

Purpose: To review and update the Lasqueti Official Community Plan (OCP) policies and Land Use Bylaw (LUB) regulations in three phases which supports community participation, the Object of the Islands Trust, strengthens relations with First Nations and addresses community land use planning priorities.

Background: The LTC identified a “Comprehensive OCP/LUB Review” as a top priority project and held an early community information meeting in April 2018 to gather ideas on the scope of the project. Support for the Islands Trust’s “preserve and protect mandate”, including a focus on strengthening relations with Tla’amin Nation and other Nations, are overarching priorities for this review.

Objectives

- Conduct a technical analysis of the OCP and LUB;
- incorporate the results of 2018 engagement sessions held by the Lasqueti Community Association;
- determine where policy/regulatory changes may be required to be consistent with First Nations relations and perspectives; the Local Government Act, and Object of the Islands Trust and Islands Trust Policy Statement; Islands Trust Conservancy ‘Regional Conservation Plan 2018-2027’ goals and priorities, Protection of the Coastal Douglas-fir and Associated Ecosystems Toolkit (2018); and
- Develop an ‘OCP/LUB Engagement Strategy’ to prioritize engagement topics and methodology to be undertaken in Phase 2; and
- Update subdivision regulations related to proof of water and public access to the foreshore.

Phase 2 and 3 Objectives

- Undertake community engagement on engagement topics determined in Phase 1.
- Develop, review, adopt draft amending bylaws to update the OCP and LUB based on Phase 1 analysis and Phase 2 community engagement.

In Scope

Phase 1 In-Scope

- Establish opportunities for inter-governmental collaboration for effective decision making respecting Treaty and First Nations rights throughout both phases of the OCP/LUB review.
- Planning staff to conduct a comprehensive technical analysis of the OCP and LUB and present findings for LTC consideration.
- Lasqueti Community Association OCP steering committee to prepare a summary document and presentation to the LTC on the results of the 2018/19 community engagement sessions. Planning staff to incorporate findings into the technical analysis of the OCP and LUB.
- Work with the Advisory Planning Commission to develop a ‘OCP/LUB Engagement Strategy’ to clarify Phase 2 engagement topics and methodology based on technical analysis and community input to date.
- Update subdivision regulations related to proof of water and public access to the foreshore

Phase 2 In-Scope

- Update the Project Charter to reflect Phase 2 Scope of Project.
- Implement the ‘OCP/LUB Engagement Strategy’.
- Incorporate First Nation perspectives and recognition of Tla’amin Treaty rights into policy/regulatory options.
- Develop draft amending bylaws for the Official Community Plan and Land Use Bylaw.

Phase 3 In-Scope

- Legislative review, referrals and bylaw adoption.

Out of Scope

- Cannabis regulations
- Review of consistency with Housing Needs Assessment
- Review of consistency with Agricultural Land Commission Act

Workplan Overview	
Deliverable/Milestone	Date
Phase 1: LTC endorses revised project charter	May 2019
Phase 1: Planning presentation on summary of technical analysis of OCP and LUB; LCA Presentation;	February, 2020
Phase 1: Staff analysis and recommendations on consistency with Douglas Fir Toolkit, Conservancy Policies and Agricultural Land Commission	Spring / Summer 2020
Phase 2: LTC endorses consultation plan; Commence Phase 2 Engagement	Fall 2020 / Winter / Spring 2021
Phase 2: Development of draft bylaws, referrals and community engagement	Summer 2021
Phase 3: Legislative review, referrals and bylaw adoption.	Fall/Winter 2021

Project Team	
<i>Heather Kauer, RPM</i>	Project Manager / Project Sponsor
Planner 2	Planner
Legislative Clerk	Legislative Process / Bylaw Review
Senior Policy Advisor	IT First Nations Liaison
Tla'amin First Nation	Intergovernmental Collaboration
Advisory Planning Commission/Community Groups	Community Representatives
RPM Approval: <i>Heather Kauer, RPM</i> Date: July 23, 2018; Dec 17, 2018; May 14, 2019; Oct 28, 2019; Feb 24, 2020	LTC Endorsement: Resolution #: 2018-037, 2018-066, 2019-003, 2019-033, 2019-034, 2020-002

Budget		
Budget Sources:		
Fiscal	Item	Cost
2019-2020	Technical analysis of OCP and LUB; development of OCP/LUB engagement strategy; MoA water analysis	\$1,000
2020-2021	Community consultation	\$4,000
2021-2022	legislative process (community information meetings; public hearing; advertising)	\$1,500
2021-2022	Legal Review	\$1,500
	Total	\$7,000

PROJECT CHARTER WORK PLAN OVERVIEW			
Meeting	Deliverable/Milestone	Target Date	Cost
N/A	Phase 1: Defining project scope; LCA review; MoA report; Staff technical Review	February 24, 2020	\$1,000
February 24, 2020	LTC Endorses Phase 2 Project Charter; referral to APC for comment on communication / engagement strategy options	February 24, 2020	
August 10, 2020	Staff provide analysis report on LCA recommendations; MoA data; Consistency with Douglas Fir Toolkit, Conservancy Policies and ALC Act; Subdivision Regulations; APC makes recommendations regarding consultation plan	August 10, 2020	
N/A	Staff conduct Preliminary Consultation including community meeting with Tla'amin First Nation and SCRD protocol meeting	August - October 2020	\$4,000
October 5, 2020	Community Information Meeting	October 5, 2020	\$500
Next scheduled LTC meeting	Staff provide report regarding results of preliminary consultation and make recommendation for draft bylaws		
Next scheduled LTC meeting	Draft bylaws presented to LTC for 1 st Reading and recommended referral to APC, First Nations, SCRD, and other stakeholders	Winter / Spring 2021	
	Legal Review of bylaws	December, 2020	\$1,500
	Referral Period	Spring / Summer 2021	
Next scheduled LTC meeting	Staff report to LTC in regards to referral responses; recommended 2 nd Reading Draft,	August, 2021	
	CIM and Public Hearing; LTC considers 3 rd Reading	October, 2021	\$1,000
	Executive Committee consideration of bylaws	Fall / Winter 2021	
	Ministry consideration of bylaws	Winter / Spring 2022	
	Final Adoption of Bylaws via Resolution Without Meeting	Spring, 2022	
TOTAL			\$ 8,000