



Lasqueti Island Local Trust Committee

Regular Meeting Agenda

Date: June 9, 2016
Time: 11:00 am
Location: Lasqueti Island Arts Centre
Main Road, Lasqueti Island, BC

Pages

- | | | |
|---|---------------------|---------|
| 1. CALL TO ORDER | 11:00 AM - 11:05 AM | |
| <i>Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."</i> | | |
| 2. APPROVAL OF AGENDA | 11:05 AM - 11:10 AM | |
| 3. TOWN HALL AND QUESTIONS | 11:10 AM - 11:25 AM | |
| 4. COMMUNITY INFORMATION MEETING - None | | |
| 5. PUBLIC HEARING - None | | |
| 6. MINUTES | 11:25 AM - 11:35 AM | |
| 6.1 Local Trust Committee Minutes dated April 18, 2016 for adoption | | 4 - 13 |
| 6.2 Local Trust Committee Special Meeting Minutes dated April 23, 2016 for adoption | | 14 - 18 |
| 6.3 Local Trust Committee Public Hearing Record dated April 23, 2016 for receipt | | 19 - 21 |
| 6.4 Advisory Planning Commission Minutes - None | | |
| 6.5 Section 26 Resolutions-Without-Meeting Report dated May 31, 2016 | | 22 - 22 |
| 7. BUSINESS ARISING FROM MINUTES | 11:35 AM - 11:50 AM | |
| 7.1 Follow-up Action List dated May 31, 2016 | | 23 - 24 |

7.2 Advisory Planning Commission Bylaw No. 93

25 - 27

That the Lasqueti Island Local Trust Committee Bylaw No. 93 cited as the "Lasqueti Island Local Trust Committee Advisory Planning Commission Bylaw, 2012, Amendment No. 1, 2016", be read a first time.

That the Lasqueti Island Local Trust Committee Bylaw No. 93 cited as the "Lasqueti Island Local Trust Committee Advisory Planning Commission Bylaw, 2012, Amendment No. 1, 2016", be read a second time.

That the Lasqueti Island Local Trust Committee Bylaw No. 93 cited as the "Lasqueti Island Local Trust Committee Advisory Planning Commission Bylaw, 2012, Amendment No. 1, 2016", be read a third time.

That the Lasqueti Island Local Trust Committee Bylaw No. 93 cited as the "Lasqueti Island Local Trust Committee Advisory Planning Commission Bylaw, 2012, Amendment No. 1, 2016", be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

7.3 Powell River Regional District Meeting on September 22, 2016 - Verbal Update

7.4 Community to Community Forum Grant - Verbal Update

8. **DELEGATIONS - None**

9. **CORRESPONDENCE - None**

(Correspondence received concerning current applications or projects is posted to the LTC webpage)

10. **APPLICATIONS AND REFERRALS**

11:50 AM - 12:00 PM

10.1 LA-RZ-2015.1 (KGL Freight Ltd.) - Verbal Update

11. **LOCAL TRUST COMMITTEE PROJECTS**

12:00 PM - 12:30 PM

11.1 Riparian Areas Regulation

11.1.1 Bylaw No. 90

28 - 34

That the Lasqueti Island Local Trust Committee forward Bylaw No. 90 cited as "Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 2, 2014", be adopted.

11.2 Lasqueti Aging at Home Project - Verbal Update

12. **REPORTS**

12:30 PM - 1:00 PM

12.1 Work Program Reports

12.1.1 Top Priorities Report dated May 31, 2016

35 - 35

12.1.2 Projects List Report dated May 31, 2016

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12.2 Applications Report dated May 31, 2016

37 - 38

12.3 Trustee and Local Expense Report dated March, 2016

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12.4	Adopted Policies and Standing Resolutions	40 - 40
12.5	Local Trust Committee Webpage	
12.6	Chair's Report	
12.7	Trustee Reports	
12.8	Electoral Area Director's Report - None	
12.9	Trust Fund Board Report	41 - 42
13.	NEW BUSINESS	
13.1	Beach Cleanup Event - For Discussion	
14.	UPCOMING MEETINGS	
14.1	Next Regular Meeting Scheduled for Monday, August 8, 2016 at 11:00 am at the Lasqueti Arts Centre, Main Road, Lasqueti Island, BC	
15.	TOWN HALL	1:00 PM - 1:15 PM
16.	CLOSED MEETING	1:15 PM - 1:30 PM
16.1	Motion to Close the Meeting	
	<i>That the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1)(a) and (d) for the purpose of considering Appointment of Board of Variance (BOV) Members and adoption of In-Camera Meeting Minutes dated April 9, 2015 and that the recorder and staff attend the meeting.</i>	
16.2	Recall to Order	
16.3	Rise and Report	
17.	ADJOURNMENT	1:30 PM - 1:30 PM



Lasqueti Island Local Trust Committee Minutes of Regular Meeting

Date: April 18, 2016
Location: Lasqueti Island Arts Centre
 Main Road, Lasqueti Island, BC

Members Present Laura Busheikin, Chair
 Susan Morrison, Local Trustee
 Timothy Peterson, Local Trustee

Staff Present Sonja Zupanec, Island Planner
 Dave Olsen, Recorder

Others Present There were eleven (11) members of the public in attendance.

1. CALL TO ORDER

Chair Busheikin called the meeting to order at 11:03 am. She acknowledged that the meeting was being held in the traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. TOWN HALL AND QUESTIONS

Comments from the public were grouped by topic as follows:

Meeting Facilitation

Chair Busheikin reminded the audience that her goal, as Chair, is to have the meetings run smoothly, transparently, and be accessible to all, meaning specifically that anyone can come and participate without intimidation. Part of this goal is to be as efficient as possible and support the democratic process.

She differentiated between this meeting, as a regular business meeting, and other types of meetings, where the goal is simply to listen to , the audience.

Chair Busheikin also expressed her respect for the local culture and encouraged members of the public to use the Town Hall sessions for giving input, even if it's for something later on the agenda.

She will continue to respect the discretion of the Local Trust Committee (LTC) members, who may ask for public comment. But for technical discussions, she will restrict discussion to LTC members. Otherwise, she will allow the LTC to have the initial discussion and asked the public to indicate her or his desire to speak by putting their hand up to be recognized, and reminded everyone to be gracious, constructive and civil.

A Discrepancy with the Minutes of the last LTC Meeting

John O'Halloran spoke for the record. He noted that he remembered his statement at the last Town Hall to be stronger than what was recorded and asked that the record show what he intended, specifically, that he made a stronger statement and asked that his comments are not undervalued. The statement he wanted for the record is: "that the members don't have much empathy or compassion for the people that sit on this side of the room because they don't do this, they don't sit here pro bono."

Liquid Natural Gas

It was also suggested that the Premier wants to promote Liquid Natural Gas (LNG) and the extraction of other resources, so the same feeling has been given to other jurisdictions.

Regarding Application LA-RZ-2015.1 (KGL Freight Ltd)

The current rezoning application that was the subject of two recent Advisory Planning Commission (APC) meetings was then discussed. Many APC members were present and offered to act as a resource for the LTC.

Tom Weinerth spoke for the record: "My points have to do with the rezoning application. It's absurd. There's no way that you can approve it, there's no way the executive can approve it and also the Premier.

In 2019, the easement for the septic expires. Upon the sale of the hotel, the easement is void. As of last night, there have been zero negotiations to obtain an extension of the septic easement. Based on that alone it can't go through.

The well is on one property but it is also servicing the other property, and there is no mention of an easement to connect the hotel.

The APC minutes in previous meetings indicate that the applicants approve of a Development Permit (DP). I asked Kathy Bond whether they did and she said no they don't want a DP they just want to be rezoned.

I've been a supporter of moving the fuel up and I'll do whatever I can to help.

Public Notification of APC meetings

A question was asked about public notification of APC meetings.

Trustee Morrison responded that the LTC hasn't changed it yet; it's on the agenda for this meeting.

Identification of the Public when Speaking in Town Halls

Discussion focused on how and when names are recorded in the LTC minutes. Staff identified the requirements for regular business meetings and Chair Busheikin suggested asking Carmen Thiel for a one page handout for the public.

Currently, Robert's Rules of Order provides a mechanism for people to indicate that they want to be attributed with their comments. It was suggested that if everyone who speaks is attributed to their comments, people may not wish to speak up.

It was also suggested that minutes need to be balanced between being too verbose and capturing important information.

Prioritizing Climate Change and the Reduction of Greenhouse Gases

A concern was expressed that the Islands Trust's (IT) budget suggests that the IT may no longer have climate change and greenhouse gas reductions as a top priority.

Chair Busheikin responded by noting that Trust Council had a delegation that brought it to our attention and that many of us are motivated by this issue.

Discussion on a recent *Island Tides* article in March 2016, suggested the Islands Trust budget is not strong enough on climate change. This was compared to an October 22, 2009 *Island Tides* article that identified a "Climate Smart Islands" program launched to amend 19 Official Community Plans (OCPs) to include Greenhouse Gas (GHG) reduction targets.

4. COMMUNITY INFORMATION MEETING - none

5. PUBLIC HEARING - none

6. MINUTES

6.1 Local Trust Committee Minutes dated February 15, 2016 for adoption

The following amendments were presented for consideration:

13.7 Trustee Reports

Trustee Morrison reported on the following:

Content of 2nd bullet within changed from "The Islands Trust Fund Board is still..." to "Trust Council is still..."

By general consent the minutes were adopted as amended.

6.2 Section 26 Resolutions-Without-Meeting Report dated April 5, 2016

Received for information.

6.3 Advisory Planning Commission Minutes dated March 3, 2016 for receipt

Received for information.

6.4 Advisory Planning Commission Draft Minutes dated March 15, 2016 for receipt

Received for information.

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated April 4, 2016

Staff read through the list and noted that they are testing the technology for a wireless connection at the meeting. It was also noted that a consultant for the Aging at Home Project is currently signing the required paperwork.

7.2 Advisory Planning Commission Public Notification of Referrals

7.2.1 Memorandum dated March 18, 2016

LA-LTC-2016-022

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff to update the Lasqueti Island Advisory Planning Commission Secretary Responsibility list to include a minimum of five days public notice, consistent with the notification requirements in Bylaw No. 88 for Advisory Planning Commission members and applicants.

CARRIED

LA-LTC-2016-023

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff prepare an amendment to Bylaw No. 88 to stipulate a public notification requirement of five days and return it to the Local Trust Committee for consideration of first, second and third readings.

CARRIED

8. DELEGATIONS - none

9. CORRESPONDENCE

(Correspondence received concerning current applications or projects is posted to the LTC webpage)

9.1 Email dated February 24, 2016 from Transport Canada regarding False Bay Public Port Facility

Discussion ensued and Chair Busheikin identified that the LTC does not have much of a role beyond informing the public.

10. APPLICATIONS AND REFERRALS

10.1 LA-RZ-2015.1 (KGL Freight Ltd.)

10.1.1 Staff Report dated April 4, 2016

Trustee Peterson stated that pursuant to Section 100 of the Community Charter, he has a direct pecuniary interest in the matter to be presented due to being an employee of the applicant.

Trustee Peterson left the meeting at 11:46 am.
Chair Busheikin explained that the remaining Trustee is not allowed to ask for Trustee Peterson's input, even informally.

A question from the public was asked; should Trustee Peterson have excused himself during the last meeting? The applicant clarified that Trustee Peterson was not hired until a week prior to this meeting and was laid off last year without any promise of rehire.

Planner Zupanec summarized the staff report.

Trustee Morrison noted that she had also read the APC recommendations and talked with APC members. She also described numerous phone calls from the public, noting that all were in favour of moving the fuel sales to the upper property.

Trustee Morrison also described a need for more information and an easement for the hotel to legally access water and the septic field.

She expressed concern that Option 1 in the Staff Report may not meet the public's and the APC's concerns.

The applicant advised that the Laundromat is moving, not increasing in size and that the water and septic are currently working.

Members of the APC expressed support of moving the fuel sales to the upper property but had concerns about the septic field and concurred with the staff report about the need for testing, in that someone other than the owner must prove the capability of the septic field. Their concern about the water well's capability was much less since Pete's Lake water could be accessed if needed. It was suggested that less than a majority of the APC would recommend a DP.

Trustee Morrison noted that the APC minutes suggested that we should have gone with option A, that we need to have professional verification, and that we don't need a DP. She stated that she is not concerned about the water but that the easement for septic field needs to be verified.

Chair Busheikin agreed that the easement is important and that septic capability is important.

The applicant stated that the septic is under Ministry of Environment (MOE) licensing and that MOE monitors the septic. This information is readily available from MOE.

Staff responded that they don't look for information; the onus is on the applicant to provide it.

LA-LTC-2016-024

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff to prepare a draft bylaw to amend Lasqueti Island Land Use Bylaw No. 78, 2005 to limit the uses in the C1 zone to hotel and retail uses, and to add a new commercial zone to permit fuel storage, fuel sales, retail sales, public washrooms, one dwelling and a laundromat, and new regulations corresponding to sections 523, 525, 526, 527 of the *Local Government Act*.

CARRIED

LA-LTC-2016-025

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff to advise the applicant that further consideration of LA-RZ-2015.1 will be subject to receipt of (i) written verification from a qualified professional to confirm septic capability for the proposed uses; and (ii) registration of access easements to secure wastewater discharge and water supply infrastructure for existing and proposed uses.

CARRIED

LA-LTC-2016-026**It was MOVED and SECONDED,**

that the Lasqueti Island Local Trust Committee request staff to consider the recommendations from the Advisory Planning Commission motion LA-APC-2016-003, specifically that the Advisory Planning Commission recommend that the LTC create a new C4 zone with the following stipulations:

1. a maximum of 1200 sq. ft. for the principal building,
2. a maximum of 3200 sq. ft. for all buildings,
3. a 3m setback from all property lines.

Chair Busheikin checked the intention of this motion, whether the APC was advising that these numbers be used specifically as stated.

Members of the APC clarified that these numbers were offered in the case that a DPA was created and that these numbers were suggestive rather than being definitive.

Planner Zupanec commented that the direction to Staff is to draft two bylaws, one for the new C4 zone and the other to amend the existing C1 zone. These will be presented at the same time for LTC consideration and public comment.

The question on the motion was then called,

CARRIED

Chair Busheikin thanked the APC for their work.

10.1.2 Email dated February 15, 2016 from Dave Olsen regarding Fuel Sales Hours

Received.

10.1.3 Email dated February 28, 2016 from Dana Lepofsky regarding Expansion of Blue Roof Property

It was noted that Ms. Lepofsky has not received acknowledgment of her email.

The Trustees acknowledged that emails to the LTC as a whole may get missed because they are not addressed to one specific member. Trustee Morrison offered to respond to Ms. Lepofsky.

11. BREAK

By general consent the meeting was recessed at 12:48pm and reconvened at 1:18pm. Trustee Peterson also returned to the meeting at 1:18pm.

12. LOCAL TRUST COMMITTEE PROJECTS

12.1 Riparian Areas Regulation

12.1.1 Email dated August 11, 2015 from Bruce Fleming-Smith and Domena Diesing

Trustee Morrison noted that there has been other correspondence from Mr. Fleming-Smith and Ms. Diesing regarding RAR.

Staff stated that they would ensure that it will be at Saturday's hearing.

13. REPORTS

13.1 Work Program Reports

13.1.1 Top Priorities Report dated April 4, 2016

Received

13.1.2 Projects List Report dated April 4, 2016

Received

13.2 Applications Report dated April 4, 2016

Received.

13.3 Trustee and Local Expense Report dated March, 2016

Received.

13.4 Adopted Policies and Standing Resolutions

Received.

13.5 Local Trust Committee Webpage

No updates or changes requested.

13.6 Chair's Report

Chair Busheikin reported on the following:

- Attended the Vancouver Island Coastal Communities (AVICC) convention. Of particular interest was the local government and First Nations session.
- Attended the Salish Sea Conference. Discussion regarding oil spill response and tanker advocacy took place.
- Attended recent Executive Committee meeting and reported on the following:
 - Moving toward shorter staff reports

- The Federal Government is planning an oil spill response initiative in southern BC coastal areas.

13.7 Trustee Reports

Trustee Peterson reported on the following:

- He was in contact with the Ministry of Transportation and Infrastructure regarding the Tucker Bay file and hopes to receive an update soon.
- Hornby Island Residents and Ratepayers Association (HIRRA) has been asked to come to Lasqueti Island to give a presentation regarding their relationship with the Comox Valley Regional District.
- He invited people to send him specific questions in advance of their presentation.

Trustee Morrison reported on the following:

- She has received many questions and comments about the rezoning application.
- She attended the Trust Fund Board and Executive Committee meetings.
- She also attended the AVICC convention and participated in the Understanding the Village exercise.

13.8 Electoral Area Director's Report - none

13.9 Trust Fund Board Report dated March, 2016

Received for information.

14. NEW BUSINESS

14.1 Meeting with Powell River Regional District - for discussion

Discussion included the following points:

- The first meeting between the LTC and Powell River Regional District (PRRD) will be scheduled in September at the PRRD offices.
- Draft agenda items can be submitted by email to Planner Zupanec.
- The meeting location will be on the agenda;
- Last year both groups were here at same time but failed to meet together.

14.2 Request for Decision - 2015-2016 Annual Report Draft Submission for Lasqueti Island Local Trust Committee

The following wording changes were suggested:

LA-LTC-2016-027

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee approves the attached text for inclusion in the 2015-2016 Annual Report for approval (as amended) by Trust Council and submission to the Minister of Community, Sport and Cultural Development.

CARRIED

14.3 Grant Opportunity - Regional Community to Community (C2C) Forum - for discussion

LA-LTC-2016-028

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request that staff apply for the Regional Community to Community Forum Grant and the Lasqueti Island Local Trust Committee to set a meeting with the First Nation.

CARRIED

15. UPCOMING MEETINGS

15.1 Special Meeting/Community Information Meeting scheduled for Saturday, April 23, 2016 at 11:30 am at the Lasqueti Island Community Hall, Main Road, Lasqueti Island, BC regarding Riparian Areas Regulation

15.2 Public Hearing scheduled for Saturday, April 23, 2016 at 12:00 pm at the Lasqueti Island Community Hall, Main Road, Lasqueti Island, BC regarding Riparian Areas Regulation Bylaw No. 90

15.3 Next Regular Meeting scheduled for Thursday, June 9, 2016 at 11:00 am at the Lasqueti Arts Centre, Main Road, Lasqueti Island, BC

16. TOWN HALL

There was a question from a member of the public about the Islands Trust policy for redacting information in correspondence sent to the LTC. It was suggested that references could be included with the redactions to indicate which policy inspired each specific redaction, with the goal of providing more accountability and feedback.

A question was asked about the APC expenses of \$190 for the past fiscal year.

There was a request to keep track of what was successful and what wasn't, with examples given such as the False Bay Master Plan and the Living on Lasqueti pamphlet.

17. CLOSED MEETING - none

18. ADJOURNMENT

By general consent the meeting was adjourned at 2:03pm.

Laura Busheikin, Chair

Certified Correct:

Dave Olsen, Recorder



Lasqueti Island Local Trust Committee Minutes of Special Meeting

Date: April 23, 2016
Location: Lasqueti Island Community Hall
 Main Road, Lasqueti Island, BC

Members Present Laura Busheikin, Chair
 Susan Morrison, Local Trustee
 Timothy Peterson, Local Trustee

Staff Present Sonja Zupanec, Island Planner
 Marnie Eggen, Planner 2
 Dave Olsen, Recorder

1. CALL TO ORDER

Chair Busheikin called the meeting to order at 11:48 am. She acknowledged that the meeting was being held in the traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA AND INTRODUCTIONS

Chair Busheikin introduced the staff and trustees.

3. COMMUNITY INFORMATION MEETING

RIPARIAN AREAS REGULATION (RAR)

By general consent the agenda was approved as presented.

3.1 Presentation by Marnie Eggen, Planner 2

Planner Eggen presented a slideshow entitled “Implementing RAR on Lasqueti”, which:

- Explained the purpose of the meeting and summarized the legislative process, including the timeline that the bylaw has followed;
- Explained that after the Public Hearing today, the Local Trust Committee (LTC) has the option of giving it Third Reading and forwarding it to the Executive Committee;
- Explained what will change with the new regulations, both for RAR applicable watersheds and non-RAR applicable watersheds;
- Gave a summary of revisions to the regulations;

- Noted that one (1) public submission was received;
- Identified a minor revision to be considered prior to Third Reading; and
- Explained that future updates will be posted on the Islands Trust website.

3.2 Questions and Answers Session

Jack Barrett asked about Lennie's Lagoon. In 1996, it was identified as potential salmon stream. He used the map to show where it was.

Trustee Morrison explained that the Qualified Environmental Professional (QEP) stood at the beach and determined that salmon would need human intervention to get up the stream; they determined that it was too high for the fish to jump/climb.

Jack Barrett then asked about Anderson Bay, suggesting it was also too difficult for fish to access.

Planner Eggen responded that it is the QEP who the Local Trust Committee relies on to determine what is RAR-applicable. She suggested that there may be a short section before the rise that is considered habitat for refuge, not necessarily for spawning. She gave the example of fish along the shore in a storm seeking refuge. Under the regulations, because the water for the refuge comes from the stream, it makes the whole watershed RAR-applicable.

Jack Barrett then asked if Agricultural Land Reserve (ALR) lands are exempt from RAR.

Planner Eggen explained that farm operations and farm uses are exempt.

Jack Barrett asked if that farm use would require ALR status.

Planner Eggen answered that it would be required if it were a commercial operation.

Jack Barrett queried if the ALR is going to bring in RAR for ALR lands.

Planner Eggen responded that she is not aware of their plans; she noted that there are best management practices put in place from the Province.

John O'Halloran asked if it was the case that on agricultural land, a barn could be built but not a residence.

Planner Eggen confirmed that was true.

4. RECESS FOR PUBLIC HEARING - to begin at 12:06 pm

Chair Busheikin recessed the Special Meeting at 12:06pm

5. RECALL TO ORDER

Chair Busheikin recalled the Special Meeting at 12:43 pm.

6. LOCAL TRUST COMMITTEE PROJECTS

6.1 Riparian Areas Regulation (RAR)

6.1.1 Bylaw No. 90

Chair Busheikin asked staff to present any submissions received.

Planner Eggen presented Bruce Fleming's letter asking for gates to be added to the list of exemptions.

Planner Eggen explained that the LTC has the option of moving forward with Second Reading of the Bylaw. She stated that staff could support the addition of the gate exemption.

Planner Eggen identified a minor a revision in the Bylaw that she had prepared. It changes the attached Schedule to the Bylaw from A to D.

Trustee Morrison asked staff about the Ministry of Environment (MOE) agreement that Dave Rodgers referred to during the Public Hearing.

Planner Eggen suggested that the covenant referred to and RAR are both applicable, but qualified her statement because she has not seen the document.

Chair Busheikin asked if the covenant could support the QEP's work.

Planner Eggen said that it could support it but she hasn't seen the document and could not confirm.

Trustee Peterson asked staff if we could add the word "gate" wherever the word "fence" appears in the Bylaw.

Planner Eggen explained that the specific section he referred to in the Bylaw is not part of the RAR limitation project because it refers to the sea and not streams. Otherwise, the word could be added as suggested.

LA-LTC-2016-029

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee amend Bylaw No. 90 cited as "Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 2, 2014", as follows:

- A. section 3.5(2)(b) is amended by deleting the words "Schedule A" and replacing it with the words "Schedule D".
- B. Section 3.5(2)(d)(xiii) is deleted in its entirety and replaced with the following:
 - “(xiii) The construction of a fence or gate if all of the following apply:
 - a fence that does not require soil alteration (such as switchback fences);
 - a gate, if there is minor soil disturbance that does not alter the general contours of the land;
 - no native trees are removed;
 - the disturbance of native vegetation is restricted to 0.5 meters on either side of the fence or gate; or 1.5 meters on either side of the fence or gate in agricultural areas;”
- C. Section 3.5(3)(a)(i) is deleted in its entirety and replaced with the following:
 - “(i) fence if it does not require soil alteration (such as switchback fences), gate if there is minor soil disturbance that does not alter the general contours of the land, or access stairway if it is pervious and not chemically treated;”
- D. By adding the following:
 - “C. Schedule A, attached to and forming part of this bylaw, shall become Schedule D of the Lasqueti Island Land Use Bylaw No. 78, 2005.”

CARRIED

LA-LTC-2016-030

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee Bylaw No. 90 cited as "Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 2, 2014", as amended be read a Third Time.

CARRIED

LA-LTC-2016-031

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee Bylaw No. 90, cited as "Lasqueti Island Land Use Bylaw No. 78, 2005, as amended, Amendment No. 2, 2014" be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

7. UPCOMING MEETINGS

Next Regular Meeting Scheduled for Thursday, June 9, 2016 at 11:00 am at the Lasqueti Arts Centre, Main Road, Lasqueti Island, BC

8. ADJOURNMENT

By general consent the meeting was adjourned at 12:58 pm.

Laura Busheikin, Chair

Certified Correct:

Dave Olsen, Recorder



**Lasqueti Island
Local Trust Committee
Public Hearing Record**

**REGARDING PROPOSED BYLAW NO. 90 CITED AS
“LASQUETI ISLAND LAND USE BYLAW NO. 78, 2005, AMENDMENT NO. 2, 2014”**

Date of Meeting: Saturday, April 23, 2016
Location: Lasqueti Island Community Hall
Main Road, Lasqueti Island, BC

Members Present: Laura Busheikin, Chair
Susan Morrison, Local Trustee
Timothy Peterson, Local Trustee

Staff Present: Marnie Eggen, Planner 2
Sonja Zupanec, Island Planner
Dave Olsen, Recorder

Others: Ten (10) members of the public were in attendance

1. CALL TO ORDER

Chair Busheikin called the Public Hearing to order at 12:12 pm.

2. INTRODUCTIONS AND OPENING STATEMENT FROM THE CHAIR

Chair Busheikin read the Chairperson's Opening Statement and explained that this Public Hearing is being conducted to hear views regarding Proposed Bylaw No. 90. She invited those wishing to speak to identify themselves and to place written submissions into the Public Hearing submission box.

3. REVIEW OF PUBLIC HEARING NOTICE

Planner Eggen reported on the advertising of the public hearing. A copy of the notice was mailed to all property owners and by mail drop on March 23, 2016. The notice was posted on island at the Community Hall. All notification requirements under the *Local Government Act* have been completed.

A copy of the proposed bylaw and the public hearing binder has been available for public review at the Gabriola Island office of Islands Trust. A copy of the complete public hearing binder was available during the public hearing.

The purpose of Proposed Bylaw No. 90, if adopted, will amend the Lasqueti Island Land Use Bylaw No. 78 by adding new setback and screening regulations for riparian areas in order to meet the local government's obligations under the *Riparian Areas Regulation* (RAR). The amendment is intended to bring the Lasqueti Island Local Trust Area into compliance with the RAR. No Official Community Plan amendments are required.

The Proposed Bylaw was referred to nine agencies and ten First Nations. We received eight responses. The Lyackson First Nation provided comments that were considered at the last Local Trust Committee (LTC) meeting.

Planner Eggen reported on submissions that were received as of the afternoon of April 22, 2016.

4. BYLAW NO. 90 SUBMISSIONS FROM THE PUBLIC

Andrew Fall, Lasqueti Island stated that the RAR is aimed to protect the common good. It is set up as it is, because of a lack of precision in terms of knowing where that ecosystem exists. RAR requires a Qualified Environmental Professional (QEP) to ensure your proposed changes are compliant. Private landowners are now required to protect a common good but we are required to pay for the QEP and the application. He stated that for the common benefit, everyone should pay. If you ask a landowner to pay for something that will cost them more, there will be a tendency to avoid the costs. Andrew Fall then made a suggestion to the LTC. Given that a QEP will cost a \$1,000.00 or more, he suggested the LTC consider a mechanism to support the training of one or more local residents. Having on-island QEPs may resolve the cost burden for local landowners.

Jack Barrett, Lasqueti Island supported Andrew Fall's suggestion. He suggested that RAR reduces the available uses of land, which reduces the value of property, and asked that the LTC support the reduction of assessed land values.

Marti Wendt, Lasqueti Island added her support to Andrew Fall's suggestion. She stated that she was unhappy with the Provincial process and commended the LTC and staff for working so hard to meet the needs of the community.

Dave Rodgers, Lasqueti Island stated that he has property where there was an agreement with the previous landowners that included the Ministry of Environment (MOE) walking the watercourse. He stated that four properties that he knows of are in this situation. He did not want this new regulation to require what were already done and paid for with the Province and previous landowners to have to be redone.

David Silk, Lasqueti Island suggested that the RAR goes a long way to protect that habitat in urban and suburban areas and that most of the damage in the Province to streams is done by industrial operations that don't have any regulations. He stated that he did not suggest that our RAR be lessened, but that he wanted the common good to be protected equally. That would involve more protection in the other legislation that affect forestry, mining, etc. He encouraged the Islands Trust to look at ways to encourage the Province to make these changes.

Public Hearing Record
Received for Information
By Local Trust Committee

John O'Halloran, Lasqueti Island stated that he does not support RAR. He stated that climate change is warming the waters so the identified fish habitat is likely to be submerged in the rising seas.

Peter Johnston, Lasqueti Island stated that he gave his reluctant support to the bylaw because the onus is on local landowners. He stated that it creates a minimum standard which will become the maximum standard. He also stated that the bureaucratic world overrides the physical world, in the sense that if streams move or the ocean rises, the bylaw will not automatically reflect those changes. He stated that he still supports it, and suggested that Lasqueti landowners will manage because of the large parcels of land here, unlike many other jurisdictions.

Peter Johnston read a letter from Sue Wheeler, Lasqueti Island, which was submitted after being read.

Jack Barrett, Lasqueti Island first asked if his comments could be submitted in writing. He then pointed out that if sea levels rise, he was hopeful that Anderson Bay's designation would be reconsidered.

Peter Johnston, Lasqueti Island commented that it is too bad that there is no documentation on Lennie's Lagoon, and that there is no way to know what Madrone [QEP] said about that stream.

17. ADJOURNMENT

Chair Busheikin asked three times if there were any in the audience who wished to comment or provide written submissions and hearing none, declared the public hearing closed at 12:32 pm.

I CERTIFY THAT THIS IS A FAIR AND ACCURATE SUMMARY OF THE NATURE OF REPRESENTATIONS RESPECTING THE PUBLIC HEARING HELD.

Dave Olsen, Recorder

Resolutions Without Meeting

Lasqueti Island

Resolution #	Action	Resolution Description	Resolution Date
2016-03	In Favour	"That the Lasqueti Island Local Trust Committee cancel the Local Trust Committee Regular Business Meeting scheduled for Monday, March 14, 2015."	03-Mar-2016
2016-04	In Favour	"That the Lasqueti Island Local Trust Committee amend LA-RWM-2016.4 to change the date of March 14, 2015 to March 14, 2016 "	03-Mar-2016

Follow Up Action Report

Lasqueti Island

15-Jun-2015

Activity	Responsibility	Target Date	Status
Staff to draft an amendment bylaw to amend the Lasqueti Island Local Trust Committee Fees Bylaw, 2009 to reduce the development variance permit fee to \$150.00 in respect of setback and screening regulations for streams (both RAR and non RAR streams) and that the reduction apply to residential, commercial, industrial, and institutional development.	Sonja Zupanec	09-Jun-2016	On Going

15-Feb-2016

Activity	Responsibility	Target Date	Status
Staff to work with CDFCP to draft recommendations regarding land use planning tools that will effectively conserve Coastal Douglas-fir forest ecosystems. A view to work into the upcoming OCP/LUB review.	Sonja Zupanec		On Going

18-Apr-2016

Activity	Responsibility	Target Date	Status
Ask Carmen to provide clarification on how community member comments are recorded in minutes. Have this information available for next LTC meeting or as a hand out for the public.	Laura Busheikin	09-Jun-2016	On Going
Feb 18 regular LTC minutes adopted as amended (see minutes of April 18 for changes).	Penny Hawley	09-Jun-2016	On Going



Follow Up Action Report

Staff requested to update the APC Secretary Responsibility list to include a requirement for five days notice to the general public. Staff requested to bring back an amendment to APC Bylaw 88 to include a requirement for five days notice for the public, for first, second, third readings.	Sonja Zupanec Penny Hawley	09-Jun-2016	On Going
LA-RZ-2015.1 - Staff to prepare a draft bylaw for LTC consideration and further discussion. Applicant to be notified of LTCs request for professional verification of septic capability work towards easements being secured for septic infrastructure across lot lines.	Sonja Zupanec	09-Jun-2016	On Going
2015/2016 annual report text for LA LTC approved as amended. Forward to EC.	Sonja Zupanec	09-May-2016	On Going
LA LTC wishes to apply for the 2016/17 Regional Community to Community (C2C) funding for a one day event with the Qualicum First Nation.	Sonja Zupanec Mike Richards	13-May-2016	On Going
Respond to emails re: LA-RZ-2015.1 from members of the public thanking them for input.	Susan Morrison	29-Apr-2016	On Going
Proposed Bylaw No. 90 (Riparian Areas Regulation) - given 3rd reading as amended. Update bylaw on LAN and on website; forward to Executive Committee for approval and return to LTC for final adoption at June 9 LTC meeting.	Becky McErlean Sonja Zupanec	29-Apr-2016	On Going

Date: May 10, 2016

File No.: 6500-20 APC Bylaw

To: Lasqueti Island Local Trust Committee
For the meeting of June 9, 2016

From: Sonja Zupanec, Island Planner

Copy: Ann Kjerulf, Regional Planning Manager

Re: Amendment to the Lasqueti Advisory Planning Commission Bylaw

Background

At the April 18, 2016 Local Trust Committee (LTC) meeting the LTC requested staff prepare an amendment to the Lasqueti Advisory Planning Commission (APC) Bylaw to clarify the notification requirements conducted by the APC Secretary. Specifically that the APC Secretary must post a notice of the date, time, and place of any regular APC meeting at least five calendar days prior to the meeting on a bulletin board on Lasqueti Island that is accessible to the public; and that such a bulletin board be the same as is used by the Local Trust Committee for the posting of any scheduled Local Trust Committee meeting.

Draft bylaw No. 93 would amend the APC Bylaw to include this notification requirement. The LTC can give first, second and third reading to the bylaw at this time. There is no requirement for a public hearing for administrative bylaws. Approval by the Executive Committee (EC) is required prior to final adoption, which can be done by Resolution Without Meeting (RWM) or at the August 8, 2016 Lasqueti LTC regular business meeting.

RECOMMENDATIONS:

1. **THAT** the Lasqueti Island Local Trust Committee Bylaw No. 93 cited as the "Lasqueti Island Local Trust Committee Advisory Planning Commission Bylaw, 2012, Amendment No. 1, 2016", be read a first time.
2. **THAT** the Lasqueti Island Local Trust Committee Bylaw No. 93 cited as the "Lasqueti Island Local Trust Committee Advisory Planning Commission Bylaw, 2012, Amendment No. 1, 2016", be read a second time.
3. **THAT** the Lasqueti Island Local Trust Committee Bylaw No. 93 cited as the "Lasqueti Island Local Trust Committee Advisory Planning Commission Bylaw, 2012, Amendment No. 1, 2016", be read a third time.
4. **THAT** the Lasqueti Island Local Trust Committee Bylaw No. 93 cited as the "Lasqueti Island Local Trust Committee Advisory Planning Commission Bylaw, 2012, Amendment No. 1, 2016", be forwarded to the secretary of the Islands Trust for approval by the Executive Committee.

Prepared and Submitted by:

Sonja Zupanec

May 10, 2016

Name, Title

Date

Concurred in by:

Ann Kjerulf

May 13, 2016

Regional Planning Manager

Date

Attachments:

1. Draft Bylaw No. 93

DRAFT

LASQUETI ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 93

A Bylaw to amend the Lasqueti Island Local Trust Committee Advisory Planning Commission Bylaw

The Lasqueti Island Local Trust Committee, having jurisdiction in respect of the Lasqueti Local Trust Area in the Province of British Columbia pursuant to the *Islands Trust Act*, enacts as follows:

1. The "Lasqueti Island Local Trust Committee Advisory Planning Commission Bylaw, 2012" is amended as follows:
 - a. Section 5 add a new subsection "e)" with the following text: "The Secretary must post a notice of the date, time, and place of any regular APC meeting at least five calendar days prior to the meeting on a bulletin board on Lasqueti Island that is accessible to the public; such bulletin board to be the same as is used by the Local Trust Committee for the posting of any scheduled Local Trust Committee meeting."
2. This Bylaw may be cited as the "Lasqueti Island Local Trust Committee Advisory Planning Commission Bylaw, 2012, Amendment No. 1, 2016".

READ A FIRST TIME THIS DAY OF , 2016

READ A SECOND TIME THIS DAY OF , 2016

READ A THIRD TIME THIS DAY OF , 2016

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

DAY OF , 2016

ADOPTED THIS DAY OF , 2016

CHAIR

SECRETARY

PROPOSED

Lasqueti Island Local Trust Committee

BYLAW NO. 90

A BYLAW TO AMEND THE LASQUETI ISLAND LAND USE BYLAW, NO. 78

The Lasqueti Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Lasqueti Island Local Trust Area under *the Islands Trust Act*, enacts as follows:

1. Bylaw No. 78, cited as “Lasqueti Island Land Use Bylaw No. 78, 2005” is amended as shown on Schedule 1, attached to and forming part of this bylaw.
2. This bylaw may be cited as “Lasqueti Island Land Use Bylaw 78, 2005, Amendment No. 2, 2014”

READ A FIRST TIME THIS	8 TH	DAY OF	OCTOBER	, 2015
READ A SECOND TIME THIS	15 TH	DAY OF	FEBRUARY	, 2016
PUBLIC HEARING HELD THIS	23 RD	DAY OF	APRIL	, 2016
READ A THIRD TIME THIS	23 RD	DAY OF	APRIL	, 2016
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST				
THIS	18 TH	DAY OF	MAY	, 2016
ADOPTED THIS		DAY OF		, 201x

SECRETARY

CHAIRPERSON

Lasqueti Island Local Trust Committee

Bylaw No. 90

Schedule 1

1. Schedule “A” of Lasqueti Island Land Use Bylaw No. 78 cited as “Lasqueti Island Land Use Bylaw No. 78, 2005”, is amended as follows:

- A. Delete Section 3.5 in its entirety and replace it with the following:

“3.5 Siting and Setback Provisions

(1) General

- (a) All building and structure setbacks and spatial separation requirements must be measured on the horizontal plane from the exterior finished façade of the building or structure to the natural boundary, parcel line or other point specified in this Bylaw.

**(2) Setbacks and Screening for Streams as Defined in the British Columbia
*Riparian Areas Regulation***

- (a) Terms used in Section 3.5(2) that are defined in the provincial *Riparian Areas Regulation* have the same meaning as the definition given in the Regulation, as it may be amended from time to time;

- (b) The following freshwater features, located on properties designated as ‘RAR Applicable’ as noted on Schedule D, being:

- (i) a watercourse, whether it usually contains water or not;
- (ii) a pond, lake, river, creek or brook;
- (iii) a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph (i) or (ii),

must be screened from development as defined in the British Columbia *Riparian Areas Regulation*, through the retention of all existing vegetation ONLY, in the form of:

- a 30 metre strip on both sides of the stream, measured from the high water mark;
- for a ravine less than 60 metres wide, a strip on both sides of the stream measured from the high water mark to a point that is 30 meters beyond the top of the ravine bank; and
- for a ravine 60 metres wide or greater, a strip on both sides of the stream measured from the high water mark to a point that is 10 meters beyond the top of the ravine bank;

- (c) Applications to vary 3.5(2)(b) above will require a report from a qualified environmental professional conducted according to the *Riparian Areas Regulation* methodology.

(d) Notwithstanding 3.5(2)(b) above, the following land use activities are permitted in the stream screening area:

- (i) for certainty, all uses that are not residential, commercial or industrial or accessory to such a use;
- (ii) interior or exterior alterations, renovations, maintenance, reconstruction or repair to a pre-existing permanent building or structure to an extent that does not alter, extend or otherwise increase the footprint;
- (iii) repair or replacement of a septic field on the same spot in accordance with provincial legislation governing onsite sewage disposal;
- (iv) the removal of trees that have been examined by an arborist or registered professional forester and certified to pose a threat to life or property;
- (v) With the exception of nesting trees protected under Section 34 of the *Wildlife Act*, cutting of vegetation and trees more than 15 meters from the stream's high water mark or the top of the ravine bank, provided the cutting is not a precursor to development, the roots/stumps are left in the ground, and the cutting does not result in land alteration;
- (vi) gardening and yard maintenance activities within a pre-existing *landscaped area*, including mowing, pruning, planting, and minor soil disturbance that does not alter the general contours of the land;
- (vii) manual removal of invasive species and manual planting of native vegetation conducted in accordance with best management practices;
- (viii) pruning of not more than two trees in one growing season and that is conducted in accordance with the standards and recommendations of the International Society of Arboriculture, and that does not involve: the lift pruning of lower limbs to the extent that the live crown ratio is less than 50%, the removal of more than 25% of the crown in one growing season, topping, or the pruning or removal of a structural root within the critical root zone;
- (ix) ecological restoration or enhancement projects undertaken or authorized by a public body;
- (x) work that is authorized by Fisheries and Oceans Canada by permit under Section 35 of the *Fisheries Act*;
- (xi) emergency procedures to prevent, control or reduce immediate threats to life or property including:
 - emergency actions for flood-protection and erosion protection;
 - clearing of an obstruction from a bridge or culvert or an obstruction to drainage flow; and

- repairs to bridges and safety fences carried out in accordance with the *Water Act*;
- (xii) farm operations as defined in the *Farm Practices Protection (Right to Farm) Act* and farm uses as defined in Section 2(2) of the *Agricultural Land Reserve Use, Subdivision, and Procedure Regulation* (see Information Note below);
- (xiii) The construction of a fence or gate if all of the following apply:
 - a fence that does not require soil alteration (such as switchback fences);
 - a gate, if there is minor soil disturbance that does not alter the general contours of the land;
 - no native trees are removed;
 - the disturbance of native vegetation is restricted to 0.5 meters on either side of the fence or gate, or 1.5 meters on either side of the fence or gate in agricultural areas;
- (xiv) The construction of a private trail if all of the following apply:
 - The trail is one meter wide or less;
 - No native trees are removed;
 - The surface of the trail is pervious (for example, soil, gravel or wood chips);
 - The trail is designed to prevent soil erosion where slopes occur; and
 - Where the trail parallels the stream, the trail is more than 5 meters away from the high water mark of a stream.
- (xv) Disturbance of soils more than 15 meters from the stream's high water mark or the top of the ravine bank if the total area of soil disturbance is less than 5 meters squared;
- (xvi) The constructing of a small accessory building such as a pump house, gazebo, garden shed or playhouse more than 15 meters from the stream's high watermark or the top of the ravine bank if the building is located within an existing landscaped area and the total area of small accessory building is less than 10 meters squared;
- (xvii) Structures used to provide micro-hydro-electricity 10kw capacity or less (see Information Note below).

(3) Setbacks for Other Streams, Creeks, Lakes, Wetlands, and Watercourses

- (a) The minimum setback for buildings and structures for any other streams, creeks, lakes, wetlands, and watercourses is 30 metres, except for the following:
 - (i) fence if it does not require soil alteration (such as switchback fences), gate if there is minor soil disturbance that does not alter the general contours of the land, or access stairway if it is pervious and not chemically treated;

- (ii) interior or exterior alterations, renovations, maintenance, reconstruction or repair to a pre-existing permanent building or structure to an extent that does not alter, extend or otherwise increase the footprint;
- (iii) repair or replacement of a septic field on the same spot in accordance with provincial legislation governing onsite sewage disposal;
- (iv) emergency procedures to prevent, control or reduce immediate threats to life or property including:
 - emergency actions for flood-protection and erosion protection;
 - clearing of an obstruction from a bridge or culvert or an obstruction to drainage flow; and
 - repairs to bridges and safety fences carried out in accordance with the *Water Act*;
- (v) The constructing of a small accessory building such as a pump house, gazebo, garden shed or playhouse more than 15 meters from the stream's high watermark or the top of the ravine bank if the building is located within an existing landscaped area and the total area of small accessory building is less than 10 meters squared
- (vi) Structures used to provide micro-hydro-electricity 10kw capacity or less (see Information Note below).

(4) Minimum Setback for Buildings and Structures from the Natural Boundary of the Sea

(a) The minimum setback from the natural boundary of the sea for buildings and structures, except for a boathouse, fence, or access stairway is:

- (i) 5.0 metres (16.4 feet) for a boathouse;
- (ii) 15 metres (49.2 feet) for all other buildings and structures;
- (iii) despite Clause 3.5(4)(a)(ii), where the frontage on the sea is adequately protected from erosion by natural bedrock or works as certified by a professional engineer, buildings and structures may be sited as close as 7.5 metres (24.6 feet) from the natural boundary of the sea.

(b) The minimum allowable difference in elevation between the underside of the lowest floor in the building or structure and the elevation of the natural boundary of the sea must be 1.5 metres, except for a boathouse.

(c) Where fill is used to attain the elevation required in this section:

- (i) the minimum setback distance required shall be measured from the toe of the fill slope to the natural boundary of the sea; and

- (ii) the face of the fill slope must be protected against wave action from floodwaters.

Information Notes:

For best management practices on manual removal of invasive species and planting of native vegetation, property owners should contact organizations such as the Invasive Species Council of British Columbia and the Coastal Invasive Species Committee.

For best management practices on building setback standards from watercourses and wetlands in farming areas, and on conservation of riparian habitat in agricultural areas, property owners should contact the British Columbia Ministry of Agriculture.

Micro-hydro-electrical projects may require a licence from the province.

(5) Setbacks and Screening from Nesting Trees

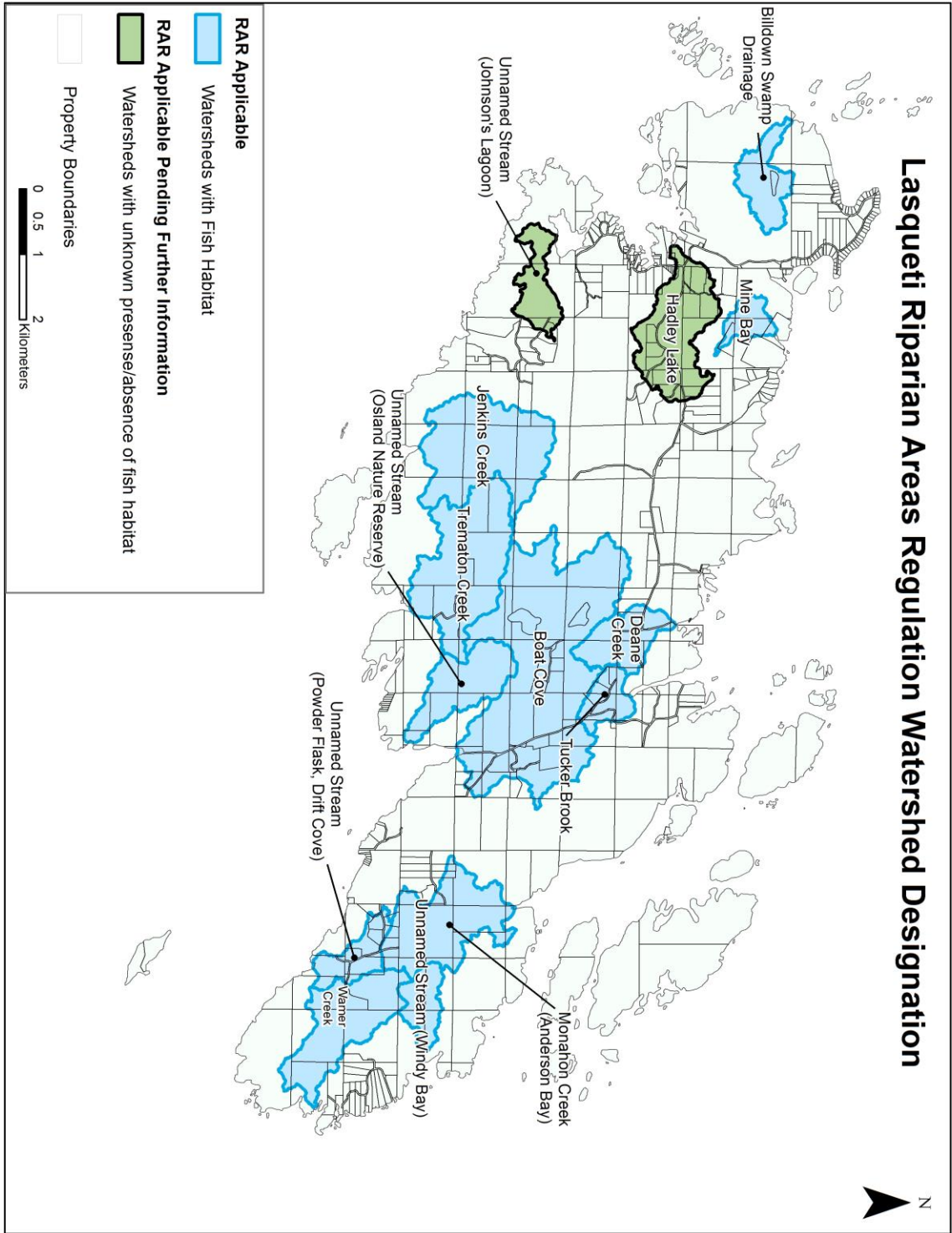
- (a) A protective screen of natural vegetation must be retained within a 30 metres (98.4 feet) radius of the trunk of a tree bearing nests of herons, eagles, ospreys, vultures, falcons, hawks and owls.”

B. To current “Part 1.1 – Definitions” insert the following new definition in alphabetical order:

“*landscaped area*” means an area significantly altered by human activity where there is maintenance of no vegetation, cultivated vegetation and/or landscape materials, including but not limited to stones, boulders, cobbles, pavers and decorative concrete;”

C. Schedule A, attached to and forming part of this bylaw shall become ‘Schedule D’ of the Lasqueti Island Land Use Bylaw No. 78, 2005.”

Lasqueti Island Local Trust Committee
Bylaw No. 90
Schedule A





Islands Trust

Print Date: May 31, 2016

Top Priorities

Lasqueti Island

No.	Description	Activity	R/Initiated	Responsibility	Target Date
1	Riparian Areas Regulation Compliance: Watershed Assessment and Bylaw Enactment		17-Aug-2011	Sonja Zupanec	
1	Lasqueti Official Community Plan and Land Use Bylaw review		13-Sep-2014	Sonja Zupanec	
1	Aging at Home Project		15-Feb-2016	Sonja Zupanec	



Projects

Lasqueti Island

Description	Activity	R/Initiated
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 LTCs) 3. Update with Intertidal zone policies using specific recommendations from the Forage Fish team and the Greenshores and Eelgrass Project		
Update Official Community Plan and Land Use Bylaw to include provisions for food security. (Direction from Trust Council - December, 2010)		03-Mar-2011
Utilize Land Use Planning tools and decisions to protect Coastal Douglas Fir and associated ecosystems.		30-Jul-2015
Establish relationships with First Nations that have interests in the Lasqueti Local Trust Area.		15-Feb-2016



Islands Trust

Print Date: May 31, 2016

Applications

Rezoning

File Number	Applicant Name	Date Received	Purpose
LA-RZ-2015.1	KGL Freight Services Ltd.	26-Aug-2015	PID 005-600-081 - 1 Weldon Road. Application to rezone lot to commercial use to put in full service gas station/Laundromat/convenience store and water sales.
Planner: Sonja Zupanec			
Planning Status			
Status Date: 30-Sep-2015			
Planner reviewing. Further information requested.			

Subdivision

File Number	Applicant Name	Date Received	Purpose
LA-SUB-2014.1	Collings, Aileen	18-Mar-2014	Boundary Adjustment and then a 9 lot strata subdivision
Planner: Teresa Rittemann			
Planning Status			
Status Date: 26-May-2016			
No change in status.			
Status Date: 08-Jul-2015			
Applicants requested MOTI to give a one-year extension to their PLA from the original August 25, 2014 letter date. MOTI forwarded the request for IT input. IT responded via email that our office has no concerns with the PLA extension request at this time.			
Status Date: 31-Mar-2015			
REVISED Proposed Subdivision Review Status received from MOTI. File still in abeyance until applicant proceeds with required information to MOTI.			

File Number	Applicant Name	Date Received	Purpose
LA-SUB-2016.1	Mystic Ridge Farm	29-Feb-2016	PID: 004-248-163 Create three residential lots
Planner: Sonja Zupanec			
Planning Status			

Applications

Status Date: 09-May-2016

Email to MOTI to confirm that applicant has submitted confirmation that conditions re: ALC and sewage have been met and non-conformity siting demonstrated on sketched plan. Waiting for final plan of subdivision prior to letter from IT that application meets Lasqueti bylaws.

Status Date: 18-Mar-2016

Referral response sent to MOTI; copied to LTC and applicant/owner. Waiting for final plan of subdivision and confirmation of conditions met prior to final approval letter.

File Number	Applicant Name	Date Received	Purpose
LA-SUB-2016.2	Fern Road Consulting	05-Apr-2016	boundary adjustment

Planner: Marnie Eggen

Planning Status

Status Date: 04-May-2016

Planner reviewing

Islands Trust
LTC EXP SUMMARY REPORT F2016
Invoices posted to Month ending March 2016

640 Lasqueti	Invoices posted to Month ending March 2016	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-640	LTC "Trustee Expenses"	750.00	322.52	427.48
LTC Local				
65200-640	LTC - Local Exp - LTC Meeting Expenses	500.00	1,365.48	-865.48
65210-640	LTC - Local Exp - APC Meeting Expenses	500.00	361.81	138.19
65220-640	LTC - Local Exp - Communications	300.00	296.73	3.27
65230-640	LTC - Local Exp - Special Projects	750.00	0.00	750.00
TOTAL LTC Local Expense		<u>2,050.00</u>	<u>2,024.02</u>	<u>25.98</u>
Projects				
73001-640-2015	Lasqueti OCP/LUB	5,000.00	0.00	5,000.00
73001-640-3004	Lasqueti RAR	5,000.00	5,916.00	-916.00
		<u>10,000.00</u>	<u>5,916.00</u>	<u>4,084.00</u>

Lasqueti Island Local Trust Committee

POLICIES AND STANDING RESOLUTIONS

No	Meeting Date	Resolution No.	Issue	Policy
1.	July 11, 2013	LA-020-2013	APC member Agenda Package	It was MOVED and SECONDED , that on request by an Advisory Planning Commission member, that they receive a Lasqueti Island Local Trust Committee Agenda package at no charge.

Trust Fund Board Report to Local Trust Committees and Bowen Island Municipality

Important deadline! Fairy Slipper Forest Campaign – Thetis Island

June second is an important deadline for the campaign to purchase 40 acres of forest, creating Thetis Island's first publicly accessible nature reserve. Half the total cost of \$560,000 needs to be raised by this date. To help meet this important fundraising goal, an anonymous donor is matching funds, to a maximum of \$40,000, until the deadline. Donations can be made through the [Islands Trust Fund \(ITF\)](#) website. Media packages are available upon request from the ITF Communications and Fundraising Specialist for promotions.

Appointed Board Members – Vacancies

Three of the six members of the Trust Fund Board (TFB) are appointed by the Province. The term of former member Julie Glover has concluded (Dec. 2015) and the provincial Board Resourcing and Development Office recently concluded its advertising of this vacancy. The term of member Dereck Atha ends in June and applications for this position are now being accepted through the [Board Resourcing and Development Office](#). Please inform individuals you know who might have the knowledge, experience and interest to serve on TFB.

Land Securement Strategy

The Islands Trust Strategic Plan includes a strategy for TFB to "Protect high biodiversity areas identified in TFB's Regional Conservation Plan" by "developing a land conservation strategy to protect high biodiversity areas (e.g. Coastal Douglas-fir)". Most of our protected land has come about opportunistically as a result of landowners and organizations coming to us (albeit with prior relationship-building in many cases). Another approach, used successfully by other land conservancies, is to focus on areas with high biodiversity and approach landowners to explore voluntary conservation options that might work for them. This requires careful and sensitive planning. TFB has approved the project charter for developing a securement strategy to implement such an approach.

Conservation Tax Incentive Program

The Islands Trust Strategic Plan also identifies the Trust Fund Board will support efforts to expand a conservation tax exemption program to the rest of British Columbia. The TFB Chair has written an open letter of support outlining the success of NAPTEP in support of a province-wide program.

Long Term Funding

The Trust Fund Board has reviewed the considerable work carried out over the years to develop a Long Term Funding Initiative and discussed this in the current context. The Chair hopes to provide a brief report at the June Trust Council meeting and is happy to discuss this issue in more depth with individual trustees.

Trust Fund Board Report to Local Trust Committees and Bowen Island Municipality

Planned Giving

The Board reviewed and discussed ITF's approach to encouraging and enabling planned, or legacy, gifts. Two recent prime examples are legacies that have established the Morrison Waxler Biodiversity Protection Legacy Fund (\$20,000) and the Gambier Island Acquisition Fund (\$115,000). Crystal Oberg, ITF's new Communications and Fundraising Specialist, will attend an upcoming professional development opportunity to enhance this part of our work. Check out the "[Gift and Estate Planning](#)" page on our website.

Budget

Preliminary figures show that the Islands Trust Fund's 2015-16 expenses came in under budget. The 2016-17 budget is essentially unchanged. The budget includes provision for responding to emerging and time-sensitive conservation proposals and property management issues.

Property Management

Here is a summary of current property management activities:

Bowen -	New management contract for Fairy Fen Nature Reserve; revision of management plan for Singing Woods Nature Reserve
Denman -	Restoration and signage at Inner Island; restoration and tree planting at Lindsay Dickson Nature Reserve; trail development and maintenance at Morrison Marsh Nature Reserve
Gabriola -	Management Plan for Burren's Acres Nature Reserve; boardwalk repair; trail maintenance and root protection work at Elder Cedar Nature Reserve
Lasqueti -	Monitoring of restoration and possible trespass at Mount Trematon Nature Reserve; revision of management plan for Kwel Nature Sanctuary
N. Pender -	Interpretive panels at Medicine Beach Nature Reserve
Salt Spring -	Revision of management plan for Cyril Cunningham Nature Reserve.

Annual monitoring of properties and covenants across the Trust Area will be completed by July 15, 2016.

Trail Proposal for the Lindsay Dickson Nature Reserve –Denman Island

After onsite meetings and consultation with our property managers, the Trust Fund Board has agreed to allow an old logging road across one corner of the reserve, which already supports public use, to be part of the Denman cross-island trail. However, the board does not support the development of an unopened road access alongside the nature reserve because of the additional disturbance it could bring to the reserve.

Please feel free to contact members of the Trust Fund Board or Islands Trust Fund staff for more details.