



DATE OF MEETING: June 26, 2017  
TO: Lasqueti Island Local Trust Committee  
FROM: Teresa Rittemann, Planner 2  
Northern Team  
SUBJECT: Phase 2: Implementation of the Aging at Home on Lasqueti Island Project – Community Survey

## RECOMMENDATION

1. That the Lasqueti Island Local Trust Committee approve the Community Survey, attached to the June 26, 2017 staff report, for circulation with the addition of the Survey Monkey survey link and the following questions related to secondary suites in the Agricultural Land Reserve:

**“Do you support amending the land use bylaw to establish an Agriculture zone which includes all lands within the Agricultural Land Reserve?” Answer options: Yes; No; It depends (please explain).**

**“Do you support permitting secondary suites in the Agricultural Land Reserve on Lasqueti.” Note: secondary suites are a permitted form of housing in the Agricultural Land Reserve but may be permitted or prohibited by local zoning.” Answer options: Yes; No; It depends (please explain).**

## REPORT SUMMARY

The purpose of this report is to request that the Local Trust Committee (LTC) consider approving the attached Community Survey, with the potential addition of questions concerning secondary suites within the Agricultural Land Reserve (ALR).

## BACKGROUND

At the April 24, 2017 regular business meeting, the LTC passed the following resolution (draft):

### **LA-2017-011**

that the Lasqueti Island Local Trust Committee request staff to organize a workbook survey regarding the Aging in Place Report in liaison with Trustees regarding the use of guest cabins and secondary suites.

Staff have drafted a survey, as shown in Attachment 1, which includes questions about the use of guest cabins, as well as the Temporary Use Permit as a potential planning tool. The staff recommendation to add a question about secondary suites in the ALR has arisen from discussion with other Local Planning Services staff engaged in housing-related projects.

## Issues and Opportunities

In addition to the questions about the use of guest cabins and temporary use permits, this Aging at Home project presents an opportunity to consider the possibility of adding an Agricultural zone that respects existing Agricultural Land Reserve (ALR) land on Lasqueti Island and permitting secondary suites within the ALR.

The Agricultural Land Commission (ALC) is a provincial entity which governs the ALR in BC. Specified farm uses may occur as outright permitted uses within the ALR despite local zoning bylaws. Other uses are permitted in the ALR by the ALC but may either be permitted or prohibited by local government bylaws. Secondary suites are included in this class of uses (which “may” be permitted in the ALR). For further information, the ALC has a “Policy 8 – Residential Uses in the ALR” (see Attachment 2).

Staff encourage the LTC to add questions related to secondary suite use in the ALR to the Community Survey in order to assess the general level of public support for this option. If the survey results indicate public support, the LTC could expand the scope of the Aging at Home project to consider amending the land use bylaw to permit secondary suites within the ALR and to create a new Agriculture zone to encompass properties within the ALR; if the survey results indicate otherwise, the project could continue without further consideration for this option.

### Consultation

The Community Survey will be in circulation for one month, from **Friday, July 7, until 4 pm on Monday, July 31**, in order to permit adequate time for public feedback. Members of the public will have the option of completing the survey online through Survey Monkey, or via paper copy. In addition, Planning Staff will be available during the **Lasqueti Island Farmers Market on Saturday, July 8** to answer any questions the public may have, and to provide the option of completing the survey online or in paper format at that time. After the survey closes, the results will be analysed and then shared publicly at the LTC meeting scheduled for **Monday, September 18, 2017**.

### Rationale for Recommendation

The LTC has given clear direction as to what should be included as part of the Community Survey; staff respectfully recommend the inclusion of the additional questions pertaining to secondary suites in the ALR, as this may provide a viable “Aging at Home” housing option on Lasqueti. Staff is offering the recommendations as noted on page 1 of this report.

### ALTERNATIVE

1. That the Lasqueti Island Local Trust Committee the attached Community Survey for circulation, with the addition of the Survey Monkey survey link.

### NEXT STEPS

Upon LTC approval of the Community Survey, Staff will finalize the survey on July 7 so that it is ready to be circulated and officially launched (in print and online) during the Lasqueti Island Farmers Market on Saturday, July 8<sup>th</sup>. Upon the close of the survey, staff will analyse the results and draft OCP (and potentially LUB) amendments to present during the public LTC meeting on September 18.

Submitted By:	Teresa Ritemann, MCIP, RPP Planner 2	June 14, 2017
Concurrence:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	June 14, 2017

### ATTACHMENTS

1. Final Draft Version of the Community Survey
2. ALC Policy 8 – Residential Uses in the ALR