



A NOTICE OF A BUSINESS MEETING OF **THE LASQUETI ISLAND LOCAL TRUST COMMITTEE**
to be held at 11:00 am on Thursday, February 28, 2013 at the Lasqueti Arts Centre,
Main Road, Lasqueti Island, BC

AGENDA

		Page No.	*Approx. Time*
1.	CALL TO ORDER		11:00 am
2.	APPROVAL OF AGENDA		
3.	TOWNHALL SESSION		
4.	MINUTES		11:15 am
4.1	Local Trust Committee Adopted Meeting Minutes of October 18, 2012 – <i>for adoption</i>	1-9	
4.2	Section 26 Resolutions Without Meeting Log dated February 18, 2013 – <i>attached for information</i>	10	
4.3	Lasqueti Island Advisory Planning Commission Meeting Minutes dated October 16, 2012 - <i>attached</i>	11-12	
4.4	Lasqueti Island Advisory Planning Commission Meeting Minutes dated January 15, 2013 - <i>attached</i>	13-16	
5.	BUSINESS ARISING FROM MINUTES		
5.1	Follow-up Action List dated February 19, 2013 - <i>attached</i>	17-19	
6.	DELEGATIONS		
7.	CORRESPONDENCE <i>Correspondence specific to an active development application and/or project will be received by the Lasqueti Island Local Trust Committee when that application and/or project is on the agenda for consideration</i>		
7.1	Email dated February 15, 2013 from Connie Haist, Doane Grinnell, Gordon Scott, Don Dempster, Jodi Ayers, Scott Stilling, Brian Pitt, Betsy Williamson regarding Liquid Hydrocarbon Run Off into False Bay - <i>attached</i>	20-26	11:20 am
8.	APPLICATIONS AND PERMITS		

BREAK FOR LUNCH – Sometime During the Following Segment

9.	LOCAL TRUST COMMITTEE PROJECTS		11:45 am
9.1	False Bay Parking Master Plan – Advisory Planning Commission Recommendations - <i>for discussion</i>		
9.2	Riparian Areas Regulation Mapping – Staff Report dated February 21, 2013 - <i>attached for information</i>	27-45	
10.	REPORTS		
10.1	Work Program		
	Top Priorities Report and Projects Report dated February 19, 2013 - <i>attached</i>	46-47	
10.2	Applications Log – no applications		
10.3	Trustee and Local Expenses		
	10.3.1 Expenses posted to October 31, 2012- <i>attached</i>	48	
	10.3.2 Expenses posted to November 30, 2012- <i>attached</i>	49	
	10.3.3. Expenses posted to December 31, 2012- <i>attached</i>	50	
	10.3.4. Expenses posted to January 31, 2013- <i>attached</i>	51	
10.4	Adopted Policies and Standing Resolutions - attached	52	
10.5	Chair's Report		
10.6	Trustees' Report		
11.	NEW BUSINESS		2:00 pm
11.1	Non-conforming Housing – <i>for discussion</i>		
11.2	Development Approval Information Bylaw – <i>for discussion</i>		
11.3	Greening our Shores Workshop – <i>for information</i>		
12.	BYLAWS		
13.	ISLANDS TRUST WEBSITE		
13.1	Lasqueti Page - <i>attached</i>	53	
14.	TOWN HALL SESSION		
15.	NEXT MEETING DATE		
	Thursday, May 2, 2013 at 11:00 am at the Lasqueti Arts Centre, Main Road, Lasqueti Island, BC		
16.	ADJOURNMENT		3:30 pm

*Approximate time is provided for the convenience of the public only and is subject to change without notice.

ADOPTED

**MINUTES OF THE LASQUETI LOCAL TRUST COMMITTEE MEETING
THURSDAY, OCTOBER 18, 2012 AT 11:00 AM
AT THE LASQUETI ARTS CENTRE,
MAIN ROAD, LASQUETI ISLAND, BC**

PRESENT: David Graham Chair
 Susan Morrison Local Trustee
 Peter Johnston Local Trustee
 Linda Prowse Planner and Recorder

There were (5) five members of the public in attendance.

1. CALL TO ORDER

Chair Graham called the meeting to order at 11:00 am.

2. APPROVAL OF AGENDA

The agenda was amended by consensus as follows:

- Add Section 7.1 – Correspondence – Undated e-mail attachment received by Trustee Susan Morrison from Sheila Harrington requesting a letter of support from the Local Trust Committee
- Add Section 9.2.2 – Lasqueti Island Local Trust Committee Riparian Areas Regulation Communications Budget

3. TOWNHALL SESSION

Tom Weinerth, Advisory Planning Commission member, said that the Advisory Planning Commission was stuck on this parking issue, and that provision is needed for easily established pay parking in the False Bay area.

4. MINUTES

4.1 Local Trust Committee Adopted Meeting Minutes of June 21, 2012 – attached for revision and adoption

It was noted that the minutes of June 21, 2012 were previously approved by consensus; however it was felt that further changes were required.

LA-032-2012 It was **MOVED** and **SECONDED** that the June 21, 012 Local Trust Committee adopted minutes be amended as follows:

Section 3, after the second paragraph, items 1, 2 and 3 read as follows:

- “1. Why is this good for Lasqueti? Answer: I’m not sure it is. It simplifies the enforcement process and would make it less expensive for both parties and easier to “do it yourself”.
2. Who initiated the bylaw amendment? Answer: Not sure. I think Trust Council and the Bylaw Enforcement staff.
3. Can a complaint be anonymous? Answer: No, but the names of complainants are completely confidential.”

CARRIED

LA-033-2012 It was **MOVED** and **SECONDED** that the June 21, 2012 Local Trust Committee minutes be adopted as amended.

CARRIED

- 4.2 *Local Trust Committee Adopted Meeting Minutes of August 30, 2012 – attached for information*

Planner Prowse advised that the minutes were adopted before this meeting by Resolution Without Meeting.

- 4.3 *Section 26 Resolutions Without Meeting Log dated October 10, 2012 – attached for information*

Received. It was noted that Resolutions Without Meeting take place between scheduled Local Trust Committee meetings to ensure that Local Trust Committee business is carried out in a timely manner and that Resolutions Without Meeting are reported on at Local Trust Committee business meetings.

- 4.4 *Lasqueti Island Advisory Planning Commission Draft Meeting Minutes dated April 23, 2012 – attached for information*

The Advisory Planning Commission draft minutes of April 23, 2012 were received.

- 4.5 *Lasqueti Island Advisory Planning Commission Draft Meeting Minutes dated May 8, 2012 – attached for information*

The Advisory Planning Commission draft minutes of May 8, 2012 were received. It was noted that Nadine Simpson is the new Advisory Planning Commission

secretary. It was further noted that the Advisory Planning Commission should consider making the following change to the draft minutes:

Page 2, third paragraph – change the word “parking” to “policing”.

5. BUSINESS ARISING FROM MINUTES

5.1 Follow-up Action List dated October 10, 2012- attached

Planner Prowse reviewed the Follow Up Action List with the Local Trust Committee.

6. DELEGATIONS

There were no delegations

7. CORRESPONDENCE

An E-mail from Trustee Susan Morrison to Planner Prowse with an attachment from the Lasqueti Island Nature Conservancy requesting a letter of support from the Local Trust Committee for the conservancy's grant application to Mountain Equipment Coop for the Tucker Bay Bluff property was received.

It was noted that the Trust Fund Board was sending a letter of support, but that the Conservancy would also like a letter of support from the Local Trust Committee.

LA-034-2012 It was **MOVED** and **SECONDED** that the Local Trust Committee Chairperson send a letter for support to the Mountain Equipment Coop for a grant application from the Lasqueti Island Nature Conservancy for the Tucker Bay property on Lasqueti Island.

CARRIED

8. APPLICATIONS AND PERMITS

There were no applications or permits to be reported upon.

9. LOCAL TRUST COMMITTEE PROJECTS

9.1 *False Bay Parking Master Plan Staff Report dated October 11, 2012 - to be distributed*

Planner Prowse summarized her report on Commercial Parking in the False Bay Area. A discussion about the derelict vehicles (i.e. abandoned vehicles) parked along Main Road ensued, and the following was noted:

- There is now a tow truck on the island and the driver has agreed that he could take derelict vehicles from the roads to a barge to be taken off the island to a lot on Vancouver Island.
- The tow truck driver needs to have the okay to tow derelict cars away.
- It is important to have a meeting with the RCMP to find out how to deal with uninsured vehicles as the RCMP have the mandated responsibility to take care of law enforcement
- There are enabling policies in the Official Community Plan requesting the Ministry of Transportation, RCMP, Powell River Regional District and businesses and citizens to combine efforts to coordinate the removal of unwanted and derelict vehicles
- It is not illegal for an insured vehicle to park on the side of the road.

LA-035-2012

It was **MOVED** and **SECONDED** that staff write to the Ministry of Transportation and Infrastructure, the RCMP, and the Powell River Regional District to arrange a meeting of these bodies with the Local Trust Committee to discuss what can be done with illegally parked vehicles in the road right of way on Main Road.

CARRIED

Tom Weinerth, Advisory Planning Commission member, noted that the Advisory Planning Commission would be getting a first draft of a Master Plan together around November/December, 2012, and that it would be good if the Local Trust Committee could have this meeting (as noted in the motion above) as soon as possible.

A discussion ensued regarding commercial parking in the False Bay area, and the following points were made:

- According to the October 11th staff report, commercial parking could be a home enterprise, however only 4 cars could be parked as part of that home based enterprise and this would not solve the problem
- Research should be done as to what a reasonable amount of cars would be, OR maximum property coverage, OR both, on a commercial parking lot.
- It could be possible to amend the Land Use Bylaw to allow a home enterprise to have more cars parked on a specifically identified lot.

- The Powell River Regional District Director is continuing to pursue alternative road access to the Arts Centre to provide more parking at the Arts Centre for functions held there.

LA-036-2012

It was **MOVED** and **SECONDED** that staff write a report and draft a Land Use Planning amendment to allow for home enterprise parking for more than four vehicles on Lot B, Plan 74002, Section 31, Lasqueti Island.

CARRIED

9.2 *Riparian Areas Regulation Working Group – verbal update*

Both Trustee Johnston and Trustee Morrison attended the working group session. The trustees noted that the meeting was adequate, however rather than Lasqueti's \$4000 communication budget allocation going into a Northern Local Trust Committee communication budget, it would be better to keep the money on Lasqueti Island.

9.2.1 *Email dated August 31, 2012 – attached for information*

It was noted that Riparian Areas Regulation reports done by Qualified Environmental Professionals for specific applications could be compiled and used for Lasqueti Riparian Areas Regulation mapping. It was also noted that the Lasqueti Stream Keepers organization could have some helpful information on this matter.

LA-037-2012

It was **MOVED** and **SECONDED** That staff draft a report, putting together all of the Riparian Areas regulation reports that have been done for Lasqueti Island applications, and present this at the next Local Trust Committee meeting.

CARRIED

9.2.2 *Riparian Areas Regulation Communications budget*

It was noted that \$4000 had been allocated to the Lasqueti Local Trust Committee for Riparian Areas Regulation communication, but that this money could also be put towards Riparian Areas Regulation mapping. It was felt that it would be more advantageous for Lasqueti Island to spend the money for mapping. It was further noted that there are 19 unknown and four known watersheds on Lasqueti Island, however; the Pete's Lake watershed would be a good watershed to focus on as many people live in that area and so the impact of having the mapping done there would be the greatest.

LA-038-2012

It was **MOVED** and **SECONDED** that the Lasqueti Island Local Trust Committee allocates \$4000 to have a Riparian Areas Regulation assessment of Pete's Lake watershed mapped prior to March 31, 2013.

CARRIED

It was noted that it would also be advantageous if a Riparian Areas Regulation workshop could be done for Lasqueti Island, and if staff from the Ministry of Environment come to hold the workshop.

LA-039-2012

It was **MOVED** and **SECONDED** that staff contact Ministry of Environment staff to request that they hold a Riparian Areas Regulation workshop on Lasqueti Island

CARRIED

9.3 *Workshops – verbal updates*

Trustee Morrison noted that at the September Trust Council meeting, there was an oil spill workshop and it showed how unprepared communities are. She noted that Burrard Clean from Duncan has been contacted they are interested in arranging an oil spill workshop for Lasqueti with Scott Stilling. It was noted that the Local Trust Committee has already budgeted money for this, and that someone from Burrard Clean just needs to come to the island to do this workshop.

10. REPORTS

10.1 *Strategic Plan for Local Trust Committees – attached*

The Local Trust Committee reviewed the approved Trust Council Strategic Plan. It was asked that this strategic plan only be placed in Local Trust Committee agendas once a year, or when extensive changes have been made to the plan.

10.2 *Work Program - Top Priorities Report and Projects List dated October 10, 2012 – attached*

LA-040-2012

It was **MOVED** and **SECONDED** that the top priorities chart be amended to delete priority 3 - "Review of Land Use Bylaw Guest Cabin Regulations" and replace this with "Integrated Shoreline Mapping Workshop".

CARRIED

10.3 *Applications Log - Report dated October 10, 2012- attached*

It was noted that there were no applications being reviewed.

10.4 Trustee and Local Expenses

10.4.1 Expenses posted to August 31, 2012 – attached

The August 31, 2012 expense report was reviewed.

10.4.2 Expenses posted to September 30, 2012 – attached

The September 30, 2012 expense report was reviewed.

10.5 Adopted Policies and Standing Resolutions – attached

The adopted policies and standing resolutions document was reviewed.

10.6 Chair's Report

Chair Graham gave his report.

10.7 Trustees' Report

The Local Trustees gave their reports.

11. NEW BUSINESS

*11.1 Lasqueti Island Local Trust Committee Business Meeting Schedule 2013 –
Memorandum dated October 3, 2012 - for discussion*

LA-041-2012

It was **MOVED** and **SECONDED** that the proposed meeting schedule be amended to exclude the January and November, 2013 meeting dates, and that the schedule be adopted as amended so that the 2013 meeting dates are:

Thursday, March 14, 2013
Thursday, May 2, 2013
Thursday, July 11, 2013
Thursday, August 29, 2013
Thursday, October 17, 2013

CARRIED

*11.2 Local Trust Committee Budget Request for 2012/2013
Memorandum dated September 20, 2012 – attached*

LA-042-2012

It was **MOVED** and **SECONDED** that the Lasqueti Island Local Trust Committee revise and approve funding requests for Projects Proposed for the Next Fiscal, 2013/14 as follows:

- RAR Implementation – Amount 30k – Priority No. 1
- OCP/LUB False Bay Parking – Amount 1k – Priority No. 2
- Targeted OCP/LUB Review – Amount 8k – Work Program Projects List”

and that this request be forwarded to the Financial Planning Committee as revised.

CARRIED

12. BYLAWS

There were no bylaws to be considered.

13. ISLANDS TRUST WEBSITE

13.1 Lasqueti Page – attached

It was requested that the new 2013 Business meetings schedule be posted to replace the 2012 business meeting document.

14. TOWN HALL SESSION

There were no speakers for the Town Hall session

15. CLOSED MEETING

The Lasqueti Island Local Trust Committee closed the next part of the October 18, 2012 business meeting to discuss matters pursuant to Section 90(1)(b) Community Stewardship Award and that Staff be invited to attend this meeting.

16. RECALL TO ORDER

Rise and Report from Closed Meeting

It was reported that Pat Forbes is the recipient of the Lasqueti Island Community Stewardship Award for 2012.

17. NEXT MEETING DATE

It was noted that the next scheduled Lasqueti Island Local Trust Committee meeting will be held on Thursday, March 28, 2013 at the Lasqueti Arts Centre.

18. ADJOURNMENT

The meeting was adjourned by consensus at 1:55 pm.

Chairperson

Recorder



RWM From: October 11, 2012 To: February 18, 2013

Lasqueti Island

Resolution #	Action	Resolution Description	Resolution Date
2013-01	In Favour	"That the Lasqueti Island Local Trust Committee resolves to hold a special meeting beginning at 11am on Friday, February 22, 2013 at the Lasqueti Arts Centre for the purpose of discussing parking."	Jan 24, 2013
2012-11	In Favour	"THAT the Lasqueti Island Local Trust Committee approve an expenditure for up to \$25 to conduct a mail drop for the Green Shores Workshop to be held on March 14, 2013."	Dec 17, 2012
2012-10	In Favour	"THAT the Lasqueti Island Local Trust Committee requests the Executive Committee to consider approving the Islands Trust as the official community partner for the Lasqueti (False Bay) Energy Project to manage the \$250,000 grant from the Ministry of Energy and Mines."	Dec 14, 2012
2012-09	In Favour	"THAT the Lasqueti Island Local Trust Committee reschedule its March 14, 2013 regular business meeting to February 28, 2013."	Nov 29, 2012
2012-08	In Favour	"That the Lasqueti Island Local Trust Committee adopt the minutes of its regular business meeting of October 18, 2012."	Nov 01, 2012

APC MEETING – OCTOBER 16, 2012 – COMMUNITY HALL

PRESENT: APC MEMBERS: Sue K, Tim P, Tom W, Wayne B, Gail F, Nadine S,

(Absent APC Members: Joseph F, Elliot N, Ezra A)

Trustees Present: Susan M, Peter J

PRRD Director Merrick A, also present

Recorder: Nadine

Previous Minutes were not available and so not read.

New Business:

1. Election of Recording Secretary

Gail F nominated Nadine S, Tom W seconded the motion. The motion was carried unanimously.

2. Merrick spoke to the issue of the Master Plan and why it had come to the APC as a request. He had spoken with the MOT about parking issues and they require a Master Plan for Parking and the False Bay area in order to pursue objectives that may require changes to the roadways.

Looking at the map of the Lasqueti, we defined the False Bay area in question as: From the government dock to T-Pot corner, including side roads, and along Weldon Bay Road to the barge landing ramp.

Discussion followed re: visions for the Master Plan, some members presented detailed 'wish lists', the trustees were available to answer any questions that arose from the discussion.

Sue requested that before the next meeting all members create their own wish lists.

It was suggested that we work next meeting with the map and markers to designate areas on the map in the “FB area” before creating a “plan” to submit to the Trust.

Next meeting – November 13th at False Bay School.

Meeting Adjourned 8:25 pm.

Signed _____ Chairperson

DRAFT

APC Meeting – January 15th, 2013



APC Members Present: Wayne Bright, Gail Fleming, Tim Peterson, Tom Weinerth, Sue K, Nadine Simpson (secretary)

Members of the Public Present: Nikki Darwin

Meeting called to order at 7:13

Minutes from three previous meetings distributed:

Motion to adopt minutes of April 23rd, made by Na, seconded by Sue - passed

Motion to adopt minutes of May 8th, made by Tim, seconded by Gail - passed

Motion to adopt minutes of Oct 16, made Tom, seconded by Wayne - passed

Agenda topic: Mapping—

The APC submits this first draft of a Master Plan for Parking to the Trust for its consideration.

Some members haven't yet placed their "tags" on the map for suggestions for various parking concepts for each 'area' and what is considered appropriate. The APC has been 'work-shopping' ideas and placing tags on the maps that were rec'd from the Trust.

Process: with each area tagged, the APC will attempt to reach a consensus and make recommendations based on the suggestions from the public and from APC members

Each section of the False Bay area roadways, is presented as an "item" on which discussion was held before agreement was reached, (or not, as noted).

Item 1:- Main road from T-Pot Corner: Motion: No overnight parking from T-Pot Corner to Laing Lane on either side of the street

Moved/ Seconded

All in favour: Motion passed

Item 2: - Main Road, From Laing Lane to Pemberton Road: No Parking

Moved/seconded/ all in favour

Item 3: Main Road from Pemberton to Church Parking Lot : 30 day parking (as per Provincial guidelines) for small vehicles only.

Moved/seconded/all in favour

Item 4: Main Road from Church Parking Lot to Weldon Road Corner: Maximum 7 days Northwest side only, No parking on the South West Side due to the extension of existing sidewalk from Weldon Corner to Regional District Property with Arts Centre.

Moved, seconded/all in favour

Item 5: At the corner of Main & Weldon on the northwest side of main Road: Create a barrier for a no parking zone for approximately 8 metres, (to be surveyed)

Moved/seconded/all in favour

Item 6: From the newly created barrier to the dock: No overnight parking on Northwest side of Main Road

Moved/seconded/all in favour

Item 7: From Weldon Road to Hotel Property on South West side of Road: NO PARKING – Sidewalk zone

Moved/seconded/all in favour

Item 8: On Regional District lot at SW corner of Weldon and Main, a bulletin board, and as suggested by PRRD, a water tower.

Moved/seconded/all in favour, one abstention

Item 9: Create a minimum of three parking spaces designated “loading zone only” 30 minutes maximum.

Moved/seconded/all in favour

Item 10: Backfill old ramp to create a ‘seawall’ brought up to grade of road to create new parking spaces.

Moved/seconded/all in favour

Item 11: From the SW corner of PRRD lot (info kiosk lot) to Pat Forbes property line allow for 30 day parking.

Moved/seconded/all in favour

Item 12: Along the East side of Weldon Road, “No Parking”.

Moved/seconded/all in favour

Item 13: Weldon Road Ramp parking is to remain as is currently posted. (3 day in transit parking only)

Moved/seconded/all in favour

Item 14: On Weldon Road, on the NW side of the land designated as “vip-74002 lot A” (Pat Forbes’ frontage) No Parking.

Moved/seconded/all in favour

Item 15: False Bay side roads: Pemberton, Laing Lane, and Williams Road, Arts Centre Backstreet (to be created) 30 day parking on one side only.

Moved/seconded all in favour : two opposed (Tim P/Sue K)

Motion: The APC recommends that all newly created parking zones, be signed and posted with terms and conditions noting that vehicles are subject to towing.

moved/seconded/all in favour

Motion: The APC recommends that a Long term parking lot be developed by the Regional District.

moved/seconded/all in favour

Motion: The APC encourages the LTC to develop policy and bylaws to facilitate the development of private for profit parking lots as a home enterprise.

Moved/seconded/all in favour

Motion: APC views the parking and traffic issues as a high priority Public Safety issue and urges the trustees and staff of the trust to move expeditiously to evaluate and address the recommendations coming out of this APC review.

Moved/seconded/all in favour

Motion: It is moved that the marked map and the above “items” and motions be presented to the LTC as our recommendations for the FB master plan.

Moved/second/all in favour.

Other business:

What is our quorum number? Some question as to whether it is 4 or 5.

Can non attending members be replaced?

Can they be in attendance thru electronic media?

Can the total number of APC members be reduced to 7.

The secretary will gather information to the above questions and report at the next meeting.

Next APC meeting will be held March 12th, if there is a need.

Meeting adjourned 9:15 p.m.

Chairperson





Islands Trust

Follow Up Action Report w/ Target Date

Lasqueti Island Jan-12-2012

No.	Activity	Responsibility	Target Date	Status
1	Up to \$250 from Local Trust Committee expense account be used to conduct a community information workshop on oil and effluent spills.	Nancy Roggers	Feb-28-2012	On Going

May-03-2012

No.	Activity	Responsibility	Target Date	Status
1	Staff to prepare draft watercourse setback provisions for LTC review that would be in accordance with the Riparian Areas Regulation	Linda Prowse	Jun-06-2012	On Going

Jul-12-2012

No.	Activity	Responsibility	Target Date	Status
1	LTC wishes to fund up to \$150 for the APC to draft a False Bay Area parking brochure to educate the public about parking regulations	Linda Prowse Nancy Roggers	Jul-31-2012	On Going
1	That the APC use some of their allocated \$200 to hire a minute taker for APC meetings	Linda Prowse Nancy Roggers	Jul-31-2012	Done

Aug-30-2012

No.	Activity	Responsibility	Target Date	Status
1	Trustee Johnston will speak with the Lasqueti Community Association regarding liaison with the Roads Manager at the Ministry of Transportation and Infrastructure	Peter Johnston	Oct-02-2012	Done

Oct-18-2012

No.	Activity	Responsibility	Target Date	Status
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1	Revise and approve the funding request for projects for the 2013/14 fiscal as follows: RAR implementation - amount 30k - Priority 1 OCP/LUB Flase Bay Parking - amount 1k - Priority 2 Targeted OCP/LUB Review - amount 8k - Work program projects list and to forward this request to the Financial Planning Committee	Linda Prowse	Oct-23-2012	Done
1	Staff draft a letter of support to the Mountain Equipment Coop for a grant application from the Lasqueti Nature Conservancy for the Tucker Bay property.	Linda Prowse	Oct-24-2012	Done
1	Amend LTC top three priorities as follows: Priority 3 - replace 'Review of Land Use Bylaw Guest Cabin Regulations' with new priority 3 - 'Integrated Shoreline Mapping Workshop'	Linda Prowse	Oct-25-2012	Done
1	Update the draft proposed meeting schedule to delete January and November, 2013 meeting dates, and then post the schedule as adopted on the Lasqueti Webpage. The new schedule is: Thursday, February 28, 2013 Thursday, May 2, 2013 Thursday, July 11, 2013 Thursday, August 29, 2013 Thursday, October 17, 2013	Theresa Warren	Oct-31-2012	Done
1	Pat Forbes is the 2012 recipient of the Lasqueti Island Community Stewardship Award.	Peter Johnston Susan Morrison	Oct-31-2012	Done
1	Amend the Minutes of June 21, 2012, and then adopt as amended.	Theresa Warren	Oct-31-2012	Done
1	Finalize the October 18, 2012 minutes via the trustees, and then adopt the minutes by RWM.	Becky McErlean Theresa Warren	Oct-31-2012	Done
1	Advise APC Secretary of suggested change in the May 8, 2012 meeting minutes so that on Page 2, third paragraph - change the word 'parking' to 'policing'.	Linda Prowse	Nov-06-2012	Done

1	Staff write to the Ministry of Transportation, RCMP, Powell River Regional district to arrange a meeting with the LTC to discuss the illegally parked vehicles in the road right of way on Main Road.	Linda Prowse	Nov-06-2012	Done
1	Staff contact Ministry of Environment staff to request that they hold a RAR workshop on Lasqueti Island.	Linda Prowse	Nov-07-2012	On Going
1	The Lasqueti LTC allocates \$4000 to have a RAR assessment of Pete's Lake watershed mapped prior to March 31, 2013.	Linda Prowse	Nov-14-2012	On Going
1	Staff draft a report, putting together all of the Riparian Areas Regulation reports that have been done for Lasqueti and put this on the next LTC meeting agenda.	Linda Prowse	Nov-21-2012	Done
1	Follow up with APC secretary to have APC minutes approved and adopted by APC so that we have complete records.	Linda Prowse	Nov-21-2012	Done
1	Staff write a report and draft a Land Use Bylaw amendment to allow for a home enterprise parking for more than 4 vehicles on Lot B, Plan 74002, Section 31, Lasqueti Island.	Linda Prowse	Jan-25-2013	On Going
1	Arrange for the next LTC meeting to be held at the Arts Centre on Thursday, February 28, 2013 to begin at 11am.	Theresa Warren	Jan-25-2013	Done

Subject: Liquid Hydrocarbon Run Off into False Bay

Date: Fri, 15 Feb 2013 19:27:25 -0800

From: Connie Haist <conniehaist@hotmail.com>

To: Susan Morrison <smorrison@islandstrust.bc.ca>, "pjohnston@lasqueti.ca" <pjohnston@lasqueti.ca>, Merrick Anderson <merrickanderson9@gmail.com>

Hi Susan, Peter and Merrick,

These are some photos that were taken on Dec. 20, 2012.

That morning, someone with a fuel container in the back of their vehicle, parked on the gravel below the paved area of the hill just above the beach. Liquid hydrocarbons subsequently leaked out of the container onto the beach and into False Bay. Measures were taken to try and control the spill, but it had already spread widely over the water by the time anyone could respond.

The owner of the vehicle didn't appear to know that fuel was leaking out.

We have not included the photos of the source of the spill to protect the identity of the person involved.

There is nothing to be gained by blaming the people responsible for these incidents. Accidents happen. They are just accidents.

Similar photos could have been taken in June 2012, when liquid hydrocarbons were running down the road, under the dock, onto the beach and into the water.

These are just two incidents that we happen to be aware of over a 6 month period.

We have no record of how often such events occur.

Very few of us are on the Hill when these types of events occur, no one is talking about it and most islanders are unaware of what is happening.

Events like the one described above are in addition to the constant dribbling of fluids from our older vehicles onto the pavement and out into the bay.

We are a community of tidy-tanks, jerry cans and older vehicles leaking oily fluids onto the road and parking areas. We see these running down the Hill when it rains. As long as we have generators, chainsaws and older vehicles parked on the Hill, this will not change.

We have forage fish spawning on a nearby beach in False Bay and an eelgrass bed right at the bottom of the hill. Many sea mammals and birds make their homes in False Bay. Clams and oysters are harvested for our own consumption from the beaches in the Bay.

The technology is readily available to control the run off of liquid hydrocarbons into our environment and it is in place in many parking areas throughout B.C.

What we can do at this time is ask our elected representatives to please join us in our request that the Ministry of Transportation and Infrastructure install and maintain:

- 1) a catchment at the bottom of the Hill to stop liquid hydrocarbons from running into the bay
- 2) a barrier to prevent people from parking their vehicles on the gravel beach area below the road and below the catchment

3) a paved ridge on the road to direct run off from the Hill into the catchment

As part of these infrastructure improvements, we hope that siltation run off into the eelgrass beds below the road and dock are could be address at the same time.

Your truly,

Connie Haist, Doane Grinnell, Gordon Scott, Don Dempster, Jodi Ayers, Scott Stilling, Brian Pitt, Betsy Williamson













STAFF REPORT

Date: February 19, 2013

File No.: 6500-20
(Lasqueti RAR Mapping)

To: Lasqueti Island Local Trust Committee
For the meeting of February 28, 2013

From: Linda Prowse
Planner 2

CC: Courtney Simpson
A/Regional Planning Manager

Re: Lasqueti Island Riparian Areas Regulation Implementation

PURPOSE:

The purpose of this report is to provide the Local Trust Committee (LTC) with further information that will lead to the implementation of the provincial Riparian Areas Regulation (RAR) on Lasqueti Island.

This report includes the following:

1. Attachment No. 1 gives a summary of the RAR.
2. Attachment No. 2 is a staff report dated April 5, 2012 from Chris Jackson, RPM to the Northern Islands Trust Local Trust Committees.
3. Attachment No. 3 is a map showing where RAR mapping has taken place on Lasqueti Island due to applicants requiring RAR reports for subdivision processing.

BACKGROUND:

At March, 2010 Trust Council, the following four options on how to comply with RAR were provided in a briefing dated February 10, 2010 from Mac Fraser, Director of Local Planning Services:

1. Amend the Land Use Bylaw (LUB) to establish both a 30 metre setback and a landscape strip for all watercourses within the RAR-identified watersheds. This approach is possible but not recommended as it does not establish any certainty with respect to the actual location of streams. Any development within 30 metres of a watercourse would require a variance which could only be approved once a QEP assessment is provided, and conditions cannot be incorporated into the variance.

2. Amend the Official Community Plan (OCP) to designate all RAR-identified watersheds as a Development Permit Area (DPA). This approach may be optimal where there are a limited number of larger properties in the watershed, where subdivision is anticipated, or where it is not anticipated that the watercourses will be mapped. The advantages of this approach is that the flexibility of DPA provisions can be used to establish exemptions for work that is found to be further than 30 metres from a watercourse and a Development Permit (DP) can incorporate any conditions recommended by the QEP's assessment report. The disadvantage of this approach is that all land within the watershed would be designated as a DPA, regardless of where the actual watercourse is, imposing requirements on landowners to determine if development activity actually requires an assessment and DP.

3. Amend the OCP to designate all and within 30 metres of watercourses in RAR-identified watersheds as DPA's. This approach requires the Islands Trust to map watercourses in RAR identified watersheds. The advantage of this approach is that it provides greater certainty with respect to actual watercourse locations and limits reviews and applications to work within 30 metres of fish-bearing or potential fish-bearing streams. The disadvantage is that a DPA would not be applied to areas more than 30 metres from a watercourse but still within the RAR-identified watershed.

4. Exceed RAR by:

a. Designating a DPA within 30 metres of ALL watercourses, regardless of fish habitat status. This would require mapping of the location of all watercourses with an acceptable degree of certainty, but would not require any confirmation of fish habitat. The advantage of this approach is that all values associated with watercourse protection are addressed, not just fish habitat.

b. Designating one DPA within 30 metres of RAR watercourses and a second DPA with different requirements over the remainder of the land within the RAR-identified watershed. This would require mapping of watercourses, but may be preferred if there is evidence that activities permitted more than 30 metres from a watercourse could affect fish habitat and thus require regulation.

c. Designating all watershed areas a DPA, regardless of RAR designation. This would result in comprehensive regulation of all watershed areas and not require further mapping of watercourses, but would present a significant impact on land owners and planning staff to administer such a DPA

In 2012, the Lasqueti Island Local Trust Committee passed the following resolutions relevant to the RAR:

LA-014-2012 It was **MOVED** and **SECONDED** that staff be directed to proceed with establishing a northern working group made up of northern trustees and staff in order to develop community consultation options and education materials for Riparian Areas Regulation implementation.

(Note: Both of the Lasqueti local trustees participated in this working group)

LA-015-2012 It was **MOVED** and **SECONDED** that staff be directed to prepare draft watercourse setback provisions for Local Trust Committee review that would be in accordance with the provincial Riparian Areas Regulation.

(Note: This is included in this staff report)

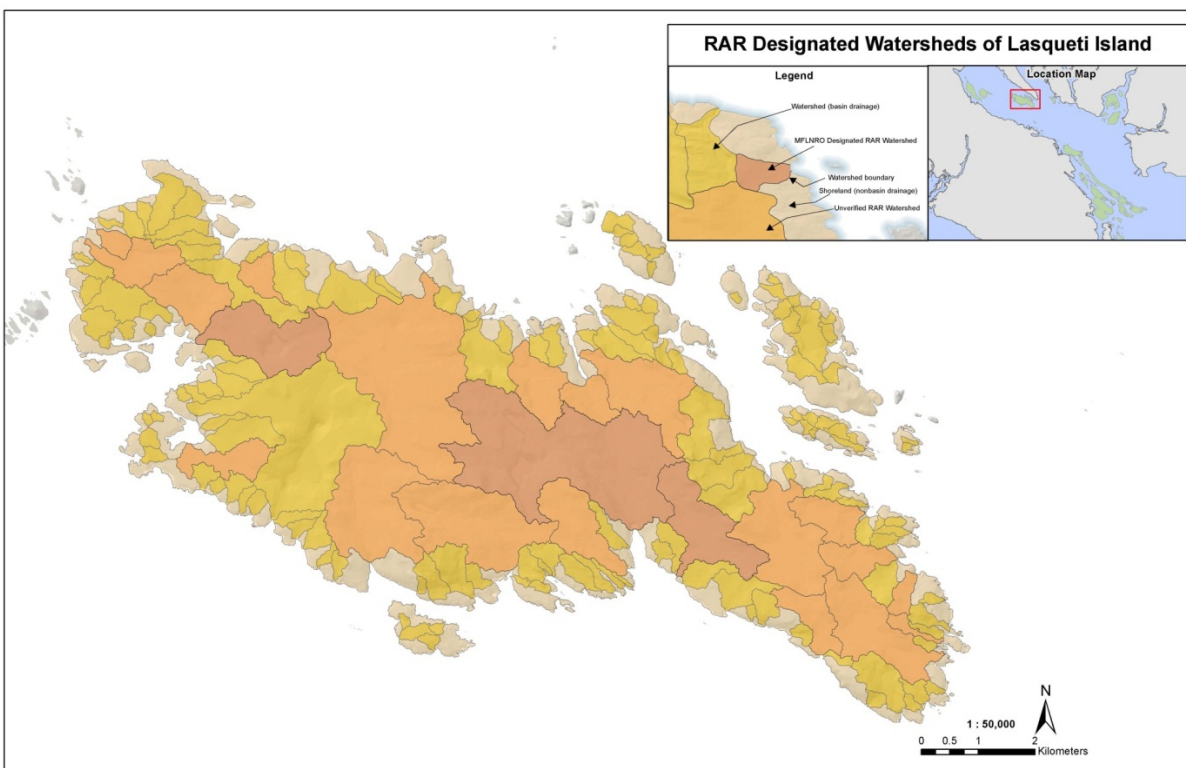
The LTC has had implementation of the RAR as a Work Program top priority since 2009. The barrier to pursuing compliance has been the need to secure funding to have RAR mapping done on the watersheds on Lasqueti. In the 2012-13 fiscal year, the LTC was allocated \$4k for RAR communication, and the LTC requested that these funds be used to map the Pete's Lake watershed. Unfortunately, when staff researched the cost of mapping this watershed, the cost estimate from a Qualified Environmental Professional (QEP) was far greater than \$4k.

The LTC requested Trust Council approve \$30k in the 2013-2014 budget to put towards RAR mapping on Lasqueti Island. If this funding is approved by Council in March, 2013, a QEP will map Lasqueti watersheds to assess the streams and other surface water to determine which fall under the RAR and which do not. Once this assessment and a follow up report are completed, mapping will be provided to the Islands Trust showing the outcome of the assessment

The LTC has also directed that staff put together a map showing properties where all of the RAR reports have been done for Lasqueti Island applications to date. This map is shown in Attachment 3 to this report. The mapping that was done for these RAR reports may be used as part of the overall Lasqueti RAR mapping.

STAFF COMMENTS:

The LTC is required, like all local governments, to protect riparian areas. Currently, when staff receive land use applications within both RAR verified and unverified watersheds (see map below), a QEP report is required from the applicant to ensure protection of streams and wetlands. Once RAR mapping is completed, it will establish which streams fall under RAR and which do not. Regardless, the RAR legislation embraces the Object of the Islands Trust to preserve and protect ecosystems in the Trust area. Obtaining RAR mapping will assist in ecosystem protection around streams and any surface water on Lasqueti, as well as being a necessary step in obtaining RAR compliance.



Approaches for Lasqueti

It is staff's opinion that the flexible approach to obtaining RAR compliance is that once mapping and supporting documents are completed by a QEP, that a Development Permit Area be established for the Riparian Assessment Area.

Another approach that could be considered is to establish RAR compliant setbacks (at least 30 metres) from any stream and other surface water for all buildings and structures, AND combine that with regulations pertaining to a landscape strip where no vegetation can be removed or soil disturbed. Section 909 (1) of the Local Government Act allows an LTC, by bylaw, to require setbacks for screening or landscaping for preserving, protecting, restoring and enhancing the natural environment. Further, the bylaw may cite different setback requirements for different uses.

If the LTC wished to pursue this option, amendments to the Land Use Bylaw (LUB) such as the following would need to be made:

Amend Section 3.5(2)(a) of the land use bylaw to read: "The minimum setback from the natural boundary of a stream, lake, wetland, or any other watercourse for buildings and structures is 30 metres."

(Currently, the LUB establishes a setback of 30 metres for any watercourse for buildings and structures EXCEPT for a fence or access stairway.)

Add a new Section 3.5(2)(b) (and renumber all remaining sections under 3.5) to read: "For residential, commercial or industrial activities or ancillary activities, the minimum setback from the natural boundary of a stream, lake, wetland, or any other water course for the following activities is 30 metres:

- i. Removal, alteration, disruption or destruction of vegetation;*
- ii. Disturbance of soils*
- iii. Creation of non-structural impervious or semi-impervious surfaces; and*

CONCLUSION

There is still more research needing to be conducted, particularly about using the screening and landscaping option, including:

1. Is it possible to exempt "Agriculture Use" from setbacks and screening, and what is deemed to be "agriculture" use?
2. When an applicant is subdividing a property containing a RAR applicable stream,, how could the setback and screening option apply to ensure RAR compliance?
3. Can we be confident that using Section 909 in conjunction with using setbacks will achieve RAR compliance?

These questions, and others, will need to be addressed in a future staff report.

Attachments:

Attachment 1 – RAR Summary

Attachment 2 – Staff report dated April 5, 2012

Attachment 3 – Map showing properties having RAR reports

Prepared and Submitted by:

Linda Prowse

Planner 2

February 21, 2013

Date

Concurred in by:

Courtney Simpson

Courtney Simpson, RPP, MCIP,
Acting Regional Planning Manager

February 21, 2013

Date

Riparian Area Regulations – Summary

The Riparian Areas Regulation (RAR) was enacted under Section 12 of the *Fish Protection Act* in July 2004 and took effect in 2006. The objectives of the Act are to: (1) ensure sufficient water for fish; (2) protect and restore fish habitat; (3) improve riparian protection and enhancement; and (4) provide stronger local government powers in environmental planning. The RAR is a policy directive from Cabinet which requires local governments (including local trust committees) to protect riparian areas from development. It requires local governments to protect Riparian Areas during residential, commercial, and industrial development by ensuring that proposed activities are subject to a science based assessment conducted by a Qualified Environmental Professional. Section 4 of the RAR prohibits a local government from approving or allowing a development to proceed in a riparian assessment unless the local government is notified by the Ministry of Environment that the developer has provided an assessment report by a qualified environmental professional (QEP) that certifies that the development can be carried out without damaging fish habitat.

“Riparian Assessment Area” is defined in the RAR to mean any area within 30 metres of a stream, a “stream” is defined to include all watercourses, including ponds, lakes, rivers, creeks and brooks as well as ditches, springs, and wetlands that are connected by surface flow to such watercourses. Under the Regulation, local governments may only allow development within 30 m of the high water mark of a stream or top of a ravine bank provided the prescribed riparian assessment methods have been followed. The riparian assessment method requires a Qualified Environmental Professional (QEP) to provide an opinion – in an Assessment Report – that the development will not result in a harmful alteration of riparian fish habitat. The QEP can also help plan any new development so that it will avoid impacting fish habitat. The Assessment Report can also identify measures to maintain the integrity of the riparian area in the development project.

“Development” is defined to mean a range of activities in the RAR that are subject to local government powers under Part 26 of the Local Government Act, these include applications such as rezonings, DPs, DVPs, TUPs and subdivisions, but do not include building permits and board of variance orders. The Regulation does not give local governments any additional powers with respect to streamside protection. Rather, it calls on local governments to use their existing land use planning and management powers under the *Local Government Act* to improve the protection of fish habitat in settlement areas.

Any application to a local government for a rezoning, development variance permit, development permit, temporary use permit or subdivision can trigger the requirement for an assessment by a qualified environmental professional.

The Regulation specifies that:

- local governments must protect riparian areas in accordance with the regulations when exercising their powers with respect to commercial, residential and industrial development.

- local governments must meet or better the regulations, but cannot reduce them without specific authorization from Fisheries and Oceans Canada. For example, a local government could not issue a development variance permit for a new residential, commercial or industrial building except in accordance with the riparian area regulations.

Date: April 5, 2012**File No.:**

To: Denman Island Local Trust Committee
 Gabriola Island Local Trust Committee
 Gambier Island Local Trust Committee
 Hornby Island Local Trust Committee
 Lasqueti Island Local Trust Committee
 Thetis Island Local Trust Committee

From: Chris Jackson, MCIP**CC:** Northern Region Planners**Re: Compliance with Provincial Riparian Areas Regulation**

PURPOSE

This comprehensive report provides Northern Region Local Trust Committees with:

1. background on the Provincial *Fish Protection Act* and the *Riparian Areas Regulation*;
2. a summary of related Legislation and Policy;
3. a summary of Islands Trust RAR Implementation Progress to Date;
4. a briefing on community consultation and budget considerations;
5. options for compliance with these Provincial Laws; and
6. recommended next steps for each Local Trust Committee.

Note: this report contains information previously provided to some LTCs; for others, this is the first report on this topic. All Northern Region LTCs are receiving this report in order to provide consistent communication. As individual LTCs move forward, future reports will be tailored to each LTC.

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Accronyms used in this report:

- DPA, Development Permit Area
- FPA, Fish Protection Act
- LUB Land Use Bylaw
- LTC Local Trust Committee
- LTA Local Trust Area
- MOE, Ministry of Environment
- OCP Official Community Plan
- QEP Qualified Environmental Professional
- RAA, Riparian Assessment Area
- RAR Riparian Areas Regulation
- SPEA, Streamside Protection and Enhancement Area

FISH HABITAT PROTECTION IN BRITISH COLUMBIA

Please refer to the Attachment 1, which contains a detailed summary of the legal framework of fish habitat protection in British Columbia and the role of local governments. Below is a summary of that attachment.

The federal *Fisheries Act* (FA), the provincial *Fish Protection Act* (FPA) and *Riparian Areas Regulation* (RAR) are used to protect fish habitat in BC. The *Riparian Areas Regulation* (RAR) was enacted under Section 12 of the *Fish Protection Act* (FPA) in July 2004 (amended by Order-in-Council in 2006) and took effect on March 31, 2006.

The Province considers local government land use controls as an effective means to protect fish habitat and fish processes. The *Fish Protection Act* (from which RAR stems) states that a local government must provide a level of protection that is comparable to or exceeds the RAR.

The Riparian Areas Regulation:

- covers any area within 30 metres of a “stream”, referred to as the “Riparian Assessment Area” (RAA).
- defines a “stream” to include a watercourse, whether it usually contains water or not, that provides fish habitat, including ponds, lakes, rivers, creeks and brooks as well as ditches, springs, and wetlands that are connected by surface flow to such watercourses.
- includes “streams” where fish could potentially be present in the event that the introduced obstructions were made passable, even if no fish are currently present.
- defines “fish” to include salmonids, game fish and regionally significant fish (these include all salmon species and trout).
- methodology is meant to provide objective Qualified Environmental Professional (QEP) assessments; as a science based approach, assessments are intended to be measureable and repeatable independent of the observer.

Provincial Expectations of Local Government

The Riparian Areas Regulation:

- requires local governments to amend bylaws to ensure that riparian areas are protected.
- requires local governments to protect riparian areas during residential, commercial, and industrial development by ensuring that proposed activities are subject to a science-based assessment conducted by a QEP.
- prohibits a local government from approving or allowing a development to proceed within a Riparian Assessment Area without the provision of a QEP report; such applications that trigger RAR include: rezoning, development variance permit, development permit, temporary use permit and subdivision.

Development within the Riparian Assessment Area (RAA)

The Province allows local governments to approve/permit development within 30 metres of the high water mark of a stream or top of a ravine bank (referred to as the Riparian Assessment Area), provided that a QEP:

- completes an Assessment Report;
- submits the Report to the Province;
- concludes that development will not result in a harmful alteration of riparian fish habitat;
- establishes, on a site-specific basis, a Streamside Protection and Enhancement Area (SPEA) where development may occur within the 30 metre RAA.

The Assessment Report may also include QEP recommendations on mitigation or enhancement measures specific to the development proposal, and identify measures to maintain the integrity of the riparian area during the development process.

CURRENT LEGISLATION AND POLICY

Islands Trust Act

Section 3. Object of trust

The object of the trust is to preserve and protect the trust area and its unique amenities and environment for the benefit of the residents of the trust area and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, other persons and organizations and the government of British Columbia. [Note: Underlining added for emphasis]

Trust Policy Statement:

Policies for Ecosystem Preservation and Protection

- 3.1.5 *Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the regulation of land use and development to restrict emissions to land, air and water to levels not harmful to humans or other species.*
- 3.3.2 *Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or watercourses, wetlands and riparian zones and to protect aquatic wildlife.*

Policies for Stewardship of Resources

- 4.4.3 *Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses.[Note: Instream Uses - include water uses such as fish and habitat uses, aesthetic uses, recreational opportunities and the maintenance of water quality in lakes and streams and wetlands.]*

Trust Council Strategic Plan:

The current Trust Council Strategic Plan includes “Implementation of Riparian Area Regulations” as the first focus area.

Northern Region Local Trust Committee Work Programs

All northern Local Trust Committees (LTC) have RAR compliance among their three top priorities.

Official Community Plans and Land Use Bylaws

This report is directed at all Northern Region Local Trust Committees, and as such will not list the various Official Community Plan (OCP) policies and Land Use Bylaw (LUB) regulations relevant to this project.

STATUS OF ISLANDS TRUST RIPARIAN AREAS REGULATION IMPLEMENTATION

In 2006 Trust Council adopted a resolution directing staff to prepare development permit area provisions to implement the RAR. Local Trust Committees were also requested to consider amending setback provisions to correspond with RAR in their Land Use Bylaws as a first step prior to implementing development permit areas.

The implementation of RAR in the Trust Area has been delayed since 2006. Principally, the delay was attributable to issues with identifying watercourses that are subject to the RAR and in accurately mapping those watercourses.

In 2008/9, staff undertook a watershed mapping exercise, derived from 2-metre contour Digital Elevation Mapping, with the Ministry of Environment and the School of Architecture and Landscape Architecture at UBC. The UBC work identified watersheds boundaries on most of the 450 island within the Islands Trust. This mapping provided the platform for MOE staff to indicate which watersheds they believe to be applicable under RAR.

In a letter dated July 20, 2011, Ministry of Forests, Lands and Natural Resource Operations (formerly Ministry of Environment) staff confirmed those watersheds where RAR applies [Note: Hornby, Gambier, and Lasqueti lacked conclusive information]. Since receipt of this letter, mapping of Northern RAR applicable watershed streams have been completed for: Gabriola and Thetis, and partly for Hornby (two of five) and Denman (one of five) Local Trust Areas (LTA).

Two LTAs within the Islands Trust have RAR compliant bylaws: North Pender and Galiano. In 2011, Islands Trust Council endorsed the North Pender Island RAR bylaw as a reference for all Local Trust Committees. However, given that every island is unique it is imperative that each Local Trust Committee decide how best to proceed with implementing the RAR on their respective Islands.

Status of the Northern Region Local Trust Committees:

Denman: there are five MOE verified RAR watersheds; one of these watersheds is mapped. Next steps include further mapping work, LTC determination of public process and bylaw development.

Gabriola: initial review from MOE indicated one watershed was RAR applicable. Further investigation found that three watersheds are RAR applicable. These watersheds are now mapped. Next steps include LTC determination of public process and bylaw development.

Gambier: the MOE, Vancouver Island Region, does not cover those islands in the Gambier LTA, and as such were unable to provide RAR verification. Next steps include further mapping work, LTC determination of public process and bylaw development.

Hornby: the MOE determined two watersheds were RAR applicable, three lacked information to verify, and the remainder were not RAR applicable. The two verified watersheds were mapped. Next steps include further mapping work, LTC determination of public process and bylaw development.

Lasqueti: the MOE does not have the knowledge base required to determine which watersheds on Lasqueti are RAR applicable. Next steps include further mapping work, LTC determination of public process and bylaw development.

Thetis: the MOE determined that one watershed on Thetis is RAR applicable. That watershed is now mapped. Next steps include LTC determination of public process and bylaw development.

COMMUNITY CONSULTATION and EDUCATION

Typically LTCs go into community consultation processes with a mind to create bylaw provisions that match the expectations and vision of the community. A possible outcome could be that the community does not support a proposal; the LTC could then resolve to not proceed any further given the limited appeal of moving forward. This is not an option with regard to the Riparian Areas Regulation project. Provincial Law requires that local governments must determine which streams that the RAR applies, and then take measures that protect fish habitat.

With this requirement in mind, staff recommends that community consultation focus on appropriate ways to implement RAR and become compliant with Provincial Law, rather than considering whether it should be undertaken.

Community consultation is fundamental to any proposed changes to LTC policies and regulations. Here are several approaches LTCs may consider, alone or in combination:

- Establish a Northern working group made up of trustees and staff for the purposes of information sharing, developing consultation options and educational materials.
- Direct contact with land owners/residents may be a feasible option depending on the number of properties affected, for example, letters providing opportunities to individually contact trustees and staff to have questions answered.
- Information materials and links to on-line information can be provided in letters.
- An open house, where affected and interested persons can drop-in and ask questions specific to their property and their concerns.
- Town hall, where all affected and interested persons can attend and hear others questions and comments, and the answers and responses.
- Use of the new Islands Trust website where a separate RAR page can be developed and maintained, with links connected from each individual LTC.
- Advisory Planning Commission referrals.
- Trustee newsletters and other articles in local papers and community on-line webpages.
- Development of a brochure explaining RAR and DPAs.
- Retain qualified environmental professionals for on-island presentations that focus the technical aspects of RAR and protection of fish and fish habitat.
- Invite Provincial Ministry staff to assist with the process and participate with on-island presentations.

BUDGET ALLOCATION

The recently approved 2012/13 Trust Council budget allocated \$71,000 for LTC work related to RAR. Of this, \$40,000 will be used for stream mapping on Salt Spring Island, and the remaining \$31,000 is divided amongst LTCs for 'public process'.

As noted in the briefing to Trust Council "Riparian Areas Regulation – Funding to Map All Riparian Areas Regulation Streams in the Trust Area to a Consistent Standard" dated February 23, 2012: "With this funding, local trust committees should have the resources to have a discussion with the community on the Riparian Areas Regulation, options to be compliant and development of amendment bylaws to become compliant using existing mapping products available for the local trust area."

Mapping Budget

Over the last several fiscal years, mapping has started on Salt Spring Island and all RAR mapping is now complete for Southern Region LTAs. Northern mapping started last fiscal and is now complete for Gabriola and Thetis. Hornby and Denman are partially complete. Lasqueti and Gambier have not started any mapping work at this time. There is no funding this fiscal for RAR mapping of northern LTAs.

Public Process Budget

During the last previous fiscal years, Salt Spring Island has undertaken public processes related to RAR, and will continue to do so [note: there are 24 RAR applicable watersheds on Salt Spring Island]. There is \$5000 allocated this fiscal for public process on Salt Spring Island.

Mayne and Saturna Islands will undertake public processes this fiscal to become RAR compliant. Each LTA received \$4000 for public process.

Denman, Gabriola, Gambier and Lasqueti were each allocated \$4,000 for public process for RAR this fiscal. Thetis received \$2,000, and Hornby did not have funds allocated for public process.

Public process funds are intended to cover costs associated with: hiring consultants, meeting venues, advertising, mail-outs, printing of informational material, and minute takers.

RIPARIAN AREAS REGULATIONS IMPLEMENTATION OPTIONS

At March, 2010 Trust Council, the following four options on how to comply with RAR were provided in a briefing dated February 10, 2010 (provided as Attachment 2 in this report).

1. Amend the LUB to establish both a 30 metre setback and a landscape strip for all watercourses within the RAR-identified watersheds. This approach is possible but not recommended as it does not establish any certainty with respect to the actual location of streams, any development within 30 metres of a watercourse would require a variance (which could only be approved once a QEP assessment is provided), and conditions cannot be incorporated in the variance.
2. Amend the OCP to designate all RAR-identified watersheds as a Development Permit Area (DPA). This approach may be optimal where there are a limited number of larger properties in the watershed, where subdivision is anticipated, or where it is not anticipated that the watercourse(s) will be mapped. The advantages of this approach is that the flexibility of DPA provisions can be used to establish exemptions for work that is found to be further than 30 metres from a watercourse and a Development Permit (DP) can incorporate any conditions recommended by the QEP's assessment report. The disadvantage of this approach is that all land within the watershed would be designated

as a DPA, regardless of where the actual watercourse is, imposing requirements on landowners to determine if development activity actually requires an assessment and DP. However, as noted previously in this report, the RAR was established to allow the cost of this assessment to be the responsibility of the land developer, allowing governments to focus on monitoring and enforcement within their respective jurisdictions. This approach is recommended for consideration by all LTCs at this time in consideration of the necessity to comply with the RAR, internal budget constraints and land developer responsibilities.

3. Amend the OCP to designate all land within 30 metres of watercourses in RAR-identified watersheds as a Development Permit Area (DPA). This approach requires the Islands Trust to map watercourses in RAR-identified watersheds and is currently being undertaken for the Southern Region islands through the use of existing and new watercourse mapping. The advantage of this approach is that it provides greater certainty with respect to actual watercourse locations and limits reviews and applications to work within 30 metres of fish-bearing or potential fish-bearing streams. The disadvantage is that a DPA would not be applied to areas more than 30 metres from a watercourse but still within a RAR-identified watershed. In addition, the quality of existing mapping may vary greatly between Local Trust Areas and contractors will need to be hired to map the watercourses within the identified RAR watersheds to an acceptable standard and confirm that the watershed is fish bearing or potentially fish bearing.
4. Exceed RAR by:
 - a. Designating a DPA within 30 metres of all watercourses, regardless of fish habitat status: this would require mapping of the location of all watercourses with an acceptable degree of certainty, but would not require any confirmation of fish habitat. The advantage of this approach is that all values associated with watercourse protection are addressed, not just fish habitat.
 - b. Designating one DPA within 30 metres of RAR watercourses and a second DPA, with different requirements, over the remainder of the land within the RAR-identified watershed. This would require mapping of watercourses, but may be preferred if there is evidence that activities permitted more than 30 metres from a watercourse could affect fish habitat and thus require regulation.
 - c. Designating all watershed areas a DPA, regardless of RAR designation. This would result in comprehensive regulation of all watershed areas and not require further mapping of watercourses, but would present a significant impact on landowners and on planning staff to administer such a DPA.

STAFF COMMENTS AND RECOMMENDATIONS

Community consultation and education are areas all LTCs need to address, as noted earlier in this report. An LTC could provide specific direction to staff on proceeding immediately to organize consultation, or direct staff to prepare options for consideration at a later meeting. Given that this project is being undertaken by all northern region LTCs, a working group (made up of trustees and staff) could be established that would assist with developing options and educational materials.

The provincial RAR requires local governments to use their existing land use planning authority to protect fish habitat. Of the four options noted previously, staff seeks direction from each LTC on how they wish to proceed.

Each LTC requires a unique approach to bringing bylaws into compliance with provincial RAR. Below is a preliminary discussion of each LTCs status and recommended next steps.

Denman

The MOE identified five RAR applicable watersheds on Denman Island. The community of Denman Island has had development permit areas in place for many years, so the concept of DPAs as a land use tool is not new. Specifically, DPA-4: streams, lakes and wetlands, in the Denman Island Official Community Plan states the following:

Riparian areas are important because they include ecosystems that support a disproportionately high number of vascular plant, moss, amphibian and small mammal species for the area they occupy.

This development permit area includes streams, lakes, and wetlands that have been identified as important fish, wildlife, and plant habitats and as water supplies for rural and residential use. Trees and shrubs shade streams, preventing high water temperatures that can be harmful to fish and other aquatic animals and providing cover that enables fish to avoid predators. Mature trees along streams provide a source of large organic debris that maintains pools and cascades used by fish. Plant roots and ground-covering vegetation stabilize stream banks and help to maintain high water quality by filtering sediments and pollutants throughout a drainage system. Riparian and aquatic habitats are unique and necessary to many species of plants and animals. Land use practices including land clearing, logging, road building, and location of septic systems in or near riparian areas can jeopardize these habitats and water quality. Protection of riparian vegetation and watercourses is therefore necessary to protect the natural environment, ecosystems and biological diversity of Denman Island.

The current DPA extends out from the natural boundary of a watercourse to 10 or 30 m, depending on how the stream was categorized (i.e. major or minor). The LTC should consider establishing the DPA consistently at 30 m, within those watersheds verified as RAR applicable.

Stream mapping was recently completed for the Morrison Marsh watershed. This mapping can be used to refine the DPA boundaries. Additional mapping should be completed for the four remaining verified RAR applicable watersheds. Funding is required to complete this mapping work, which is not allocated for this fiscal year.

Staff recommends that the Denman Island LTC direct staff to proceed with:

- ***establishing a northern working group made up of northern trustees and staff in order to develop community consultation options and education materials for RAR implementation; and***
- ***reviewing Development Permit Area 4 and prepare draft wording and mapping for compliance with RAR.***

Gabriola

The MOE identified one RAR applicable watershed on Gabriola Island. This was expanded to three watersheds upon further review.

The community of Gabriola Island has had development permit areas in place for many years, so the concept of DPAs as a land use tool is not new. Staff recommend that the LTC consider using DPAs as the land use tool to comply with RAR. The DPA could be based on establishing a 30 m riparian assessment area extending from the recently mapped streams natural boundary.

Staff recommends that the Gabriola Island LTC direct staff to proceed with:

- ***establishing a northern working group made up of northern trustees and staff in order to develop community consultation options and education materials for RAR implementation; and***
- ***preparing draft development permit area maps and provisions for LTC review that would be in accordance with the provincial Riparian Areas Regulation.***

Gambier

The MOE, Vancouver Island Region, was not able to verify which watersheds on Gambier Island are RAR applicable. Without that information or a QEP assessment report, all streams on Gambier Island are considered RAR applicable until proven otherwise.

The Gambier Island Official Community Plan, Schedule F contains a map of watersheds and watercourses (Schedule I illustrates development permit area designations). The text of the OCP states that streamside protection and enhancement areas should be established by DPA. This provides a basis from which to consider implementing RAR.

It may be that some of these streams are not RAR applicable. This can be determined by a QEP. However, funding was not allocated for such work this fiscal year. As an interim measure, implementing DPA guidelines for the watershed and watercourse mapping already within the OCP would bring LTC bylaws into compliance with RAR.

Staff recommends that the Gambier Island LTC direct staff to proceed with:

- ***establishing a northern working group made up of northern trustees and staff in order to develop community consultation options and education materials for RAR implementation;***
- ***reviewing the current Gambier Island Official Community Plan, Schedules F and I, and drafting development permit area provisions for LTC review that would be in accordance with the provincial Riparian Areas Regulation; and,***
- ***exploring other methods that could be used to determine RAR applicability to Gambier Island Local Trust Area watersheds and watercourses.***

Hornby

The MOE confirmed that two watersheds are RAR applicable on Hornby Island, with three other watersheds lacking information needed to confirm or reject RAR applicability. The two verified watersheds were recently stream mapped by a QEP.

The Hornby Island OCP has development permit areas in place. Staff recommends the LTC use DPAs as a land use tool to become RAR compliant.

In terms of establishing DPA boundaries, those streams recently mapped can be incorporated into a DPA with a 30 m riparian assessment area extending out from the natural boundary of the stream. The three watersheds that have not been mapped require a different approach.

To be RAR compliant, either a setback regulation needs to be created, or a DPA boundary established that includes all properties within the entire watershed. Staff recommends that the LTC consider using DPAs for all five watersheds. Two watersheds would have 30 m DPAs extending from the natural boundary of the stream, while the other three would establish the DPA boundary along the watershed boundary. Exemptions to the DPA requirement could be further reviewed for those developments more than 30 m from the stream, but still within the watershed. A watershed level DPA could be an interim measure until mapping is conducted, and then a more refined DPA boundary can be established. Funding was not allocated for mapping work this fiscal year.

Staff recommends that the Hornby Island LTC direct staff to proceed with:

- ***establishing a northern working group made up of northern trustees and staff in order to develop community consultation options and education materials for RAR implementation; and***
- ***preparing draft development permit area maps and provisions for LTC review that would be in accordance with the provincial Riparian Areas Regulation.***

Lasqueti

The MOE was unable to verify which watersheds are subject to RAR and which are not on Lasqueti Island, due to a lack of information. The Lasqueti OCP does not have any DPAs. However, the Lasqueti LUB has 30 m setback requirements for buildings and structures from the natural boundary of a watercourse. As an interim measure, expanding on zoning setback provisions would meet RAR requirements, and provide time for QEP assessment reports to be undertaken to determine and map those streams that are RAR applicable.

The zoning provisions in the LUB should be expanded to include landscape strips and drainage requirements.

Staff recommends that the Lasqueti Island LTC direct staff to proceed with:

- ***establishing a northern working group made up of northern trustees and staff in order to develop community consultation options and education materials for RAR implementation;***
- ***preparing draft Land Use Bylaw provisions for LTC review that would be in accordance with the provincial Riparian Areas Regulation.***

Thetis

The MOE identified one RAR applicable watershed on Thetis Island. Currently, Thetis Island bylaws do not include DPAs, however Thetis Island OCP policy introduces DPs as appropriate land use planning tools.

Staff recommends that the LTC consider using DPAs as the land use tool to comply with RAR. Recent stream mapping can be used to accurately define a DPA. As well, staff are aware that the small number of affected land owners have developed long term plans for their property, with stewardship and conservation in mind. Staff could work with these land owners during the development of DPA guidelines.

It is understood that a QEP report was recently completed that comments on a lack of fish presence within the stream identified by MOE as RAR applicable. The argument is that this disqualifies the stream from being RAR applicable. It is important to note that RAR applies in order to protect fish habitat for watercourses that have the potential for fish presence. The RAR does not require that fish be present year round in order to be applied.

Staff recommends that the Thetis Island LTC direct staff to proceed with:

- ***establishing a northern working group made up of northern trustees and staff in order to develop community consultation options and education materials for RAR implementation; and***
- ***working with the landowners of the RAR affected properties; and***
- ***preparing a draft development permit area map and provisions for LTC review that would be in accordance with the provincial Riparian Areas Regulation.***

Prepared and Submitted by:

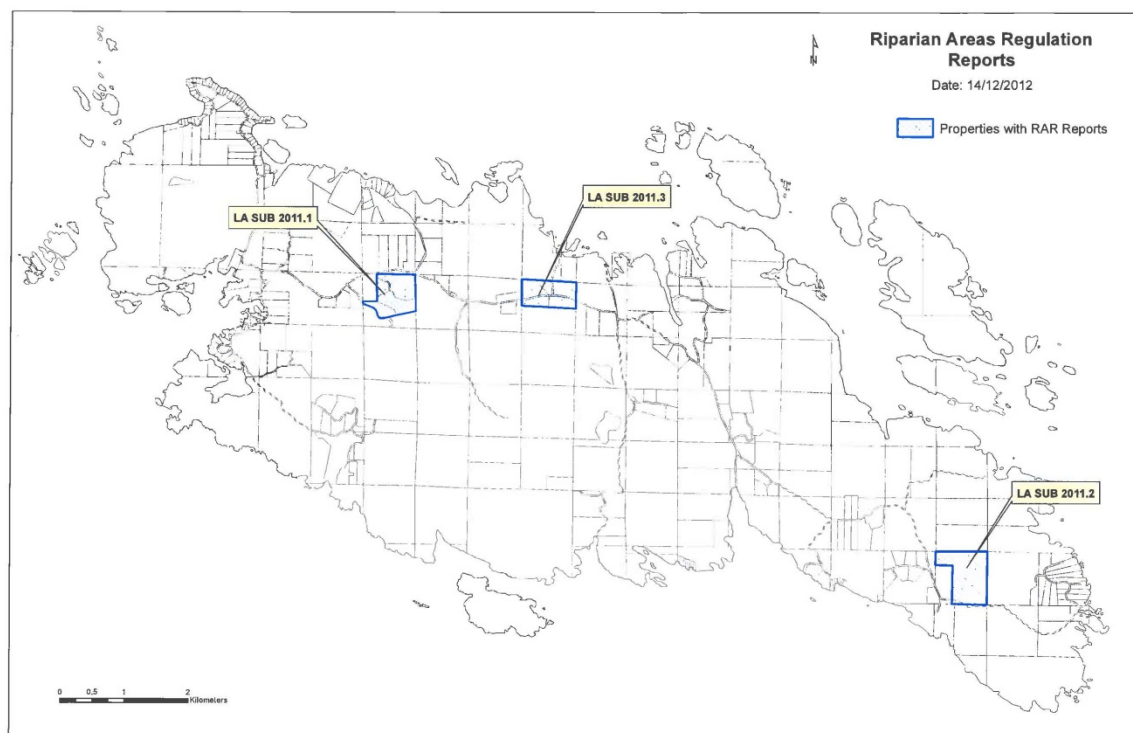
Chris Jackson

MCIP, Regional Planning Manager

April 5, 2012

Date

Map Showing Location of properties with RAR Reports





Islands Trust

Top Priorities

Lasqueti Island

No.	Description	Activity	Received/Initiated	Responsibility	Target Date	Status
1	Riparian Areas Regulation Compliance . Mapping and Bylaw Enactment		Aug-17-2011	Linda Prowse		On Going
2	False Bay Parking and Master Plan		Jun-30-2011	Linda Prowse		On Going
3	Integrated Shoreline Mapping Workshop		Jan-12-2012	Linda Prowse	Dec-13-2012	On Going



Projects

Lasqueti Island

No.	Description	Activity	Received/Initiated	Status
1	Draft a protocol agreement with Sliammon First Nation. Work with RPM and TAS.		Jun-20-2008	On Going
1	Lasqueti Crown Lands - TAS informed LTC this is currently on hold until Protocol Agreement is finalized.		Feb-16-2007	On Going
1	Update the Lasqueti Official Community Plan by: 1. adding policy requiring all marinas applying for rezoning or a development permit to provide pump out facilities; and 2. adding advocacy policy encouraging neighbouring local governments to require that marinas servicing vessels traveling within the Trust Area install pump-out facilities when applying for rezoning or a development permit (Recommendations from Trust Council to all LTC's)			On Going
1	Update Official Community Plan and Land Use Bylaw to include provisions for food security. (Direction from Trust Council - December, 2010)		Mar-03-2011	On Going
1	Enter into an informal discussion and take part in a cultural exchange with the Sliammon First Nation		Sep-02-2010	On Going
1	Update the Lasqueti Official Community Plan with intertidal zone policies using specific recommendations from the Forage Fish workshops.		Jul-12-2012	On Going

From: Nicole Ranger

Sent: October-25-12 11:13 AM

To: David Graham; Linda Prowse; Peter Johnston; Susan Morrison; Becky McErlean; Theresa Warren

Cc: Nancy Roggers

Subject: Lasqueti LTC Expenses - Oct 31/12

Islands Trust

LTC EXP SUMMARY REPORT F2012

Invoices posted to October 31, 2012

640 Lasqueti		Invoices posted to October 31, 2012	Budget	Spent	Balance
	65000 640	LTC "Trustee Expenses"	1,500.00	113.69	1,386.31
	65200 640	LTC Local Exp LTC Meeting Expenses	1,000.00	423.75	576.25
	65210 640	LTC Local Exp APC Meeting Expenses	200.00	-	200.00
	65220 640	LTC Local Exp Communications	200.00	142.00	58.00
	65230 640	LTC Local Exp Special Projects	1,000.00	124.83	875.17
	65240 640	LTC Local Exp Miscellaneous	600.00	-	600.00
	TOTAL LTC Local Expense		3,000.00	690.58	2,309.42
	73001 640 3004	Lasqueti RAR	4,000.00	135.29	3,864.71
	TOTAL Project Expense		4,000.00	135.29	3,864.71

Nicole Ranger

Finance Clerk

Islands Trust

200-1627 Fort Street

Victoria, BC V8R 1H8

Phone: (250) 405-5152

Fax: (250) 405-5155

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Please consider the environment before printing this email

From: Nicole Ranger

Sent: November-28-12 11:19 AM

To: David Graham; Linda Prowse; Peter Johnston; Susan Morrison; Theresa Warren; Becky McErlean

Subject: Lasqueti Expense Report Nov/12

Islands Trust

LTC EXP SUMMARY REPORT F2012

Invoices posted to November 30, 2012

640 Lasqueti	Invoices posted to November 30, 2012	Budget	Spent	Balance
65000 640	LTC "Trustee Expenses"	1,500.00	113.69	1,386.31
65200 640	LTC Local Exp LTC Meeting Expenses	1,000.00	423.75	576.25
65210 640	LTC Local Exp APC Meeting Expenses	200.00	-	200.00
65220 640	LTC Local Exp Communications	200.00	165.00	35.00
65230 640	LTC Local Exp Special Projects	1,000.00	124.83	875.17
65240 640	LTC Local Exp Miscellaneous	600.00	-	600.00
TOTAL LTC Local Expense		3,000.00	713.58	2,286.42
73001 640 3004	Lasqueti RAR	4,000.00	135.29	3,864.71
TOTAL Project Expense		4,000.00	135.29	3,864.71

Nicole Ranger

Finance Clerk

Islands Trust

200-1627 Fort Street

Victoria, BC V8R 1H8

Phone: (250) 405-5152

Fax: (250) 405-5155

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From: Nicole Ranger

Sent: January-07-13 12:13 PM

To: David Graham; Linda Prowse; Peter Johnston; Susan Morrison; Becky McErlean; Theresa Warren

Cc: Nancy Roggers

Subject: Lasqueti Expense Report Dec 2012

<i>Islands Trust</i> LTC EXP SUMMARY REPORT F2012 Invoices posted to December 31, 2012				
640 Lasqueti	Invoices posted to December 31, 2012	Budget	Spent	Balance
65000 640	LTC "Trustee Expenses"	1,500.00	113.69	1,386.31
65200 640	LTC Local Exp LTC Meeting Expenses	1,000.00	523.75	476.25
65210 640	LTC Local Exp APC Meeting Expenses	200.00	-	200.00
65220 640	LTC Local Exp Communications	200.00	175.00	25.00
65230 640	LTC Local Exp Special Projects	1,000.00	124.83	875.17
65240 640	LTC Local Exp Miscellaneous	600.00	-	600.00
TOTAL LTC Local Expense		3,000.00	823.58	2,176.42
73001 640 3004	Lasqueti RAR	4,000.00	135.29	3,864.71
TOTAL Project Expense		4,000.00	135.29	3,864.71

Nicole Ranger

Finance Clerk

Islands Trust

200-1627 Fort Street

Victoria, BC V8R 1H8

Phone: (250) 405-5152

Fax: (250) 405-5155

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From: Nicole Ranger
Sent: January-29-13 12:33 PM
To: David Graham; Linda Prowse; Peter Johnston; Susan Morrison; Becky McErlean
Cc: Nancy Roggers
Subject: Lasqueti Expense Report Jan/13

Islands Trust				
LTC EXP SUMMARY REPORT F2012				
Invoices posted to January 31, 2013				
640 Lasqueti	Invoices posted to January 31, 2013	Budget	Spent	Balance
65000 640	LTC "Trustee Expenses"	1,500.00	178.18	1,321.82
65200 640	LTC Local Exp LTC Meeting Expenses	1,000.00	523.75	476.25
65210 640	LTC Local Exp APC Meeting Expenses	200.00	10.00	190.00
65220 640	LTC Local Exp Communications	200.00	185.00	15.00
65230 640	LTC Local Exp Special Projects	1,000.00	124.83	875.17
65240 640	LTC Local Exp Miscellaneous	600.00	-	600.00
TOTAL LTC Local Expense		3,000.00	843.58	2,156.42
73001 640 3004	Lasqueti RAR	4,000.00	135.29	3,864.71
TOTAL Project Expense		4,000.00	135.29	3,864.71

Nicole Ranger

Finance Clerk
 Islands Trust
 200-1627 Fort Street
 Victoria, BC V8R 1H8
 Phone: (250) 405-5152
 Fax: (250) 405-5155

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Lasqueti Island Local Trust Committee

POLICIES AND STANDING RESOLUTIONS

No	Meeting Date	Resolution No.	Issue	Policy
1.	November 4, 2010	LA-LTC-34-2010	Annual Lasqueti Stewardship Award	It was MOVED and SECONDED that the Local Trust Committee establish a standing resolution for an Annual Lasqueti Stewardship Award to be presented in the spring by way of voluntary nominations up to a maximum of two awards to show public recognition.



Population (2011):
Approximately 426

Size:
6,645 hectares (16,420 acres)

Location:
From French Creek, Vancouver Island, go 20 Kilometres north east across Georgia Strait.

[Land Use Planning](#)

[Related Planning Services](#)

[Related Resources](#)

[Trust Area Mapping](#)

[Related Links](#)

Lasqueti Island Local Trust Committee

Latest News

In this section you will find current news items that are relevant to your Local Trust Area and your community. [Subscribe](#) to the Lasqueti Island Latest News updates and receive the latest information on official community plan reviews, staff reports, notifications and other documents published in the latest news section.

November 2012

- [Lasqueti Island Local Trust Committee Meeting Schedule for 2013](#)

January 2011

- [Tax Incentive to Conserve Land Arrives on Lasqueti](#)

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Lasqueti Island Local Trust Committee Projects

False Bay Parking and Master Plan

- [APC Report on Parking in False Bay- June 13, 2011](#)
- [Staff Report on False Bay Parking and Master Plan - July 21, 2011](#)

Climate Change Actions

- [2007 Community Energy and Emission Inventory Reports \(CEEIs\) now available](#)
- [Climate Wise Islands](#)
- [Fact Sheets](#)
- [Community Information Meeting Minutes - December 3, 2009](#)
- [Adopted Bylaw No. 86](#)
- [Lasqueti Island Woodburning Workshop Report](#)
- [Lasqueti Greenhouse Gas Baseline Report by Joseph Fall - October, 2011](#)

General

- [Best Practices for Building and Living on Lasqueti Island](#)
- [Understanding "Guest Cabin" Definition in Lasqueti Land Use Bylaw No. 78 - September 2, 2010](#)
- [Lasqueti Island Draft Build Out Map - October 2008](#)
- [Powell River Regional District Parks and Greenspace Plan](#)
- [Living on Lasqueti Brochure](#)

Ecosystem Mapping

- [Draft Lasqueti Island Local Trust Area ecosystem maps and feedback form](#)

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Committee Links

- [Committee Home](#)
- [Trustee Membership](#)
- [Contact Trustees](#)
- [Contact Planning Staff](#)
- [Planning Bylaws](#)
- [Administrative Bylaws](#)
- [Meetings Schedule](#)
- [Meeting Agendas](#)
- [Meeting Minutes](#)
- [Resolutions-Without-Meeting](#)
- [Associated Islands](#)
- [Land Use Application Forms](#)