

**From:** Steve Kelen [<mailto:skelen@telus.net>]

**Sent:** Sunday, November 26, 2017 12:22 AM

**To:** Timothy Peterson; Susan Morrison; Laura Busheikin; Lasqueti Planner

**Cc:** [REDACTED] 'Alexa Thornton'; 'Blair Christensen'; 'Gillian Gibson'; 'Ian McPherson'; 'Norm Stacey'; 'Randy Walker'; 'Steve Kelen'

**Subject:** Proposed Land Use Bylaws - Shoreline Protection

To Lasqueti Island Local Trust Committee (Trustees and Chairperson) and the Islands Trust Planner for Lasqueti Island:

I am writing on behalf of the Board of Directors of West Lasqueti Holdings Ltd.

West Lasqueti Holdings Ltd. is a private company holding approximately 420 acres of land on Lasqueti Island, including part sections 33 and 34. Locally, our property is commonly referred to as the Shumack Farm area. Our property includes a significant amount of foreshore, extending from near the Fegan Islands in the north, extending south past the Finnerty Islands and then east to near Olsen and Higgins Islands on the north side of the entrance to False Bay.

The purpose of this letter is to advise you that our company has serious concerns about the impact the proposed revisions to the Land Use Bylaws aimed at shoreline protection will have on our members and the value of their shares in our company.

Our company was founded in 1973 to purchase, hold and maintain land on behalf of our shareholders and their families to use as recreational property. Each member (shareholder) is entitled to build a small cabin on an identified site that has been assigned to his or her share. Each site has approximately 150 feet of waterfront. There are 33 shares in our company, attached to 33 specific waterfront sites. These sites do not have identified boundaries – rather they are identified by a centre marker, and the “site” consists of approximately 75’ of waterfront on either side of that marker. The shares are valued as an undivided 1/33<sup>rd</sup> interest in the total value of the company’s holdings. Any proposed buildings or other development on a site has to be approved in advance by the Company’s Board of Directors. To date, we have 19 cabins built on members’ respective sites.

Our Company’s policy and practice has been to minimize development. Most of our property is completely undeveloped land, including forests, wetlands, high bluffs and waterfront. Our Company and our members have striven over more than 40 years (since the inception of our company) to be stewards of the land and to minimize our ecological footprint.

However, we are concerned that the increased setback for new construction stipulated in the proposed bylaw revision will create an inequity in the value of shares in our company. For example, a site on which there is an existing cabin built before the proposed amendments to the bylaw and within 30 meters of the foreshore (the new setback requirements) would likely be valued more highly than a site on which there is no cabin built yet, but any future construction would have to be set back 30 metres from the high tide line. This would create a significant inequity between our shareholders, amounting to a legislated loss of property value. Further, in some site locations on our property, it would not be physically possible to build a cabin 30 meters back from the foreshore because of the particular geography of the site. Hence, the value of the sites without a cabin would be adversely affected by the proposed new setback regulations, and the value of sites that already have a cabin built would be arbitrarily and unfairly overvalued (relative to the vacant sites).

Because of the potential impact of the setback requirements in the proposed land use bylaw, our company wishes to register our opposition to the proposed changes in the strongest terms.

Yours truly,

Steve Kelen  
On behalf of the Board of Directors  
West Lasqueti Holdings Ltd.

Copies of this email are being sent to Lasqueti Local Trust Committee (Tim Peterson and Susan Morrison) and LTC Chairperson Laura Busheikin; the Islands Trust Planner for Lasqueti; 7 members of the Board of Directors of West Lasqueti Holdings Ltd.; and Karl Darwin as representative of Lasqueti Island Ratepayers Association (L.I.R.A.)