

Buying on Lasqueti

Lasqueti Island is a rural community whose philosophy towards its future is keyed to minimizing adverse environmental & social impacts of increased population & development upon the island & its surrounding waters. Relevant land use & development issues centre on the type of land uses, compatibility of land uses, density of development, management of natural resources, maintenance of fresh & marine water quality, transportation & levels of community services.

Understanding life on the rock:

- 1) Read the official community plan & the land use regulations applying to your property. These can be viewed at the Post Office on Lasqueti & on the Islands Trust website (www.islandstrust.bc.ca).
- 2) Minimum lot size is 10 acres; one dwelling & one guest cottage are allowed per lot size. Minimum size on the surrounding islands is 20 acres.
- 3) Find out if your property is located within the Agricultural Land Reserve or has an archaeological site. **Contact the Northern Office of the Islands Trust at 250-247-2063.**
- 4) Confirm water supply. In some locations the quantity of groundwater supply can be in doubt. Rainwater catchment & storage systems are encouraged.
- 5) Sewage disposal systems should be built in accordance with Provincial regulations. Information is available at www.gov.bc. A properly maintained sewage system plays a significant role in protecting human health & natural resources.
- 6) Talk with neighbours about your plans. Early communication can help identify & solve problems.
- 7) Consider retaining areas of natural vegetation on your property & use local knowledge to identify wildlife habitat or plant communities that are best left undisturbed.
- 8) BC has a mandatory building code & all buildings are required to comply even though no building inspection service is provided.



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Home Enterprise

A home business is a well established way for people to earn a livelihood because there are very few employment opportunities on the island. There is a range of commercial & industrial activities that are permitted as home enterprise. The Lasqueti Island Land Use Bylaw includes regulations for home enterprises & should be consulted.

Home Enterprise Provisions include:

- The home enterprise use must be accessory to the principal residential use;
- it must be conducted by a minimum of one resident;
- it cannot produce consistent noise, vibration, smoke, dust, odour litter, electrical interference, fire hazard, or glare detectable outside the boundaries of the residential parcel;
- the premises of the home enterprise must retain a residential appearance; and
- a bed & breakfast can't have more than 3 bedrooms to provide visitor overnight accommodation & it must be within the permanent residence.

A guest cabin:

- Cannot be larger than 602.7 square feet;
- is not a dwelling;
- is not to be actively used for long term rental accommodation; and
- may only be used as a commercial short-term rental of less than 30 days provided the appropriate Commercial 3 zoning is in place.



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Living by the Sea

Lasqueti's intertidal area is the area from the high water mark to the lowest extremes of low tide. The water area is from the lowest extreme of low tide to a point 1,000 metres off-shore. Setback requirements, regarding buildings and structures, are in place, as provided by the Fish Protection Act and the Riparian Areas Regulation. In some instances a report from a Qualified Environmental Professional may be required. It is recommended that property owners contact Islands Trust staff, for further information on these setbacks, before any construction of buildings and structures has started.

Suggestions for waterfront dwellers:

- Allow natural debris (driftwood, fallen trees) to accumulate to provide a natural buffer.
- Retain natural vegetation as much as possible. Replant native species to restore natural areas where these have been lost.
- To maintain views, carefully prune trees rather than felling or topping them.
- Consider establishing wildlife corridors on your property.
- Ensure wildlife is not disturbed by dogs & human activity.
- Make sure that your sewage disposal system is adequate & functioning well. Septic systems need regular inspection & pump-outs.
- Do not overload the septic system or draw heavily upon well water.
- Handle fuels, oil & chemicals carefully to avoid spills.
- Reduce the use of pesticides & fertilizers.
- Use alternative cleaners such as baking soda & vinegar instead of toxic products. Use phosphate-free soap.



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Protecting Our Aquifers

About 20% of our rainfall becomes “groundwater” contained in the faults & fissures of the underlying sedimentary rock. This water can resurface as springs. Most of which reaches the ocean. This means that any harmful materials that enter the ground may contaminate well water & pollute the marine environment. Wells themselves can be a means of introducing pollutants into the groundwater. Inadequate treatment of human waste is a serious health concern. Innovative treatment systems are starting to become available.

The book [How to Shyte on Lasqueti](#) has many useful suggestions for using outhouses & is available from the author, Doug Hamilton.

- Ensure you have an adequate, functioning waste treatment system. There are local experts to help you evaluate your system & provide recommendations.
- Regularly inspect & pump out your septic system.
- Don't overload your septic system or let harmful chemicals to be flushed into it.
- Look into how to protect your well-head. Properly cap abandoned wells.
- Handle & store fuels, oils & other chemicals carefully to prevent spillage.
- Reduce the use of chemical fertilizers & pesticides. Store & apply animal manure far away from watercourses, wells & saturated ground.
- Maintain natural surface drainage & wetlands.



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Using Resources Wisely

Be water wise:

1. Look into a rainwater catchment & storage system to reduce reliance upon wells & ponds.
2. Use water-saving devices such as low-flow showerheads & toilets. A low pressure water supply also conserves water.
3. Reduce water use or re-use if possible. Fix leaks.
4. Use mulch & drought resistant plants for landscaping.
5. Educate guests to use water resources wisely.

Waste Management:

A service provided by the Powell River Regional District which adheres to.....

REDUCE REUSE RECYCLE

- Only glass & metal can be left at the Lasqueti dump which has limited operating hours.
- A free store next to the North End Fire Hall accepts clean clothes & working household items.
- The recycling centre, behind the free store, accepts: deposit containers: pop, beer, fruit juice, wine & liquor; clean hard & soft plastic; steel & tin cans that are de-papered, clean & flattened.

Contact the Powell River Regional District at:

(604) 483-3231

email: administration@powellriverrd.bc.ca

Website: www.powellriverrd.bc.ca

Removal of derelict vehicles is extremely difficult. Buy a vehicle able to take Lasqueti conditions for a long time: "beaters" don't. Vehicle owners are responsible for the removal off island of their "dead" vehicles. Compost kitchen & garden waste.

Transportation information:

To reduce air pollution consider: riding a bicycle; car sharing; using the taxi service; using small engine vehicles or motorbikes. Parking space in the False Bay area is very limited. If you are away from Lasqueti for months at a time make arrangements so that your vehicle is not parked on the road right of way. Have a friend, or the taxi, take you to the ferry when you leave. Parking at French Creek is also limited; check with the Harbour Master's office for information about where you can park.



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Living in the forest on Lasqueti Island

The Coastal Douglas-fir ecosystem is the most endangered & the least protected in BC & has the highest biodiversity. Many species are rare or threatened. This ecosystem is found only on the Gulf Islands, part of the East Coast of Vancouver Island, a narrow strip on the Sunshine Coast & part of the San Juan Islands.

Be water wise:

- Retain significant areas of natural vegetation on your property. Logged-over land can eventually become “old growth” again. Talk with neighbours to establish contiguous “wild areas.”
- Consider placing a conservation covenant on all or part of your property. (The Islands Trust is working to reduce property taxes for land protected in this way.)
- Avoid a park-like landscape. Underbrush, snags & fallen dead trees all play an important part in the ecosystem.
- Control non-native species. Introduced plants such as broom, holly, daphne, ivy & orchard grass can spread & crowd out native plants & eliminate habitat for species such as butterflies. Use native vegetation for landscaping.
- Stay on trails when walking in the forest & keep dogs leashed so that they don't run the deer and feral sheep.
- Learn more about this ecosystem (www.islandstrust.bc.ca - see “stewardship”).
- Consider maintaining natural drainage patterns & existing wetlands & protect them from contamination & degradation caused by development.

*For more information contact the
Lasqueti Island Local Trust Committee
Islands Trust Northern Office
Telephone: 250-247-2063
Email: northinfo@islandstrust.bc.ca
Website: www.islandstrust.bc.ca*



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