation and Infrastructure (MoTI) has sent it to us to determine whether it meets the requirements of the Land Use Bylaw (LUB);
- In this case, the application does not meet the requirement of 10% highway frontage and staff recommend that it be waived.

The applicant noted that he supported the recommendation.

The Chair noted that MoTI would still be the agency approving the subdivision and advised that the bylaw exists to ensure that when people subdivide, there is enough room to safely build access to the new lots.

Trustees noted that the lots are large and that there is adequate access.

LA-2021-035

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee exempt Proposed Lot A of the proposed 2-lot subdivision (lot line adjustment) of THE WEST 1/2 OF SECTION 26, LASQUETI ISLAND, NANAIMO DISTRICT (PID 010-016-988) and SECTION 32, LASQUETI ISLAND, NANAIMO DISTRICT, EXCEPT THAT PART DESCRIBED AS COMMENCING AT THE NORTH EAST CORNER OF THE NORTH EAST 1/4 OF SAID SECTION; THENCE SOUTHERLY ALONG THE EASTERLY BOUNDARY OF SAID NORTH EAST 1/4 A DISTANCE OF 792 FEET; THENCE WESTERLY AND PARALLEL TO THE NORTHERLY BOUNDARY OF SAID NORTH EAST 1/4 TO AN INTERSECTION WITH HIGH WATER MARK; THENCE NORTHERLY ALONG SAID HIGH WATER MARK TO AN INTERSECTION WITH THE SAID NORTHERLY BOUNDARY; THENCE EASTERLY ALONG THE SAID NORTHERLY BOUNDARY TO THE POINT OF COMMENCEMENT (PID 009-723-609) from Section 512(1)(a) of the *Local Government Act* which requires that each parcel has a highway frontage that is greater than 10% of the perimeter of the lot.

CARRIED

8. LOCAL TRUST COMMITTEE PROJECTS

Trustee Peterson began the discussion and the following was noted:

- He had two motions to present regarding the OCP Review Project;
- One proposed change would revert the current draft document to the current existing document and that a secondary motion would follow if the first one passed;

- It makes more sense to present a document at Public Hearing that has more support than waiting until after the Public Hearing to make changes.

The Chair discussed the process and had some doubt about amendments being brought forward, but after discussion it was agreed to proceed.

Staff advised that amendments could be made after a Public Hearing to reflect any public comment and that a revised document with any changes made today could be circulated soon.

Trustee Johnston did not support making the changes today and suggested that people on the other side of the issue would have come to this meeting if they had known.

The Chair noted:

- We want to be clear with what we present to the public and that it does make sense for the LTC to be comfortable with the document;
- Because it is not a land use issue, it is possible to amend the bylaw after Public Hearing.

Staff noted that the motion could be written down and circulated at the Community Information Meeting (CIM) later today.

LA-2021-036

It was MOVED and SECONDED

that Second Reading of Lasqueti Island Local Trust Committee Bylaw No. 98 be rescinded.

CARRIED

LA-2021-037

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee request staff to amend Lasqueti Island Local Trust Committee Bylaw No. 98 to include the following from the existing Official Community Plan:

Under Section 3.4. Community Stewardship, Objective 2: "To preserve and support balanced control of the local feral/heritage sheep which are a valued part of the community and its history."

And that the numbering system be amended to reflect this change.

CARRIED

LA-2021-038

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee request staff to amend Lasqueti Island Local Trust Committee Bylaw No. 98 under Section 3.2 Resource Stewardship, Natural Resources, General Advocacy Policies, Advocacy Policy 2, by deleting "in particular feral sheep" and "(e.g. by the Lasqueti Island Nature Conservancy)".

Discussion ensued and the following was noted:

- Several members of the community have noted that there are other important exotic species and by singling out feral sheep, it sends a message.
- It is not appropriate to try to direct another organization.

LA-2021-039

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee amend motion LA-2021-038 by removing “in particular feral sheep” and’.

Discussion ensued and the following was noted:

- Trustee Peterson stated that he is disappointed but in support of the motion.
- The Chair noted that he is not completely comfortable but will support the amendment.

CARRIED

LA-2021-038

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee request staff to amend Lasqueti Island Local Trust Committee Bylaw No. 98 under Section 3.2 Resource Stewardship, Natural Resources, General Advocacy Policies, Advocacy Policy 2, by deleting “(e.g. by the Lasqueti Island Nature Conservancy)”.

CARRIED

LA-2021-040

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

9. DELEGATIONS - none

10. CORRESPONDENCE

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

11. NEW BUSINESS - none

12. REPORTS

12.1 Trust Conservancy Reports - March 25, 2021 and July 13, 2021

12.1.1 The Heron - Spring 2021

Received.

12.1.2 The Heron - Summer 2021

Received.

12.2 Applications Report dated August 5, 2021

Received.

12.3 Trustee and Local Expense Report dated May 2021

Received.

12.4 Adopted Policies and Standing Resolutions

Received.

12.5 Local Trust Committee Webpage

No changes.

13. WORK PROGRAM

13.1 Top Priorities Report dated August 5, 2021

Received.

13.2 Projects List Report dated August 5, 2021

Received.

The Chair recessed the meeting at 12:55pm and reconvened the meeting at 1:30pm.

14. COMMUNITY INFORMATION MEETING

**Lasqueti Island Official Community Plan (OCP) Comprehensive Review -
Proposed Bylaw No. 98**

The Chair introduced the Community Information Meeting (CIM) portion of the meeting by explaining its purpose.

Regional Planning Manager, Kauer, introduced herself and described the process to date of the OCP Review Process.

She noted that Advocacy Policy 2 on Page 15 was amended earlier in the meeting and that Objective 6 on Page 30 was discussed but not changed.

Regional Director Fall advised that the qRD Board and staff have reviewed the draft Bylaw and had no further changes to recommend.

He also advised that the Lasqueti Community Association (LCA) intended to draft a Vision Statement by way of a subcommittee.

Staff described the next phases of the process.

The Chair advised that opening up the OCP Review Process to include a Vision Statement is not trivial.

Staff advised that procedurally, the LTC cannot receive more public input after a Public Hearing (PH), so the Vision Statement would either need to be included before the PH, be part of the LUB update process, or be a separate process of its own.

The Chair opened the CIM for comments by the public and the following points were made by the public:

- Suggestion that Objective 6 on Page 30 be moved to a different section.
- Suggestion made that the Glossary is deficient and asked what the process would be to add to it.
 - Staff advised that she could receive those additions and present them to the LTC for inclusion.

- The Chair advised that MoTI would revert to their own policies where there is an absence of policy in an OCP. The LTC must be careful to speak generally, rather than specifically about policies.
- Scottie Bay needs work.
- Trustee Johnston was asked why he wanted feral sheep to be singularly identified as exotic species in Advocacy Policy 2 in the motion passed earlier today.
 - The Trustee described the two enclosures that are being built on Mt. Trematon, one to exclude feral sheep and one to exclude both deer and sheep.
- Why is “to retain the undeveloped character of the marine coastal area” in the current draft?
- He also noted that only about four places are suitable to host docks.
 - Staff advised that it was likely a carryover from the current OCP.
- The document refers to “off-street” parking multiple times and could be changed to “off-road”.
- She also questioned why the Crown Lands introduction has the phrase “potential to develop into old growth” and that it may not make sense.
 - The Chair suggested that the sentence could be reworked.
 - Regional Director Fall reviewed the process that the LCA’s Official Community Plan Review Steering Committee used and noted that each objective was discussed publicly, but the policies were not.
- 36 signed form letters were recently submitted in support of the sheep.
 - The Chair advised the public at this stage of the process to suggest amendments to make the document better, rather than organizing public support for potential changes.
 - Staff advised that specific wording would be preferable and to send the correspondence either directly to her (hkauer@islandstrust.bc.ca) or to the general LTC email address (lasquetiislandlocaltrustcommittee@islandstrust.bc.ca), which also includes her.
- Could the undeveloped character of the marine coastal area be retained?
 - Staff advised that the new draft would include the new numbering system.
 - The Chair acknowledged the LCA for the phenomenal amount of work they did to start the process and that he hopes that the other LTCs can learn from this.
 - A Trustee noted that there was a list of changes compiled from the letters received and that the LTC went through those changes.
- A member of the public advised that she sent two letters to Trustee Johnston and noted that he said that he did not receive them.
 - Trustee Peterson advised that the form letters did count but noted that the form letter format does not inspire him to reflect on each copy of it.
- A suggestion was made that the form letters could be tallied, much like a vote.
- A member of the public asked what the purpose of a community plan is and noted that the first line of the existing OCP states that it is to further the interests of the Islands Trust.
 - The Chair acknowledged this deficiency and welcomed a new Vision Statement.
 - Regional Director Fall described “The Highlands” introduction to their OCP, noting that it begins with a physical description and then the Community Vision.
 - The Chair advised that the OCP is intended to document what the public wants the Trustees to uphold and noted that nothing can be embedded in the LUB that will conflict with the OCP.

Staff advised that the deadline for the agenda package for the next business meeting is September 21, 2021.

14.1 Timing of Public Hearing

Staff advised that holding a Public Hearing in conjunction with either of the next two business meetings are options and that responses from the referral are expected for the next business meeting.

The Chair advised that the information regarding marine zoning would be needed before the next business meeting.

Trustees noted that they expect to make more amendments, which rules out having the Public Hearing in October.

LA-2021-041

It was MOVED and SECONDED

that Lasqueti Island Local Trust Committee request staff to schedule a Public Hearing for Lasqueti Island Local Trust Committee Bylaw No. 98 for a date after the October business meeting.

CARRIED

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Monday, October 4, 2021 at 11:00 am at Judith Fischer Centre, #1 Cloud Bay Road, Lasqueti Island, BC

16. ADJOURNMENT

By general consent the meeting was adjourned at 2:41pm.

Peter Luckham, Chair

Certified Correct:

Dave Olsen, Recorder