



Lasqueti Island Local Trust Committee Regular Meeting Agenda

Date: November 21, 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 Draft Minutes dated August 8, 2016 for adoption | | 4 - 13 |
| 6.2 Section 26 Resolutions-Without-Meeting Report - None | | |
| 6.3 Advisory Planning Commission Minutes - None | | |
| 7. BUSINESS ARISING FROM MINUTES | 11:35 AM - 11:45 AM | |
| 7.1 Follow-up Action List dated November 10, 2016 | | 14 - 15 |
| 8. DELEGATIONS - None | | |
| 9. CORRESPONDENCE - None | | |
| <i>(Correspondence received concerning current applications or projects is posted to the LTC webpage)</i> | | |

10.	APPLICATIONS AND REFERRALS	11:45 AM - 12:00 PM	
10.1	Advisory Planning Commission Bylaw No. 93		16 - 16
	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 adopted.		
10.2	Lasqueti Island Fees Bylaw No. 94		17 - 17
	That the Lasqueti Island Local Trust Committee Bylaw No. 94, cited as "Lasqueti Island Local Trust Committee Fees Bylaw, 2009, Amendment No. 1, 2016", be adopted.		
11.	BREAK	12:00 PM - 12:20 PM	
12.	LOCAL TRUST COMMITTEE PROJECTS	12:20 PM - 1:20 PM	
12.1	Aging at Home on Lasqueti Island Project		
12.1.1	Presentation on Draft Report Recommendations - Consultant James van Hemert: Draft Report Dated September, 2016		18 - 73
12.1.2	Public Question and Answer Period		
12.1.3	Local Trust Committee Discussion on Next Steps		
12.2	Official Community Plan and Land Use Bylaw Review		
12.2.1	Shoreline Protection Community Information Meeting 2017 - for discussion		
13.	REPORTS	1:20 PM - 1:50 PM	
13.1	Work Program Reports		
13.1.1	Top Priorities Report dated November 10, 2016		74 - 74
13.1.2	Projects List Report dated November 10, 2016		75 - 75
13.2	Applications Report dated November 10, 2016		76 - 77
13.3	Trustee and Local Expense Report dated September, 2016		78 - 78
13.4	Adopted Policies and Standing Resolutions		79 - 79
13.5	Local Trust Committee Webpage		
13.6	Chair's Report		
13.7	Trustee Reports		
13.8	Electoral Area Director's Report		
13.9	Trust Fund Board Report Dated September, 2016		80 - 81
14.	NEW BUSINESS - None		

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Monday, February 27, 2017 at 11:00 am
at the Judith Fisher Centre, #1 China Cloud Bay Road, Lasqueti Island, BC

16. TOWN HALL 1:50 PM - 2:05 PM

17. CLOSED MEETING - None

18. ADJOURNMENT 2:05 PM - 2:05 PM



Lasqueti Island Local Trust Committee Minutes of Regular Meeting

Date: August 8, 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 five (5) members of the public in attendance

1. CALL TO ORDER

Chair Busheikin called the meeting to order at 11:02 am. She acknowledged that the meeting was being held in the traditional territory of the Coast Salish First Nations and introduced the staff and trustees.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. TOWN HALL AND QUESTIONS

Chair Busheikin reminded the audience to speak to the Trustees and keep the discourse civil. She advised the audience to submit their comments in writing if they want their comments recorded in the minutes verbatim.

OCP/LUB Review

Regarding the Draft Charter for the Lasqueti OCP/LUB Review Project, the following comments were submitted for consideration:

- Seafood is food and eelgrass and shoreline protection provides food security.
- Pleased to see ramifications of changing OCP to support Aging at Home are included.
- This is an opportunity to modify the OCP to encourage younger families to live on Lasqueti, in order to create a more healthy distribution of demographics.
- This is a targeted review that was brought up at the all candidates meeting. Pump out facilities are a service and the Islands Trust doesn't own property. No one has made an application related to this service. Previously, a survey had 75% of respondents strongly support occupancy by caregivers and family and 60% supported short-term residents. Both candidates indicated that they would address this issue. Suggest that you at least start.

- The Local Trust Committee (LTC) can make policy and then tell its constituents, but this is not as effective as having a community discussion and reaching general agreements.

Trustee Peterson pointed out that page 18 indicates that the LTC could remove barriers.

Trustee Morrison responded that today's meeting is going to decide what we review.

Chair Busheikin pointed out the review is based on the LTC project list.

Staff explained that these project list items are open for discussion. The scope is limited because the time and budget is limited. 'Out of Scope' indicates that these items have not been lost.

Acknowledgement of First Nations Territory

A recent document from the Canadian Association of University Teachers (CAUT) brings attention to the fact that Coast Salish Territories are unceded. The City of Vancouver is an example of how this fact has been included in their local government's acknowledgement of First Nations Territory. The LTC has been asked to reach out to staff to include unceded in the opening remarks of these meetings.

Pipeline Hearings in Vancouver and Burnaby

Is a representative from the Islands Trust attending these Hearings?

Trustee Morrison responded that there will be a representative in attendance.

Aging at Home

Thank you for the excellent workshop on July 9, 2016.

Archaeological Work on Lasqueti

A request was made to speak with Dana Lepofsky.

Chair Busheikin responded with thanks.

Windy Bay Application

It does not have road access; a request was made for the LTC to comment on this to the Ministry of Transportation and Infrastructure.

4. COMMUNITY INFORMATION MEETING - None

5. PUBLIC HEARING - None

6. MINUTES

6.1 Local Trust Committee Minutes dated June 9, 2016 for Adoption

The following amendment was presented for consideration:

1. TOWN HALL AND QUESTIONS

Removal of Peter Johnston's name.

By general consent the minutes were adopted as amended.

6.2 Local Trust Committee Special Meeting Minutes dated July 9, 2016 for Adoption

By general consent the minutes were adopted.

6.3 Section 26 Resolutions-Without-Meeting Report - None

6.4 Advisory Planning Commission Minutes - None

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated July 27, 2016

Staff explained that they have been updated.

8. DELEGATIONS - None

9. CORRESPONDENCE

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

10. APPLICATIONS AND REFERRALS - None

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Lasqueti Aging at Home Project - Verbal Update

Staff reported that the workshop in July was well attended and that as of today, 76 surveys have been received. The consultant is still working on synthesizing the surveys. The October LTC meeting could be advertised as the first opportunity for receiving this report. We suggest putting a placeholder in the agenda, which would allow an opportunity for questions from the public. Staff will be working with the consultant in November to tweak the final report. The LTC will then be able to direct staff with regard to the recommendations.

The survey is now closed.

11.2 Targeted Official Community Plan and Land Use Bylaw Review Project

11.2.1 Staff Report and Project Charter dated July 13, 2016

Staff introduced the report with the following comments:

- Report is based on the request of the LTC at the June meeting.
- Staff looked at the project list, took LTC's direction, and considered the LTC's budget and time remaining in the term.
- March 31, 2017 is the end of this year's budget.
- Any bylaw-related work needs to be completed well before the 2018 election year begins.
- Important to be clear about what is "Out of Scope".
- It is alright to start a project before an election and not finish but if it is a contentious issue, it may become part of the election campaign.
- Staff came up with a projected project timeline that includes the use of the Advisory Planning Commission and a Community Information Meeting.
- This timeline has been estimated based upon this year's budget and meeting schedule.
- Project Team is all in-house.
- Budget remaining is very limited; pending any commitments from Trust Council in the next fiscal

Trustee Peterson agreed that marine pump out facilities are not a high priority and has been on the project list since before this term. He has heard much discussion about the use of cottages and suggested that there are common sense changes that could be made to improve things. He stated that his number one priority is reviewing the use of guest cottages.

Trustee Morrison agreed that cottages are the top priority. She indicated that Trust Council is asking all LTCs to deal with pump-out facilities via rezoning. She listed her top 3 priorities: Aging at Home, cabins, and eelgrass/shoreline protection. She also referred to the destruction of some foreshore this summer and the need to be proactive.

Staff responded that eelgrass was categorized as Out of Scope because this issue could result in the first Development Permit Area (DPA), which could be incompatible with a review of guest cottages and density provisions. However, there are other ways to achieve foreshore protection via advocacy instead of land-use planning tools, although advocacy does not help when an application is made.

Chair Busheikin acknowledged that the Trustees are the people on the ground. She acknowledged that advocacy on marine issues is an uphill battle on Denman Island.

The audience added the following comments:

- LUB has restrictions; we already have zoning to protect the foreshore.
- Eelgrass also extends above foreshore.
- If nothing is done now, it may take eight years to a decade to have another opportunity.
- Eelgrass mapping was just completed; if we wait, we will have to spend more money to update it.

- With respect to forage fish, we visited every beach regularly, which was a lot of work. Six beaches with smelt were identified.
- Lasqueti could deal with both of these issues.

Staff responded that zoning is currently very basic for upland activities with many loopholes. When we do a whole review of LUB, we want to have the ability to stop irreversible damage. We could use a tried and true measure or an interim measure until a larger discussion is completed.

LA-LTC-2016-042

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee amend the draft Project Charter for the Official Community Plan and Land Use Bylaw review by replacing “marina pump out facilities” and “food security and agriculture” with “land use planning tools to protect forage fish and eelgrass habitats” in the “In Scope” section.

CARRIED

LA-LTC-2016-043

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee amend the draft Project Charter for the Official Community Plan and Land Use Bylaw review by adding “the use of guest cottages” to the “In Scope” section.

CARRIED

LA-LTC-2016-044

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee amend the draft Project Charter for the Official Community Plan and Land Use Bylaw review by removing “marina pump out facilities” as well as “food security and agriculture” and adding “forage fish and eelgrass habitats” as well as “the use of guest cottages” to the Objectives section.

CARRIED

Discussion ensued regarding the budget and timeline implications of these changes.

Chair Busheikin recessed the meeting at 12:20pm to allow staff to update the draft project budget and timeline.

Chair Busheikin recalled the meeting at 12:44pm.

Staff reported that the dates would need to change under the Workplan Overview section.

LA-LTC-2016-045**It was MOVED and SECONDED,**

that the Lasqueti Island Local Trust Committee amend the Workplan Overview "Date" column of the draft Project Charter for the Official Community Plan and Land Use Bylaw review as follows:

- The third line, "Planning research; community engagement and consultation", be changed to February 2017.
- The fourth line, "Draft bylaws presented to Local Trust Committee for review", be changed to March 2017.
- The fifth line, "Community consultation and early referrals of draft bylaws", be changed to April 2017.
- The sixth line, "Legislative process for proposed bylaw(s)", be changed to June 2017.
- The seventh line, "Adoption of proposed bylaw(s) and communications materials" be changed to Fall 2017.

CARRIED**LA-LTC-2016-046****It was MOVED and SECONDED,**

that the Lasqueti Island Local Trust Committee endorse the Lasqueti Island Official Community Plan and Land Use Bylaw Review Project Draft Charter as amended.

CARRIED**11.3 Lasqueti Island Local Trust Committee Fees Bylaw No. 94****11.3.1 Staff Report dated July 13, 2016 and Draft Bylaw No. 94**

Staff noted that they look for any gaps or loopholes in bylaws when they are amended; this change is applicable to one or two variances otherwise the regular fee applies.

LA-LTC-2016-047**It was MOVED and SECONDED,**

that the Lasqueti Island Local Trust Committee Bylaw No. 94 cited as the "Lasqueti Island Local Trust Committee Fees Bylaw, 2009, Amendment No. 1, 2016", be read a first time.

CARRIED

LA-LTC-2016-048

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee Bylaw No. 94 cited as the "Lasqueti Island Local Trust Committee Fees Bylaw, 2009, Amendment No. 1, 2016", be read a second time.

CARRIED

LA-LTC-2016-049

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee Bylaw No. 94 cited as the "Lasqueti Island Local Trust Committee Fees Bylaw, 2009, Amendment No. 1, 2016", be read a third time.

CARRIED

LA-LTC-2016-050

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee Bylaw No. 94 cited as the "Lasqueti Island Local Trust Committee Fees Bylaw, 2009, Amendment No. 1, 2016", be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

12. REPORTS

12.1 Work Program Reports

12.1.1 Top Priorities Report dated July 27, 2016

LA-LTC-2016-051

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee remove subsection 3 from the first item on the Projects list and add it to the activities column under "Lasqueti Island Official Community Plan and Land Use Bylaw review" on the Top Priorities list.

CARRIED

12.1.2 Projects List Report dated July 27, 2016

12.2 Applications Report dated July 27, 2016

Staff offered to submit a comment regarding road access to Windy Bay to the Ministry of Transportation and Infrastructure as requested in the Town Hall section.

Trustee Morrison asked about the requirements for road access and 10% frontage. Staff responded that it may be a multistep process with the involvement of a development technician.

12.3 Trustee and Local Expense Report dated June, 2016

Received for information.

12.4 Adopted Policies and Standing Resolutions

Received for information.

12.5 Local Trust Committee Webpage

Received for information.

12.6 Chair's Report

Chair Busheikin reported on the following:

- Summer has been slightly less busy.
- There will be a Financial Planning Committee meeting at the end of the month.
- Trust Council is scheduled for the end of September and has been moved from Mayne Island to Sidney and will have an extra half day for a visioning session. Representatives from the San Juan Islands will also attend.
- A new senior staff person has been hired to work with First Nations and on Marine issues. She has already called her and received excellent advice.
- She clarified that the results of the visioning session will be brought to the public for their input and comment.

12.7 Trustee Reports

Trustee Morrison reported on the following:

- She clarified that the new senior staff person has a one year contract. If the position remains in place, the budget cannot be increased.
- She has received many bylaw questions lately.
- The Powell River Regional District (PRRD) could take on jurisdiction for parking but the relationship between the Lasqueti Island residents with the PRRD has not progressed.

Trustee Peterson reported on the following:

- He has frequently been asked about parking lately. The previous LTC term created the False Bay Parking Master Plan, however, the Ministry of Transportation and Infrastructure (MoTI) does not seem interested in working with the Advisory Planning Commission (APC) and the plan has not been implemented.
- He was glad to see the turnout at the Aging at Home workshop.
- No new information regarding False Bay dock or Tucker Bay.
- Lasqueti Styrofoam Day (LSD) is happening on August 13, 2016.

- The housing forum event in Cowichan in June had a wide range of disciplines and the report has been forwarded to the Last Resort Society.
- Trust Council has a focus on marine issues, including Gabriola Island's desire to not have tanker anchorages. It is also opposed to the Trans Pacific Partnership (TPP).

12.8 Electoral Area Director's Report

Trustee Peterson reported that he spoke with the Regional Director and was told that there was nothing to report. He also pointed out that the Hornby Island Residents and Ratepayers Association's will be presenting on Lasqueti the week before the joint meeting of the LTC and PRRD.

12.9 Trust Fund Board Report

Trustee Morrison reported on the following:

- There was a meeting in July.
- The Trust Fund Board passed its audited financial statement.
- First Nations sent a letter alerting that Owl Island, which is home to a sacred burial site, is up for sale near Salt Spring Island; the Executive Committee has received a similar letter.

13. NEW BUSINESS

13.1 2017-18 Local Trust Committee Budget Request

13.1.1 Staff Report dated July 12, 2016

LA-LTC-2016-052

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee increase the request for the 2017/18 budget for the Targeted Official Community Plan and Land Use Bylaw review from \$5,000.00 to \$7,000.00.

CARRIED

LA-LTC-2016-053

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee approve and forward the draft 2017-18 budget submission to Financial Planning Committee as revised.

CARRIED

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for Thursday, October 6, 2016 at 11:00 am at the Lasqueti Arts Centre, Main Road, Lasqueti Island, BC

14.2 November 28, 2016 Meeting Date Change - for discussion

Staff informed the Trustees that there would not be an Island Planner available on that date. Options include moving the meeting to November 21, 2016, keeping the date, or cancelling the date. The Aging at Home timeline allows for the final report to be completed in December.

LA-LTC-2016-054

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee change the date of the LTC meeting from November 28 to November 21, 2016.

CARRIED

15. TOWN HALL

A suggestion was made to move the meetings to Judith Fisher Health Centre since it has an electrical system and rarely requires the need to run a generator.

LA-LTC-2016-055

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff to investigate moving the location of future meetings to the Judith Fisher Health Centre.

CARRIED

The LTC confirmed that it received a letter regarding the health effects of LED lighting.

16. CLOSED MEETING - None

17. ADJOURNMENT

By general consent the meeting was adjourned at 1:25pm.

Laura Busheikin, Chair

Certified Correct:

Dave Olsen, Recorder

Follow Up Action Report

Lasqueti Island

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
Staff requested to update the APC Secretary Responsibility list to include a requirement for five days notice to the general public. Amendment to Bylaw 88 given third reading. Forward to EC for approval and return to LTC for adoption (Byaw93).	Becky McErlean Sonja Zupanec Penny Hawley	09-Jun-2016	On Going

09-Jun-2016

Activity	Responsibility	Target Date	Status
LA-RZ-2015.1 - Application ON HOLD by request of applicant. 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
LA LTC appointed three members to BOV as per staff report recommendation.	Becky McErlean		On Going

08-Aug-2016

Activity	Responsibility	Target Date	Status
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Follow Up Action Report

LTC resolution to change the November meeting date to November 21st. Staff to look into availability, booking and rates for all future LTC meetings to be held at the Judith Fisher Centre on Lasqueti.	Wil Cottingham	23-Sep-2016	Done
LTC Budget Request 2017/2018 - LTC resolution to increase request to \$7,000 from \$5,000 to support the continuation of the OCP/LUB project. Staff to submit the revised request to the Financial Planning Committee on behalf of the LTC.	Ann Kjerulf	12-Aug-2016	Done
Proposed Bylaw 94 (amendment of fees bylaw) given 1, 2, 3rd reading. Forward to EC for approval.	Becky McErlean Sonja Zupanec	16-Sep-2016	On Going
OCP/LUB Targeted Review Project - LTC endorsed project charter as amended. Post to web and notify APC of their role as a working group Sept 2016.	Sonja Zupanec	05-Aug-2016	On Going

A BYLAW TO AMEND LASQUETI ISLAND ADVISORY PLANNING COMMISSION BYLAW

1. Citation

2. Lasqueti Island Local Trust Committee Bylaw No. 88, cited as Lasqueti Island Local Trust Committee Advisory Planning Commission Bylaw, 2012", is amended as follows:

e) 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.”

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

ADOPTED THIS DAY OF , 201X

SECRETARY

**LASQUETI ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 94**

A BYLAW TO AMEND LASQUETI ISLAND FEES BYLAW

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. Citation

This Bylaw may be cited for all purposes as "Lasqueti Island Local Trust Committee Fees Bylaw, 2009, Amendment No. 1, 2016".

2. Lasqueti Island Local Trust Committee Bylaw No. 85, cited as Lasqueti Island Local Trust Committee Fees Bylaw, 2009", is amended as follows:

2.1 Part **3. Application Fees**, Section 3.1 **TABLE 2 – Permits** is deleted in its entirety and replaced with:

TABLE 2 – Permits	
Column 1	Column 2
1. Development variance permit in respect of a residential development	\$440
2. Development variance permit in respect of a commercial, industrial or institutional development	\$715
3. Development variance permit for a setback or screening regulation specific to any freshwater feature (stream, lake, pond, brook, ditch, creek or wetland) in respect of a residential, commercial, industrial or institutional development	\$150
4. Temporary commercial and industrial use permit	\$770
5. Temporary commercial and industrial use permit renewal	\$165

READ A FIRST TIME THIS 8TH DAY OF AUGUST , 2016

READ A SECOND TIME THIS 8TH DAY OF AUGUST , 2016

READ A THIRD TIME THIS 8TH DAY OF AUGUST , 2016

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

26TH DAY OF OCTOBER , 2016

ADOPTED THIS DAY OF , 201X

CHAIR

SECRETARY



DRAFT Aging at Home on Lasqueti Island Report



Islands Trust

Preserving **Island** communities, culture and environment

Presented by van Hemert and Company for the

Lasqueti Island Local Trust Committee

October 2016

Funding provided by the Union of BC Municipalities

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1. Introduction

Lasqueti Island is a particularly unique place on which to age at home: it is semi-isolated, off-grid, has limited access by boat and passenger-only ferry service, has a low density rural population, and limited services. Its people adapt to this context by being resilient, clever, creative, industrious, community-minded, and resourceful. Lasquetians, as they refer to themselves, wouldn't want things any other way.

The Lasqueti Island Local Trust Committee of the Islands Trust initiated the 'Aging at Home Project' in 2015 and secured funding from the Union of BC Municipalities to engage the residents of Lasqueti in exploring this important topic. The objectives of the Lasqueti Island Aging at Home project are to:

- 1) assess the needs of seniors aging at home,
- 2) recommend Official Community Plan policy and Land Use Bylaw regulatory amendments,
- 3) identify relevant land use planning opportunities and tools available to further address aging at home, and
- 4) identify partnerships with relevant community groups and agencies.

This report is organized in the order of the listed objectives above and includes acknowledgements, highlights of the community engagement conversations and survey, a glossary of terms, and an appendix with hyperlinks to supporting background documents.



2. Acknowledgements

Thank you to everyone who contributed time, funds, conversation, and advice to this community based project.

Union of BC Municipalities (UBCM)—Age-friendly Grant Program provided the funds for this project.



Lasqueti Island Local Trust Committee

- Tim Peterson, Trustee
- Sue Morrison, Trustee
- Laura Busheiken, Chair

Islands Trust

- Sonja Zupanec, Island Planner

Interviewees

- Diane McClure, Community Nurse
- Adam Enright, Community Health Worker
- Jane Williams, Program Coordinator, Society of Organized Services
- Renata Sutherland, Executive Director, Society of Organized Services
- Jody Olsson, Community Impact Planner, Better at Home Program, United Way
- May MacKenzie, Volunteer Coordinator, Mayne Island Assisted Living Society
- Andrea Mills, Community Support Worker, North Pender Island

Lasquetians

- the 75 residents who took the time to complete the community survey
- the 30 residents who participated in the community workshop
- and all those people with whom informal aging at home conversations were had at the Saturday Market, the Arts Festival, the Lasqueti Hotel Bar, on the ferry, and the Irish Times Pub in Victoria

Consultant

- James van Hemert, MCIP, RPP, Owner, van Hemert & Company
1967 Koksilah Road, Cowichan Bay, BC
250-815-6075, james@jamesvanhemert.com

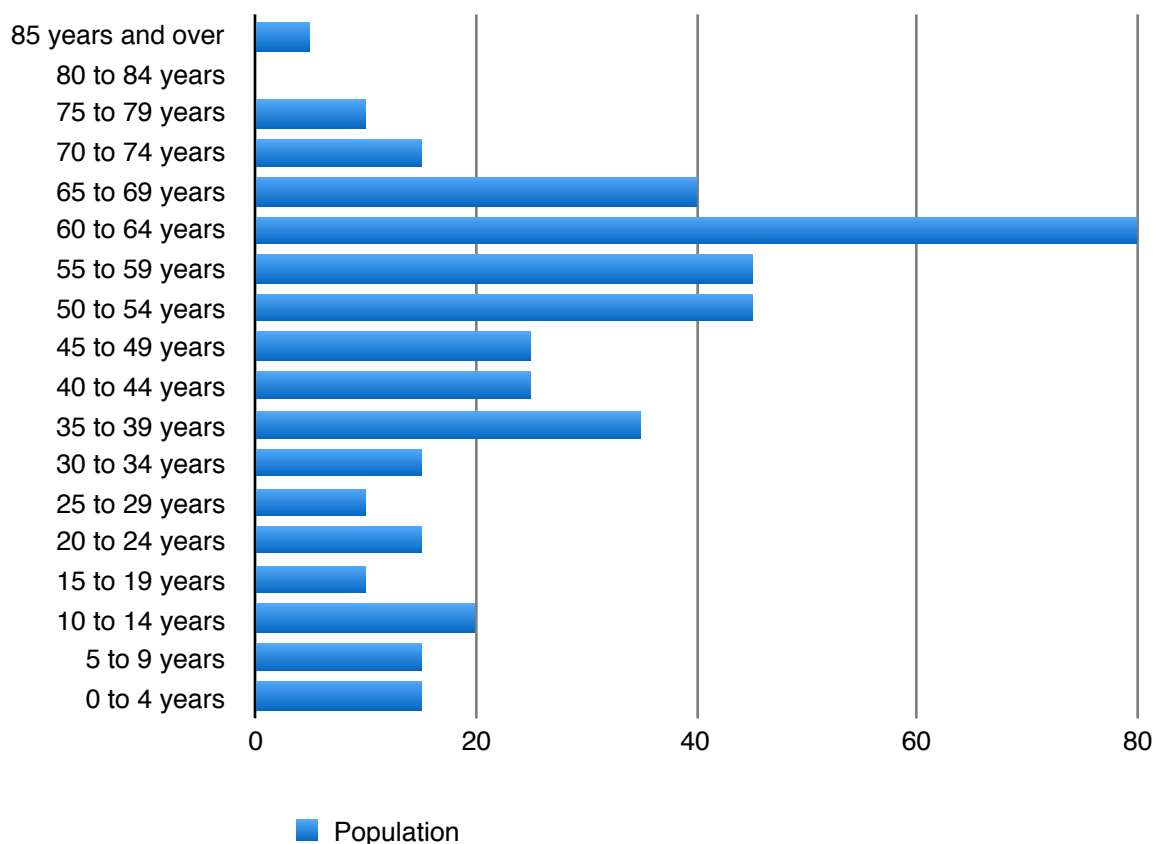
3. Needs of Lasqueti Seniors to Age at Home

This section provides a comprehensive overview on the needs of seniors on Lasqueti Island to age at home by drawing upon relevant demographic data and targeted community engagement activities initiated by the Lasqueti Island Local Trust Committee. Engagement included a workshop, a survey and service provider interviews, in order to inform the report recommendations.

3.1 Relevant demographic data

The 2011 census¹ identifies a population of 425 permanent residents on Lasqueti Island. Chart 1 illustrates how the population is distributed by five year cohorts. The median age is 52.5, an older population in comparison to BC's 41.9. The census reports seventy people 65 years and older, or 16.5% of the population. This compares to BC's 14.8%.

Chart 1: Lasqueti Island Census 2011 Population by Five Year Cohorts

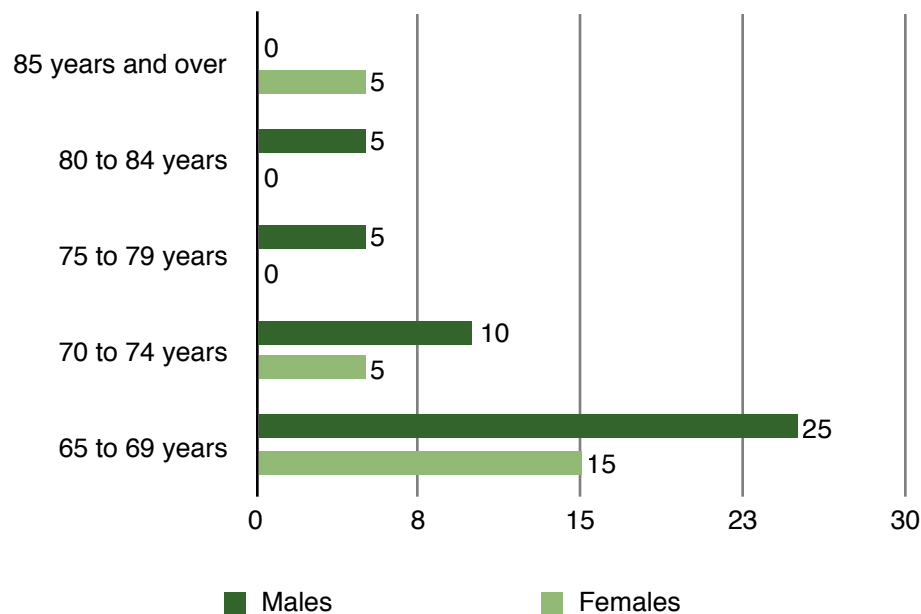


¹ All demographic data cited is from Statistics Canada. (2012). *2011 Census* unless otherwise noted.

It is likely that the senior population of all Lasqueti Island residents, both permanent and part time, is substantially higher today than reported in the 2011 census. This may be due to possible census undercounting; the passage of five years since the last census that would reflect a population aging trend; anecdotal reports; and the relatively high number of part time residents who are not reported as living on Lasqueti Island in the census. It should be noted that there is a very high number and proportion of residents who were between the ages of 60 and 65 in 2011: 80 and 19% respectively. It is plausible that the proportion of full time senior (age 65+) residents now is close to or exceeds 30% of the population. The 2016 census, to be released on February 8, 2017, may substantiate this aging trend.

A relatively high proportion of the population lives alone: 125 or 29.4%, of which 20 are 65 years and older. Senior males far outnumber females: 45 to 25 (see Chart 2). In BC senior females outnumber males by about 13%.²

Chart 2: Lasqueti Island 2011 Census Male & Female Between 65 and 85 Years and Over by Five Year Cohorts



² BC Stats, Population Estimates for 2015. <http://www.bcstats.gov.bc.ca/StatisticsBySubject/Demography/PopulationEstimates.aspx> Retrieved September 21, 2016.

3.2 Community engagement

The community was engaged in discussing and exploring the needs of an aging population through a community workshop, a comprehensive survey, and individual one-on-one interviews.

3.2.1 Community Survey highlights

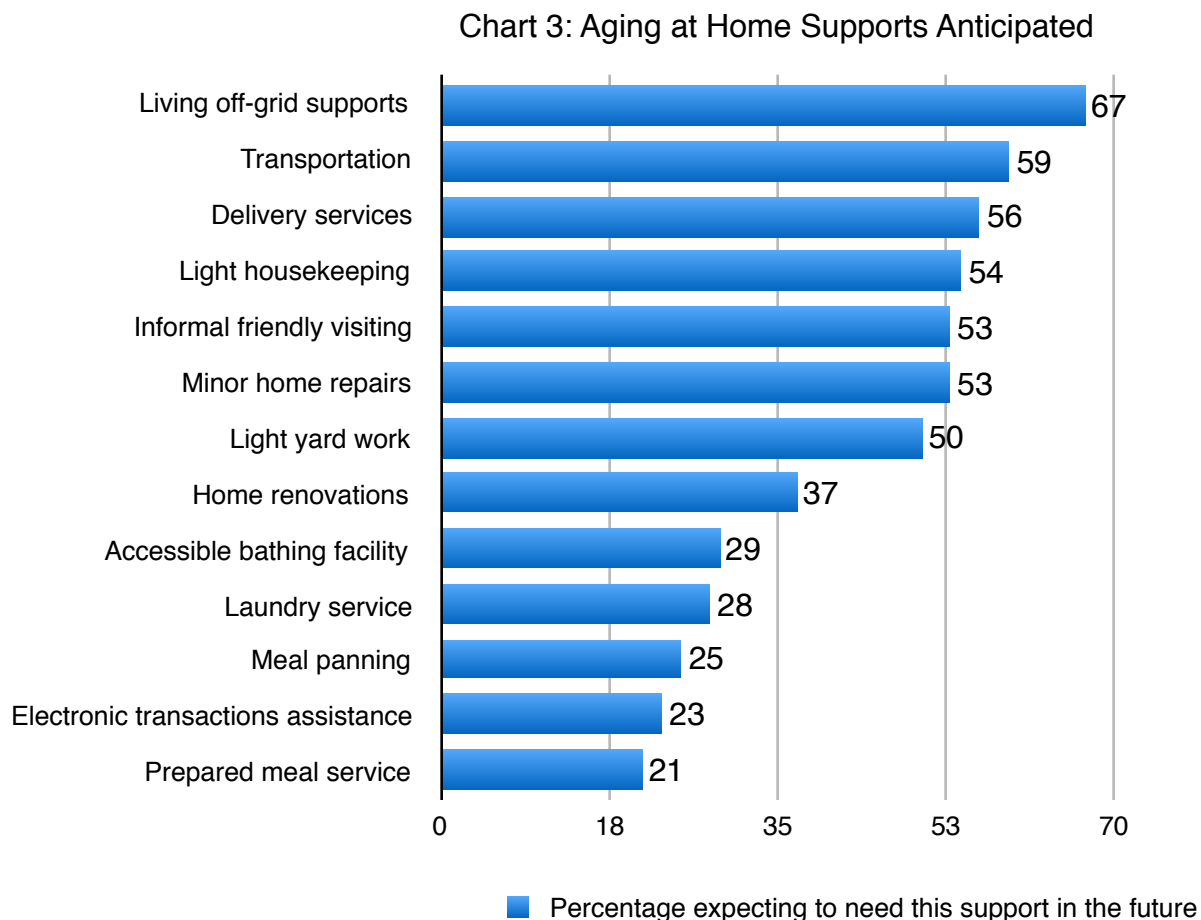
A community survey³ was conducted from June 3 to August 5, 2016 both online and by hard copy paper. Hard copies were distributed by hand via the community nurse, the community health care worker, the consultant at the Arts Festival, the Saturday morning market, and also the Lasqueti Hotel and Bar. There were 75 respondents, of whom 86% were age 55+, 58% female and 37% male, and 81% permanent full time residents. Survey participation was voluntary and not designed to be a representative sample of the population.



³ The survey questionnaire and full results are available via hyperlinks in the appendix to this report.

Home supports and health services

Respondents were asked to identify which *home supports* are needed now and in the future in order to live safely and in dignity at home (n=63).⁴ Off-grid supports, such as firewood and water, top the charts in all categories, particularly for females. For those using supports now, 20% (**24% females**) identified needing off-grid supports, 18% needing light yard work, 12% needing minor repairs, and 15% needing delivery services. Support services needed, but which *were not affordable*, include minor home repairs (15%), light yard work (12%), and off-grid supports (**9% of females**). The priority supports anticipated in the *future* include off-grid supports (67%), transportation (58%), delivery services (56%), light housekeeping (54%), and minor home repairs (53%).



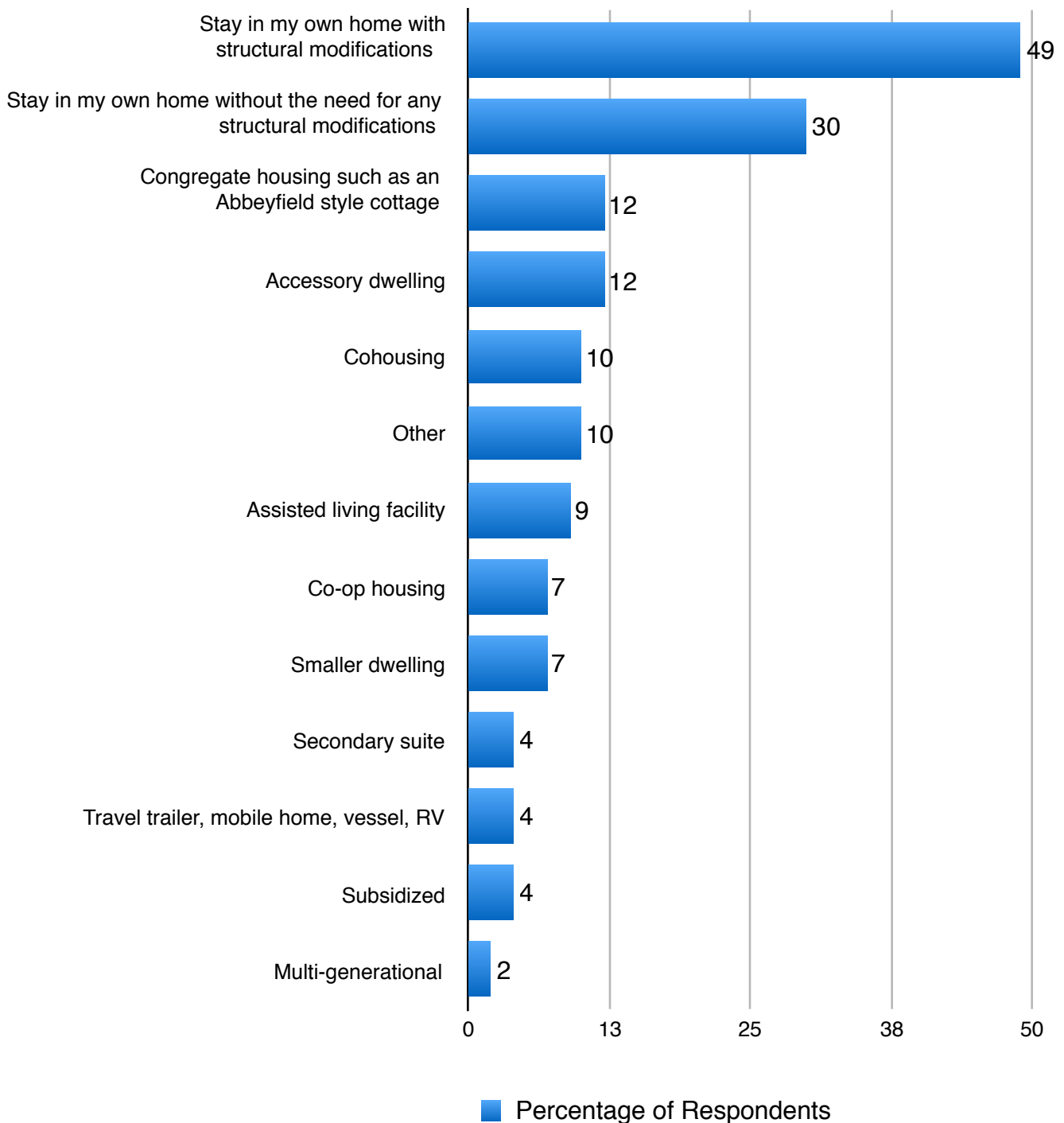
⁴ 'n' refers to the number who responded to a particular survey question.

For a variety of *medical and health care services*, respondents were asked to indicate their ability to access them in order to age at home safely and with dignity (n=58). Generally more males than females indicated they can travel to services. Most residents can travel to the health centre or off island for health services such as a physician (87%), nursing for post surgery, injuries and chronic conditions (78%), and occupational therapist (60%). Some care can only be provided at home: 14% identified that they use home care assistance for personal care such as showering, getting dressed, going to bed, etc. Some services are only available off island; these services are identified with the percentage who can travel for them: dental services (67%), optometrist (67%), audiologist (53%), and psychiatrist (41%). A number of individuals noted that they could not avail of some service because of travel, time, or physical ability constraints: assistance for personal care (6%), nursing (4%), and massage therapist and podiatrist (4%). Respondent comments emphasized the time, inconvenience and cost challenges of travel, and the uncertainty of what services they might need in the future.



“While many services exist on VI (Vancouver Island), it is cost prohibitive and difficult to get to appointments from Lasqueti. Many of us prolong or skip medical attention due to access issues.”

Chart 4: Type of Housing Anticipated to Stay on Lasqueti as One Ages



The top responses to the survey question “What are the most important health care and education services that may be offered at the new *Health Centre* (n=40)” were for

dental services, nursing care, scheduled physician hours, education, and related health services such as naturopathic services, hearing, vision, and physiotherapy.

“We need a larger selection of medical practitioners offering their services.”

A 70% majority of respondents (n=59) agreed that the new **elder care cottage** at the Judith Fisher Centre would support their ability to age at home on Lasqueti Island. Comments reflected its value as a community resource, the likely need for more units, and some concerns about the cost to stay.

Housing

A ground floor oriented dwelling of one, two, or multiple storeys was identified by 83% as the type of housing in which they lived (n=59). A 5% minority of respondents identified a travel trailer or mobile home as their type of dwelling.

For those planning to **stay and age** on Lasqueti, 80% expected to stay in their home, and of those, 30% expected structural modifications would be necessary; 50% anticipated no modifications would be needed (n=57). An accessory dwelling was anticipated for 12%, a smaller dwelling for 7%, and a secondary suite by 4%. Cohousing, co-op housing and Abbeyfield⁵ style housing was viewed favourably by 11%, 7% and 12% of respondents respectively (see Chart 4). The percentages cited add up to greater than 100% because responses were not limited, respecting the reality that people keep their options open and may need more than one type of home as they age.

A slim majority of 51% of Lasquetians indicated they intended to stay on Lasqueti Island as they aged regardless of circumstances (n=59); 41% will stay depending on circumstances, and 7% anticipate relocating when they can no longer be comfortable and safe.

“We could also use a system to allow a caregiver to live close to people in their own homes when needed, such as a trailer or very small house on wheels that could be moved to a person’s property.”

⁵ See glossary for definition.

Fifty-three percent agree that the **type of housing** needed to continue living on Lasqueti Island as they age will be available (n=56). More women—16%—than men—10%—disagreed that the type of housing needed would be available.

Transportation

The private automobile is the primary **mode of transportation** (used for more than 50% of trips) for 80% of the population, a shared automobile for 18%, bicycle for 19% (27% of males), hitch hiking for 8% (15% of males), and walking for 21% (27% of males) (n=56). The percentages add up to over 100% because responses were not limited to one per category. Additional travel modes identified in the comments section include motorcycle, scooter, horseback, quad, and boat.

A 90% majority agreed that they could **comfortably get around** the island for daily activities (n=57). For those who disagreed (n=12), the challenges identified were the ferry access, stormy weather, their own physical condition, and car dependency (challenge getting gas or repairs).

“We need a system of delivery for groceries from the wharf to our homes. Seniors often need help getting up the ramp with their stuff.

In the winter the road down to the wharf is often dangerously and scarily icy and that should be dealt with ASAP.

And the wharf itself often way too slippery.”



Land use

In considering the Lasqueti Island Land Use Bylaw No. 78 which governs ***density*** (Subsection 3.1.1.) by limiting the number of dwellings on most lots to one per four hectares (Subdivision District A), 50% of respondents agreed that these provisions limit their ability to age on Lasqueti Island (n=56). Those who agreed offered the following suggestions to overcome the obstacle:

- permit two residences per 10 acres (approximately 8 ha);
- allow greater zoning flexibility;
- allow exceptions and special provisions for aging seniors, caregivers, and relatives; and
- increase the range of housing types allowed, such as guest and secondary cottages, co-op housing, cohousing, congregate housing, and cluster housing.

Social participation

A 62% majority of respondents indicated they feel no ***loneliness***, 38% indicated they feel some loneliness, 47% of women and 33% of men (n=50). A surprising 12% identified themselves as being very lonely living on Lasqueti Island.

Respondents were asked how often they ***participated*** in meetings or activities of various social organizations within the past 12 months (n=51). The Health Centre and Last Resort Society topped the charts with participation rates of 12% and 10% respectively of at least once a week (the close association suggest some overlap of activities). The highest participation rates are listed below:

- Health Centre (including construction)—12% at least once a week, 84% at least once or twice a year
- Last Resort Society—10% at least once a week, 75% at least once or twice a year
- Community Arts Council—9% at least once a month, 78% at least once or twice a year
- False Bay School—5% at least once week, 67% at least once or twice a year
- Nature Conservancy—54% at least once or twice a year
- Local Trust Committee—38% at least once or twice a year
- Lasqueti Ratepayers Association—17% at least once or twice a year

From comments made it is clear that one organization not listed in the survey, the Lasqueti Community Association which operates the Community Hall, also has high rates of participation. Other organizations mentioned were the women's choir, First Responders, the Saturday market, the Advisory Planning Commission, Pete's Lake Water Users Association, and the Lasqueti Yacht Club.

Respondents were given the opportunity to make any additional comments on making Lasqueti Island a better place to age at home (n=23). Suggestions included:

- **Health services:** doctor clinics, blood & urine testing, education at health centre
- **Transportation:** more accessible ferry ramp, a means to tote bags and groceries to top of ramp
- **Land use:** Allow accessory dwelling for family member or caregiver
- **Support services:** a local laundry facility, firewood and meal preparation
- **Social participation:** a place to swim, public hot tub, exercise activities at the community hall, youth volunteers or paid employees as part of an elder support team



“We need to make sure that young people and families can continue to live on Lasqueti, to help us older ones when we need it.”



3.2.2 Workshop highlights

A community workshop was held on July 8, 2016 at the Lasqueti Island Community Hall with 30 citizens, local trustees, and Islands Trust staff participating. Cafe style round table discussions were facilitated by the consultant on the aging at home related topics of: 1) housing density; 2) housing type; 3) health services & community support; 4) transportation; and 5) home enterprise. Participants had the opportunity to explore three topic areas. Highlights of each topic follow below:

Housing types

- Abbeyfield option should be investigated
- Secondary suites and cottages might be supported, with reservations about increases in density
- Sizes of additional dwellings should be regulated or limited
- Secondary kitchens are acceptable; some say not as rental
- The ferry regulates the influx of people
- Cohousing option or project would be of interest

Lasqueti Island density

- Should have exceptions to use of cottages such as space for caregivers
- Exceptions to residency restrictions, allow longer term occupation

- Exceptions for longer term occupation of a cottage by a personal caregiver
- Exception for longer term if there is some community benefit such as affordable housing
- Retention of caregivers is difficult due to housing
- Allow flexibility in density for people who need or want to rent housing
- Density transfer options should be considered
- Temporary use permit option should be considered

Health services & community support

- Health Centre and nursing station now open, baths and showers available
- Need for finances and grants to operate Health Centre in the future
- Need list of workers available for chores and odd jobs to support seniors
- Find educational training opportunities for people to become certified home care workers
- Reduce need to travel for services by duplicating supports on island
- Have on island suturing and dental care services
- Pursue support services such as those offered by Better at Home, United Way and Society of Organized Services (SOS)

Transportation: ferry dock and ramp access

- Issues related to the ferry dock and ramp access for those with mobility or strength issues
- Tote service for seniors or anyone or a dolly service would be useful
- Barriers on the hill to the ferry dock with bottle necks on the dock requiring pedestrians to cross vehicle traffic twice
- Eliminate dock parking

Transportation: ferry accessibility

- Transit services on both sides necessary
- Getting to the ferry a key question: shuttle service, volunteer sharing the easiest, infrastructure grants available?
- Wheel chair accessibility on ferry; not possible to be inside
- Need better access to transportation such as a bus stop on the French Creek side

Transportation: getting around Lasqueti

- Delivery service for groceries to homes
- Neighbourhood based car share
- Online ride sharing is easy and works now

Home enterprise

- Relax bylaws to allow senior care at home
- Current regulations satisfactory as they allow “pretty much everything”

3.2.3 Interview highlights

Community service providers and citizens were interviewed by telephone and face-to-face to gain insights on needs and approaches to address them.

Health services

The Lasqueti Island Community Nurse, Diane McClure, now works out of the newly opened Health Centre, which, she notes, now offers opportunities for expanded health services such as audiology, dental services, and education. She observes that transportation access to services is a critical issue for some. She offers a holistic perspective on health and emphasizes that it is about more than medicine.



The island is served by its own Community Health Worker, Adam Enright, who visits people in their homes to implement their Island Health approved Home Services care plan for services such as medication, bathing, and medications. He expresses concern about folks who fall through the cracks—legally, financially, and medically.

Off-grid living presents many challenges for an aging person who is accustomed to independence. It can be difficult to find someone who will do chores such as obtaining firewood and doing home maintenance. He notes that 'things can quickly slide.'

Community supports

Various individuals were interviewed formally and informally and it is clear that ***social capital*** is a common thread throughout the community. Folks may be geographically isolated, but most are well connected socially, working together on community projects, helping neighbours, and staying in touch through community activities. Lasquetians desire to own and implement their own place-based ideas.

The Society of Organized Services (SOS), based in Parksville, offers many community services that benefit an aging population. Lasqueti island falls within its service area. Jane Williams, the Program Coordinator, points out that free services are available for Lasqueti Island folks, most of which are not being taking advantage of by island residents:

- ferry pick up in French Creek for folks over 65 years:
- grocery shopping, every 2nd Friday; and
- rides to medical appointments for clients, which can be arranged over the telephone.

SOS has a Better at Home program, which offers non-medical home support services such as light housekeeping, yard work, and home repair but does not offer the services on Lasqueti at this time.

Many Gulf Islands have community support services to assist aging at home with budgets ranging from \$13,000 to \$32,000.⁶ The United Way's Better at Home program, recently piloted in the southern Gulf Islands for rural areas provides core funding that may be used to hire a contractor for direct service or a coordinator for volunteers. Each island involved runs the program differently.

For example, Mayne Island's Assisted Living Volunteer Program was initiated with seed funding from Island Health in 2005. It is funded primarily by community sources such as the Lions Club. It also received money from BC's Gaming grant program and United Way's Better at Home program, but May Mackenzie, the Coordinator of Volunteers, notes that the latter is a lot of paper work effort for minimal money. Keys

⁶ Budget information obtained by the author of this report from interviews with various service providers.

to success, she reports, is finding alliances, community based funding, and matching volunteers to needs. The program currently has 50 volunteers serving 50 to 60 clients.

Andrea Mills, the Community Support Worker for North Pender Island, runs the Better at Home program. She recommends starting by developing local capacity with a community based program.



3.3 Priority needs

A silver tsunami is washing over Lasqueti Island—almost nowhere else has such a large proportion of the population recently become senior citizens. This requires urgent action to ensure that people can age at home in dignity and safety. Based on the demographic data, community survey and community conversations the priority needs identified are:

Within Lasqueti Island Local Trust Committee (LTC) jurisdiction

- (1) Allow greater **housing flexibility** through amendments to the Official Community Plan (OCP) and Land Use Bylaw (LUB).
- (2) Organize for **shared community living dwellings**: Abbeyfield, cohousing, co-op housing.

Community supported and led

- (3) Expand and coordinate **non-medical home supports**, particularly for off-grid living.
- (4) Obtain funding, acquire and manage a **community shuttle** for on island transportation.
- (5) Create a holistic **health services** vision and supporting programs strategy.

Advocacy

- (6) Advocate and organize for **ferry dock and wharf accessibility retrofits** as soon as possible.
- (7) Advocate for a **barrier free retrofit of ferry boat** for full wheel chair access.

The following sections lay out the course necessary to implement these priorities.

4. Official Community Plan and Land Use Bylaw Amendment Recommendations

This section recommends specific changes or additions for the Lasqueti Official Community Plan (OCP) and Land Use Bylaw (LUB) to address aging at home that are consistent with the LTC authority under Part 14 of the *Local Government Act*.

4.1 Official Community Plan

4.1.1 Vision for an aging supportive community

Currently there is no vision statement in the OCP and no reference to an aging supportive community.⁷ Two options are recommended in the text box below.

Recommendation #1

Develop language for the OCP that clearly articulates support for an accessible and inclusive community for people of all ages and abilities. This may be in the form of a new vision statement in the OCP that includes a commitment to an **accessible*** and **inclusive** community OR under **1.4 Island Concerns and Issues** add an additional point no. 5 stating 'Creation of an accessible and inclusive community for people of all ages and abilities.'

4.1.2 Land use

In support of an expanded vision or additional Island concern, an additional phrase in the 'Goals' paragraph is recommended to reflect accessibility for all regardless of ability:

Recommendation #2

Amend the "Goals" paragraph in the introductory material of Part 3 on page 9 of the OCP to include the phrase: build a rural community accessible to all regardless of ability.

⁷ The City of Port Moody's OCP's vision statement includes the term 'universally accessible.' The Township of Esquimalt recently approved a recommendation to consider 'inclusive community' in their OCP's vision statement.

4.1.3 Residential land use

Objective 4 of the Residential Land Use section 3.1 is:

*To support the establishment of affordable housing, special needs housing and provide the opportunity for **Island seniors to remain in the community**.*

Additional objectives are recommended below that reflect aging at home, adaptable housing and support:

Recommendation #3

Amend Section 3.1 Residential Land Use to include two additional objectives:

- Objective 7 To expand flexible housing options to support people aging at home.
- Objective 8 To support and enable caregiver housing in the form of cottages or suites.

Flexible housing policies to support a new Objective 7 are as recommended as follows:

Recommendation #4

Amend Section 3.1 Residential Land Use to include additional policies:

- Policy 11 Support and facilitate development of multigenerational housing with more than one kitchen.
- Policy 12 Promote shared housing in one dwelling unit by unrelated adults to reduce isolation.
- Policy 13 Encourage construction of small houses as primary residences or a separate supplemental living space.
- Policy 14 Encourage construction of Abbeyfield cottages.
- Policy 15 Support a greater variety of housing types including cohousing and co-op housing clusters.

4.1.4 Community support and health services advocacy policies

The OCP does not speak to community support and health services to support aging at home. The *Local Government Act* provides that an official community plan may include policies of the local government relating to social needs, social well-being and social development (Part 25, Section 474 (1) (a)). A new Part 4.0 with a policy suite comprising a goal, objectives, and supporting advocacy policies is recommended forthwith:

Recommendation #5

Amend the OCP by adding a new Part:

4.0 Community Support and Health Services

Goal: Community supports and health services for aging at home are suitable for Lasqueti Island and are available to everyone who needs them.

Objectives

Objective 1 Support community initiatives to advance home support through a made in Lasqueti style home support service.

Objective 2 Encourage and support the creation of a Lasqueti Island based holistic health vision for an aging population.

Advocacy Policies

Advocacy Policy 1 Advocate, support and partner with a local society such as the Last Resort Society to create a volunteer based aging at home support program.

Advocacy Policy 2 Advocate, support and partner with Island Health for a comprehensive, community based health strategy, using the new Health Centre as a physical focal point.

4.2 Land Use Bylaw

4.2.1 Housing type

A range of suitable dwelling types are already allowed for an aging population. The Land Use Bylaw defines a dwelling as:

a building containing one kitchen, sleeping and living areas, in either a self-contained room or set of habitable rooms, used or intended for use as one (1) residence; for clarity a travel trailer, mobile home, bus, vessel or other recreational vehicle actively used for long term habitation is considered a dwelling.

There is no limit on the number of individuals in a dwelling (LUB) permitted in the Land Based (LB) zone. Accordingly, the following types of living arrangements are possible:

- Multi-generational
- Shared housing—boarders, unrelated individuals
- Abbeyfield style independent living

The *Community Care and Assisted Living Act*⁸ provides that any permitted single family home may be used as an assisted living building for the purpose of providing a day care for up to eight persons in care, or as a residence for no more than ten persons, not more than six of whom are persons in care.

An expanded assisted living opportunity is permitted in the Institutional One (I1) Zone of the LUB subject to:

- (a) One assisted living building, with a maximum of 15 bedrooms;
- (b) Six senior and/or assisted living units which may be connected to other senior and/or assisted living units but are separate and detached from the assisted living building, provided that each unit does not contain more than one bedroom and one kitchen per unit;

For each permitted dwelling, a guest cabin not exceeding 56 square metres (602.7 square feet) in floor area is permitted provided that a guest cabin is not a dwelling

⁸ Available at http://www.bclaws.ca/civix/document/id/consol21/consol21/00_02075_01#section20 See Section 20.

and not to be actively used for long term rental accommodation purposes (LUB S. 3.8: (5)).

All dwelling types currently permitted in the LUB are listed in Table 1 and organized by building forms. Additional dwelling types recommended are consistent with a higher degree of flexibility desired by many aging citizens on Lasqueti Island and elsewhere. These include duplex (unit with two kitchens), secondary suite, flexible housing with up to three or four units (kitchens), cohousing, and co-op housing. These dwelling types are also listed in Table 1.

For future consideration, permission for more flexible living arrangements may be granted across the board as additional permitted dwelling types in existing zoning classifications. Alternatively, permission may be obtained through a separate, site-specific application such as a re-zoning to a new zone district specifically designed for flexible housing arrangements. Further discussion on the pros and cons of these approaches is provided in Section 4 of this report, Land Use Planning Opportunities and Tools.



Table 1: Dwelling Types Permitted and Recommended

Legend	= Permitted dwelling type in Land Use Bylaw (LUB)	
	= Recommended dwelling type, not currently permitted in LUB	
Single unit buildings	Multiple unit buildings	Multiple buildings in cluster
Residential dwelling (types listed below):	Assisted living building (can be multiple buildings linked)	Cohousing
Permanent wooden structure	Duplex (dwelling with two kitchens)	Co-op housing
Travel trailer	Secondary suite	
Mobile home	Flexible housing with more than two units	
Bus		
Vessel (boat)		
Guest cabin (not a dwelling for permanent residence)		
Abbeyfield style residence		
Multi-generational housing (with one kitchen)		
Shared housing with unrelated individuals (no limit on the number)		
Single detached dwelling used as a "Community Care Facility" licensed and defined in the Community Care and Assisted Living Act		
Guest cabin		
Accessory dwelling (on lots less than 4 ha) for long term rental or occupation and may be used as a care taker cottage		

Additional dwelling types not currently permitted in the LUB may be considered for inclusion as follows:

Recommendation #6

Consider amending the LUB with an amendment to Section 4.2 LAND BASED (LB) as follows:

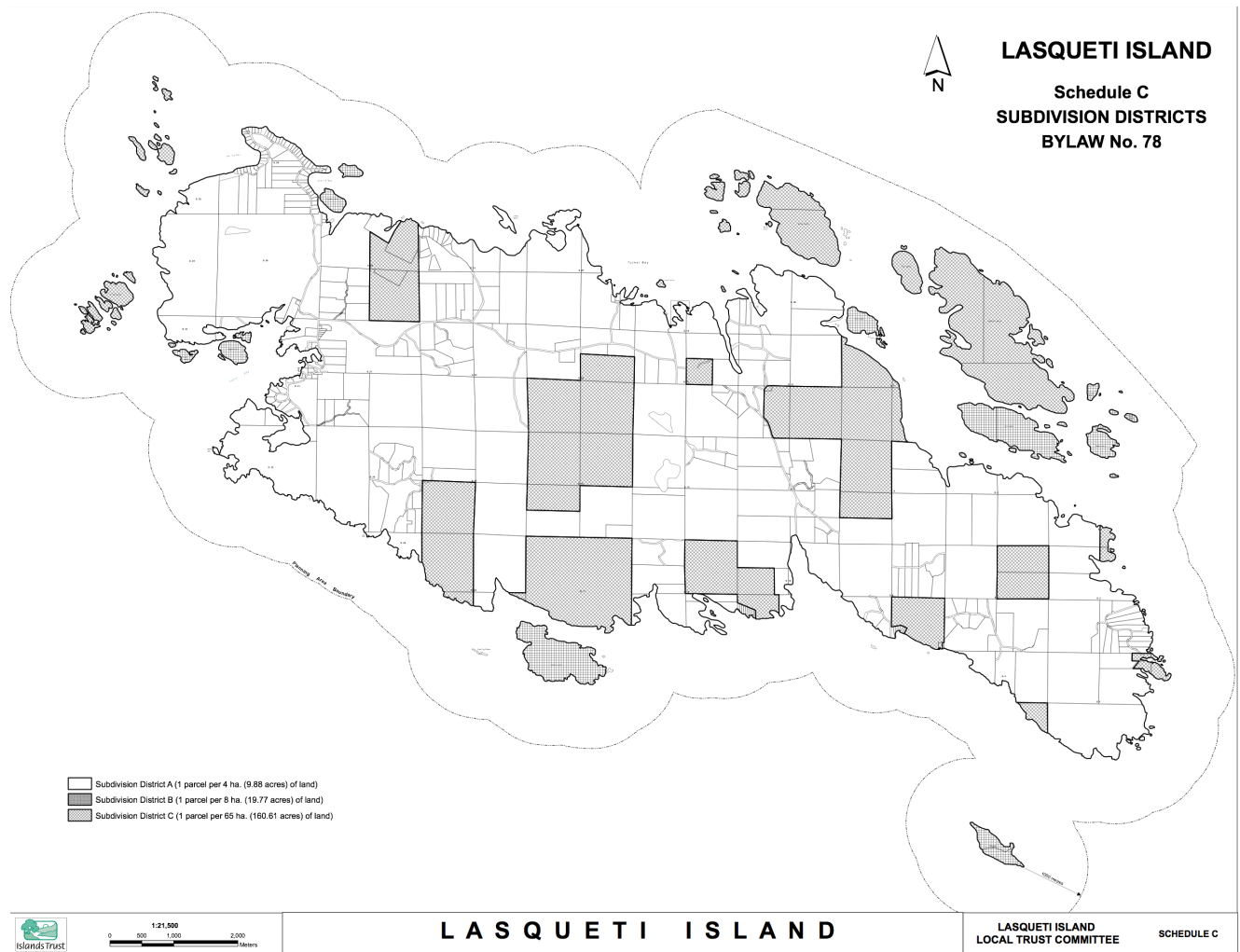
Permitted Residential Uses

Subject to lot size and/or location, and/or site review, dwelling types permitted may include:

- (a) Single unit dwelling
- (b) Dwelling with secondary suite with its own separate kitchen
- (c) Dwelling with two kitchens (duplex or multigenerational)
- (d) Accessory dwelling
- (e) Flex dwelling with up to three kitchens
- (f) Co-op housing in a cluster arrangement
- (g) Cohousing in a cluster arrangement

4.2.2 Housing density

The current permitted residential density on Lasqueti Island is one dwelling per 4 hectares in the 'Land Based' (LB) zone within Subdivision District A. In Subdivision District B the density is one dwelling per 8 hectares and in Subdivision District C it is one dwelling per 65 hectares. Most dwellings lie within Subdivision District A which is shown in white in Schedule C, following.



Increasing housing flexibility for an aging population can be achieved through additional density either with conditions such as exceptions for particular occupant types, services, time limitations, or in some conditions, with no limitations at all.

Table 2 illustrates existing housing densities permitted in the LUB and the options available to expand flexibility through alternative densities. Every option currently permitted and recommended for consideration, is classified according to various levels of regulatory limitations: lot size, zoning, occupant type exception, time limitation, and location.

These options can be achieved either through “blanket” style bylaw changes, to the LB zone, or, through a site specific rezoning for specific properties for higher density provisions.

The greatest degree of flexibility for density already in place in the LUB is the ability for any number of non-related individuals to live in a dwelling on Lasqueti Island.

The greatest degree of flexibility that could be considered would be an amendment to the LUB to allow, for example, two dwellings per lot, with no limitations on the style of housing. For example, one could have a caretaker cottage (with a kitchen) in addition to the main dwelling; OR a dwelling with a secondary suite; OR a cottage rented for residential use and a main dwelling.



Table 2: Dwelling Density, Exceptions & Limitations

Legend	Fill colours represent increasing degrees of flexibility	Lowest level of density, exceptions or limitations	Mid range flexibility	Highest degree of density and flexibility		
Fill colours						
Border	= Density, exceptions & limitations of the LUB	= Density, exceptions & limitations not in LUB				
Exceptions and limitations	Lot size limitation	Zoning	Occupant type exception	Time limitation	Location	No lot size, zoning, occupant exceptions or time limitations
Density						
Dwelling (single unit)	One per 4, 8 and 65 ha per Sub. Dist. A,B, & C	LB	No limits on type or number of occupants in LUB	n/a	n/a	
Secondary suite	One per 4, 8 and 65 ha per Sub. Dist. A,B, & C	LB	Caretaker only	n/a	No limit	One per dwelling
Accessory separate unit (e.g. carriage house)	One per 4 ha	LB	Caretaker only	Temporary Use Permit	No limit	One per dwelling
Guest Cabin for rent	One per 4 ha	Commercial 3 zoning	Short term stays: max. 30 days	No limits with Commercial 3 zoning	No limit	One per dwelling
				Temporary Use Permit		

Table 2: Dwelling Density, Exceptions & Limitations

Legend	Fill colours represent increasing degrees of flexibility	Lowest level of density, exceptions or limitations	Mid range flexibility	Highest degree of density and flexibility		
Fill colours						
Border	= Density, exceptions & limitations of the LUB	= Density, exceptions & limitations not in LUB				
Exceptions and limitations	Lot size limitation	Zoning	Occupant type exception	Time limitation	Location	No lot size, zoning, occupant exceptions or time limitations
Density						
Guest cabin	One per 4, 8 and 65 ha per Sub. Dist. A,B, & C	LB	Caretaker	Temporary Use Permit	No limit	One per dwelling
Additional separate or double unit (2 kitchens per lot)	One per 4, 8 and 65 ha per Sub. Dist. A,B, & C	LB Rezoning to Two Dwelling Zone	Caretaker or extended family only	No limits	No limit	One per lot
Flexible housing (3 units)	One per 4, 8 and 65 ha per Sub. Dist. A,B, & C	LB Rezoning to Flex Housing Zone	Not by exception	No limits	Near services in False Bay	One per lot
Cohousing and Co-op housing (3 to 6 separate units)	One cluster per 4, 8 and 65 ha per Sub. Dist. A,B, & C One cluster per 4 & 8 ha per Sub. Dist. A,B	LB Rezoning to Cluster Housing Zone	Not by exception	No limits	Near services in False Bay	

The options for expanding dwelling density and identifying exceptions and limitations may be translated into changes within the LUB as follows:

Recommendation #7

Consider amending Section 3.9 Dwellings and Guest Cabins Per Lot

(5) Subject to a Temporary Use Permit OR by way of exception, a lot may have:

(a) An additional ***separate dwelling*** unit for a caretaker or for extended family.

OR

(b) A ***second kitchen*** within a residential dwelling for a caretaker or extended family.

OR

(c) A ***guest cabin*** with no occupation type or time limits OR subject to a Temporary Use Permit.

(6) Subject to a minimum lot size of ____ AND/OR a maximum distance of ____ km to False Bay, a ***flexible dwelling*** of up to three units.

(7) Subject to a minimum lot size of ___, AND/OR a maximum distance of __ km to False Bay, AND/OR an approved site plan, a ***co-op housing cluster*** of up to six (6) separate dwelling units.

Consider amending Schedule C Subdivision District of the LUB to include an additional Subdivision District for Cohousing cluster development subject to a minimum lot size and maximum distance to services in False Bay.

NOTE: Depending on choices made for an amendment to the LUB, additional amendments may be necessary in other Sections such as Section 3.11 Subdivision Regulations.

4.2.2 Home based enterprise

The OCP Residential Land Use Objective 3 is:

to support the establishment of low scale, low intensity home based enterprises.

The LUB has a substantial set of provisions governing home enterprises (S. 3.6) which are fairly liberal by permitting outdoor storage, a reasonable amount of noise, vibration, and dust (must merely not be “consistent”), parking lots, and a bed and breakfast. Community conversations did not identify any further liberalization or flexibility desired for the home based enterprise regulations and none are recommended at this time.

4.2.3 Transportation

The OCP contains transportation objectives and policies within Section 3.7 Community Servicing and Utilities.

Ferry access and service

Objective 1 states:

To maintain a foot passenger only type of ferry system.

There is no policy on accessibility and safety of the service.

General advocacy policies mention derelict vehicles but nothing regarding advocating senior governments on accessibility and safety of the road access, wharf and ferry dock.

An additional objective is recommended along with supporting advocacy policies:

Recommendation #8

Amend the OCP to include an additional objective and supporting advocacy policies:

3.7 Community Servicing and Utilities

General Objectives

Objective 5 Achieve and maintain *safe and accessible* foot passenger service.

General Advocacy Policies

Advocacy Policy 6 Advocate the federal Department of Transport Canada, or the subsequent owner, for accessibility improvements to the wharf and ferry dock in False Bay. Specifically these improvements should include:

- longer ramp to reduce slope during low tide
- moving the vehicular and pedestrian barrier on the wharf to the south side so pedestrians need not cross traffic

Advocacy Policy 7 Advocate the Western Marine Services and the BC Ferries Corporation for accessibility retrofits to create a barrier free interior ferry boat environment for wheel chairs. Specifically this would require:

- a wider door to access the interior space
- a ramp through the door to the interior space
- a secure space for a wheel chair in a protected, interior space within the vessel

Community transport

Policy 4 of the Community Servicing and Utilities section states:

Car pooling, communal, and other alternative forms of transportation should be used by the community and visitors to reduce the overall number of vehicles and traffic on the island.

This policy is sufficient to support initiatives for a community shuttle service.



5. Land Use Planning Opportunities and Tools

This section identifies relevant land use planning opportunities and tools available for the Local Trust Committee to consider using, consistent with the provisions of Part 14 of the Local Government Act.

5.1 Advisory group or task force

The LTC may advocate for and partner with a community based group such as the Last Resort Society to champion and monitor age-friendly initiatives. This group should include people with a range of perspectives, older adults, and reflect the diversity of the community. Stakeholders and partners may provide the core membership comprising the general public, health service recipients, caregivers, service providers, political decision makers, community societies, public health professionals, and education providers. This aging at home project suggests that Lasqueti Island is ready to undertake a transformation to becoming more age friendly. An additional step is to confirm commitments from partner organizations and societies. The group should establish terms of reference to clarify its objectives, the roles and responsibilities of members, and ideally, identify a project coordinator who may be a volunteer or professional in a partner organization willing to contribute some time.

5.2 Land Use

5.2.1 Land Use Bylaw

New zone districts are an option to provide for more flexible housing options. Three distinct zones are briefly outlined here to regulate the 'two kitchen,' flex housing, and cluster housing for cohousing and co-op housing types :

A. Two Dwelling Zone

- Primary permitted use is two residential dwellings in any format: primary dwelling, dwelling with secondary suite, accessory dwelling, and rental cottage
- Minimum lot size (e.g. 1 to 4 ha)
- Maximum square footage for all dwellings combined
- Require Temporary Use Permit for rental cottage if used for short term stays

B. Flexible Housing Zone

- Primary permitted uses are residential with one, two or three dwellings , depending on needs of owner

- Maximum two stories
- Maximum square footage
- Minimum lot size (e.g. 1.2 to 4 ha)
- Location requirement: near services such as False Bay
- Single ownership; no separate strata titled units

C. Cluster Housing Zone

- Primary permitted uses are for clusters of buildings for cohousing and co-op housing projects
- Require a site plan to ensure environmental and aesthetic considerations are met
- Require minimum and maximum distance between units
- Restrict zoning to areas near services such as False Bay

The three zone districts discussed are recommended as amendments to the LUB as outlined following:

Recommendation #9

Consider amending the LUB with any one or all of the following new zone districts as described in this section:

Part 4 Zone Provisions

LAND BASED—TWO DWELLING ZONE (LB-2)

LAND BASED—FLEXIBLE HOUSING ZONE (LB-FLEX)

LAND BASED—CLUSTER HOUSING ZONE (LB-CLUSTER)

5.2.2 Zoning: district wide or site-specific

The Land Use Bylaw is an important and versatile planning tool. It may be used broadly or in a site specific context. Discussed here are the pros and cons of site specific rezoning or broad ‘blanket’ regulations established in the existing Land Based zone district. For example, in the case of a possible Cluster Housing Zone, a site specific rezoning would appropriately offer the opportunity for neighbourhood input and planning oversight.

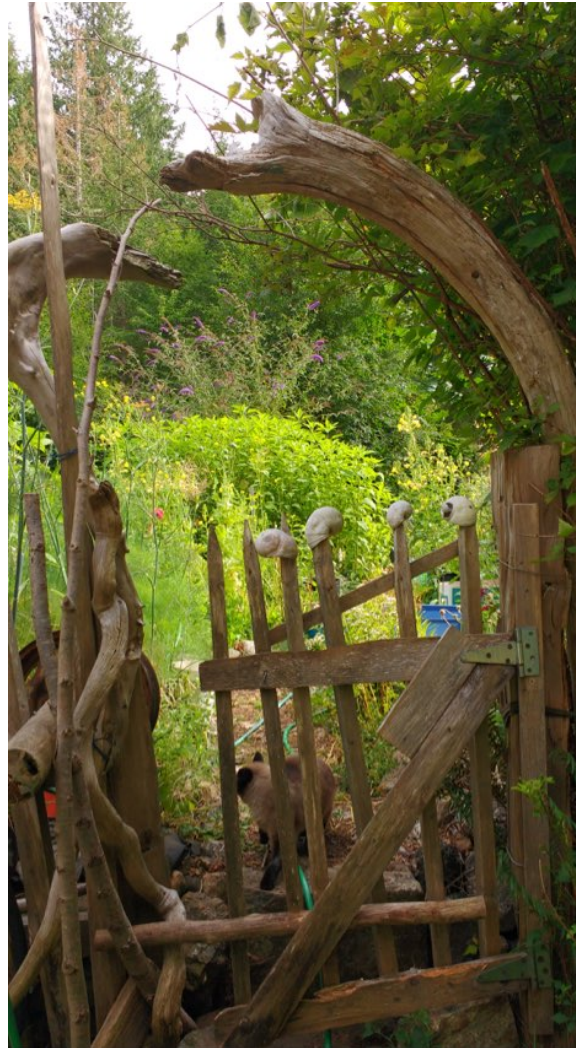
Blanket Zoning for increases in density:

Pros:

- Approach uses a minimal amount of time to implement through a Land Use Bylaw amendment initiated by the Local Trust Committee—for example, a change that would work well using this approach is to permit a secondary suite in the existing LB zone district.
- Offers the greatest level of flexibility for residents, and could address aging at home concerns broadly and swiftly
- No or limited land use approval cost for land owners

Cons:

- A blanket approach may conflict with other policies such as environmental or density related policies
- It may carry unintended consequences, such as lack of clarity on the form, location and size of a second dwelling
- Limited planning oversight could be problematic for a cluster housing project



Site specific zoning:

Pros:

- Addresses site social and environmental context
- Can identify possible consequences of siting, form, and size
- Community concerns such as water, septic, and density can be addressed on a site specific basis
- Can address environmental issues such as ecologically significant features, sensitive ecosystems, and tree preservation

- Opportunity for proper siting, design, and implementing possible density transfer mechanism

Cons:

- Need additional time and staff resources to craft bylaw standards
- Rezoning application processing time for each application by staff, elected officials
- Requires background studies, applicant fees, community consultation and public hearing
- Potential delay if insufficient information is provided by the applicant.

Recommendation #7 in S. 3.1. 6 Housing Density addresses changes to the LUB to address options for greater density flexibility.

Establishing a guiding framework for site specific zoning is necessary and the subject of the following recommendation:

Recommendation #10

The LTC consider designating lands in the OCP *Schedule B Land Use Designation* in proximity to the False Bay area as suitable for *site specific zoning applications* that meet the criteria for social and environmental context, ecologically significant features, sensitive ecosystems, tree preservation, siting, form and size.

5.2.3 Density transfer tool (transfer of development potential)

The purpose of transfer of development potential is to allow for the consideration of applications that would result in the transfer of density from a donor area less suitable to development to a receiving area that is more suitable. Typically the donor parcels are environmentally sensitive, hazardous areas, or lands that have cultural, historical, agricultural or landscape significance. The receiving area typically supports the clustering of development potential.

Setting up this tool would require the preparation of policy guidelines in the Official Community Plan, identification of donor and receiving areas on a map, a concurrent dual rezoning application, and establishing an application and review process.

Recommendation #11

The LTC consider developing OCP objectives and policies to support density transfer applications.

Several Local Trust Areas in the Islands Trust have implemented density transfer provisions in their official Community Plans such as Salt Spring Island, Denman Island and Gabriola Island.

5.3 Cluster housing

5.3.1 Co-op housing

Over the years provincial and federal governments have provided seed funding to establish co-op housing. Members own the co-op, land and buildings communally. Local governments frequently partner with non-profit housing societies to create housing co-op facilities. A land contribution is a common means by which municipal government participates. A housing co-op can be a cluster of individual dwellings. Co-op housing as a multiple unit building or a cluster of individual dwellings is not currently permitted under the Lasqueti LUB. Recommendations #6, #7, and #9 address how co-op housing may be supported and regulated.

5.3.2 Cohousing

A relatively recent introduction to North America, cohousing is characterized by privately owned dwellings and a common building shared by all owners. Cohousing is typically set up by like-minded citizens without local government or non-profit society participation. An example is Belterra Cohousing on Bowen Island, with 30 homes and a 3350 square foot common house. Cohousing as a multiple unit building or a cluster of individual dwellings it not currently permitted under the Lasqueti LUB. Recommendations #6, #7, and #9 address how cohousing housing may be supported and regulated.

5.4 Transportation

5.4.1 Wharf and ferry dock

The accessibility to the ferry dock and internally on the ferry boat is unsafe and very inconvenient for the disabled and the elderly. Simply put, Transport Canada, BC Ferries and Western Pacific Marine are failing in a very basic public duty of care. This situation should be rectified as soon as possible and made a high priority by all parties concerned. The LTC has an active Ferry Committee which could take on the advocacy mission to address the previously referenced in Sections 3.2.1 and 4.2.3 of this report and the subject of recommendation #8.

5.4.2 Community ride service and car share

Gas tax funding may be secured via the Powell River Regional District (PRRD) to obtain capital equipment such as a community shuttle. Ongoing maintenance and operation funding can be secured through local fund raising and voluntary contributions for service.

Recommendation #12

The LTC consider working with the community and the PRDRD in exploring options for community ride or car share service on Lasqueti Island.

5.5 Community support services

An important planning opportunity is to advocate for and support a local society such as the Last Resort Society to initiate a volunteer based aging at home support program like that on Mayne Island. Seed funding can be secured from a variety of sources (see Section 5). A local initiative will ensure program design that fits the unique needs of Lasqueti Island, build capacity, and establish a track record. Following initial success, program expansion or sustained continuation can be secured through a regional program such as the Better at Home program operated by the Society for Organized Services.

Recommendation #13

The LTC support and partner with the Last Resort Society in securing seed funding for establishing community support services for Lasqueti Island.

6. Partnerships and Resources

This section identifies information resources and partnership opportunities with relevant community groups and agencies to address the needs of seniors on Lasqueti Island. The granting opportunities described in the “comprehensive” section are well suited as seed money for a volunteer based community home support program.

6.1 Comprehensive granting opportunities

6.1.2 New Horizons for Seniors

Employment & Social Development Canada

Community-based projects under the New Horizons for Seniors Program (NHSP) that enable seniors to share their knowledge, skills, and experiences with others, and help communities increase their capacity to address local issues, are eligible to receive up to \$25,000 per year, per organization.

Projects must address one or more of the program's five objectives:

1. promoting volunteerism among seniors and other generations
2. engaging seniors in the community through the mentoring of others
3. expanding awareness of elder abuse, including financial abuse
4. supporting the social participation and inclusion of seniors
5. providing capital assistance for new and existing community projects and/or programs for seniors

Website: <http://www.esdc.gc.ca/eng/seniors/funding/approved/index.shtml>

6.1.3 BC Gambling & Fundraising

Eligible programs in the Human and Social Services category significantly contribute to the quality of life in a community, including assisting the disadvantaged or distressed, promoting health, or enhancing opportunities for youth. For example, food banks, shelters, drop-in centres, neighbourhood houses, Aboriginal friendship centres, transition house, support for people dealing with diseases, Scouts, Cadets and daycares. Service clubs, such as Lions, Kiwanis, and Rotary are included in this sectors. Funding level is up to 75%. Apply for grants from Aug 1 to Nov 30. Final notification is Feb 2.

Website: <http://www2.gov.bc.ca/gov/content/sports-culture/gambling-fundraising/gaming-grants/community-gaming-grants>

6.1.4 Enabling Accessibility Fund (EAF)

Employment and Social Development Canada

The EAF supports community-based projects across Canada that improve accessibility, remove barriers and enable Canadians with disabilities to participate in and contribute to their communities. Projects may include:

- renovating, retrofitting or constructing community facilities where programs or services are or will be offered to people with disabilities
- retrofitting motor vehicles used as community-based transportation
- providing information and communications technologies for community use

Web site: www.hrsdc.gc.ca/eng/disability_issues/eaf/cfp/index.shtml

6.2 Housing—renovation and adaptation for aging at home

6.2.1 B.C. Seniors' Home Renovation Tax Credit

The B.C. Seniors' Home Renovation Tax Credit is a refundable personal income tax credit to assist with the cost of permanent home modifications that improve accessibility or help a senior be more functional or mobile at home. The maximum credit is \$1,000 annually calculated as 10 per cent of eligible expenses. The credit can be claimed by seniors, whether they own their home or rent, and by individuals who share a home with a senior relative. Seniors or family members living with a senior can claim the tax credit on their annual personal income tax return, for expenses incurred after April 1. The credit is a refundable tax credit, which means if the credit is higher than the taxes you owe, you'll receive the difference as a refund. For more information, one may contact the BC Income Taxation Branch. Phone (toll-free): 1 877 387-3332; Email: ITBTaxQuestions@gov.bc.ca ; Website: www.health.gov.bc.ca (enter "seniors renovation").

6.2.2 Home Adaptations for Independence Program

This program helps low-income seniors and people with disabilities finance home modifications for accessible, safe and independent living. Eligible home owners and landlords with eligible tenants can receive up to \$20,000 per home in the form of a forgivable loan. The exact amount is based on the cost of materials and labour

necessary for the required adaptations. For full details about the program, including eligibility requirements and an application form, visit BC Housing's website or contact BC Housing using the following contact information: Phone (toll-free): 1 800 257-7756; Email: hafi@bchousing.org Website: www.bchousing.org/HAFI

6.3 Transportation Resources

6.3.1 Powell River Regional District – Gas Tax Funding

Merrick Anderson
Electoral Area E Director
250 333-8773
merrickanderson9@gmail.com

6.3.2 Transport Canada

Minister of Transport, the Honourable Marc Garneau
marcgarneau@parl.gc.ca
Lorraine Gil, Regional Manager
lorraine.Gill@tc.gc.ca

6.3.3 Western Pacific Marine

Lasqueti Island Ferry Service
Capt. Elgin McKillop, Marine Superintendent, Tel: 604-220-1493
elgin@boatcruises.com

6.3.4 Saturna Island Lions Shuttle

The Lions Saturna Shuttle Bus runs from June 29th to Sept 5th and meets each Friday afternoon and evening sailing from BC Ferries at the dock providing a free ride to most major population areas on the island such as Boot Cove, Winter Cove and East Point. Sunday and Holiday Monday return trips must be scheduled 48 hours in advance by texting (604)760-9975 or emailing saturnashuttle@gmail.com. The bus can be scheduled for Saturday service, special events such as weddings, hiking groups or reunions, if given ample advanced notice. The trip is free; donations are suggested to the Saturna Lions Club to assist with all of the services and programs the Club provides to the community.

6.4 Community Support Resources

6.4.1 Lasqueti Last Resort Society

The Lasqueti Last Resort Society promotes health and the prevention of illness to the residents of Lasqueti and surrounding islands. The society's vision is to provide health services, programs and education that result in a locally run, integrated health care system on island. The society recently completed construction of the Judith Fischer Health Centre and an elder cottage. Contact information is available at <http://www.judithfishercentre.com/> .

6.4.2 Mayne Island Assisted Living

The Mayne Island Assisted Living Volunteer Program was developed by islanders as a way of connecting people who need some assistance to remain independent with people who are willing to offer that assistance. Services are not just for seniors, but are available to all Mayne Islanders at no cost. Volunteers are ready to assist by:

- driving to appointments, for groceries or social outings on and off the island
- visiting to play cards, read or chat
- assisting around the home or garden
- helping make appointments or advocating on your behalf
- picking up books from the library
- giving a daily phone call
- giving a few hours respite time for caregivers
- bringing people home from the hospital
- taking eyeglasses in for repair
- loading and unloading vehicles
- assisting with emergency situations, both personal and household
- making contact with elders during power outages

Contact May Mackenzie at 250 539 2530 or mayonmayne@shaw.ca.

6.4.3 Society of Organized Services (SOS)

The mission of SOS is to work collaboratively with community stakeholders to identify and ensure the provision of a safety net of select, supplementary social services and resources not adequately available in District 69 (Parksville and surrounding area,

including Lasqueti Island). Adult and senior programs that are available to Lasqueti Island residents include:

- Medical appointment transportation service

Service is available at no cost, when no other options are available. Pick up and return from French Creek ferry dock. Users need to register. Once registered, SOS requires 48 hours' notice to ensure they can arrange rides for everyone who requires transportation. Call: 250-248-2093, ext. 222.

- ferry pick up in French Creek for folks over 65
- grocery shopping, every 2nd Friday

SOS also offers United Way's Better at Home program which provides services on a sliding fee schedule, such as light housekeeping, yard work, home repair, and snow shovelling. This program is not currently funded to support Lasqueti Island residents.

For more information, contact Jane Williams, Program Coordinator, at betterathome@sosd69.com or 250.248.2093 Ext. 248.

Website; <http://www.sosd69.com/programs-services/seniors/item/better-at-home>

6.4.4 North Pender Island Community Support Program

This exemplary program offers a wide array of community social and home supports for senior citizens, integrating activities with other generations, including children.

United Way's Better at Home Program is offered as well. Contact Andrea Mills, Community Support Worker at (250) 629-3346 or communitysupport@shaw.ca.

6.5 Health services for Lasqueti Island

6.5.1 Island Health

Nanaimo Home Health

1665 Grant Avenue

Nanaimo, BC V9S 5K7

Ph: 250.755.6229 Fx: 250.755.3371

7. Recommendations Consolidated

Recommendation #1

Develop language for the OCP that clearly articulates support for an accessible and inclusive community for people of all ages and abilities. This may be in the form of a new vision statement in the OCP that includes a commitment to an ***accessible**** and ***inclusive*** community OR under ***1.4 Island Concerns and Issues*** add an additional point no. 5 stating ‘Creation of an accessible and inclusive community for people of all ages and abilities.’

Recommendation #2

Amend the “Goals” paragraph in the introductory material of Part 3 on page 9 of the OCP to include the phrase: build a rural community accessible to all regardless of ability.

Recommendation #3

Amend Section 3.1 Residential Land Use to include two additional objectives:

Objective 7 To expand flexible housing options to support people aging at home.

Objective 8 To support and enable caregiver housing in the form of cottages or suites.

Recommendation #4

Amend Section 3.1 Residential Land Use to include additional policies:

Policy 11 Support and facilitate development of multigenerational housing with more than one kitchen.

Policy 12 Promote shared housing in one dwelling unit by unrelated adults to reduce isolation.

Policy 13 Encourage construction of small houses as primary residences or a separate supplemental living space.

Policy 14 Encourage construction of Abbeyfield cottages.

Policy 15 Support a greater variety of housing types including cohousing and co-op housing clusters.

Recommendation #5

Amend the OCP by adding a new Part:

4.0 Community Support and Health Services

Goal: Community supports and health services for aging at home are suitable for Lasqueti Island and are available to everyone who needs them.

Objectives

Objective 1 Support community initiatives to advance home support through a made in Lasqueti style home support service.

Objective 2 Encourage and support the creation of a Lasqueti Island based holistic health vision for an aging population.

Advocacy Policies

Advocacy Policy 1 Advocate, support and partner with a local society such as the Last Resort Society to create a volunteer based aging at home support program.

Advocacy Policy 2 Advocate, support and partner with Island Health for a comprehensive, community based health strategy, using the new Health Centre as a physical focal point.

Recommendation #6

Consider amending the LUB with an amendment to Section 4.2 LAND BASED (LB) as follows:

Permitted Residential Uses

Subject to lot size and/or location, and/or site review, dwelling types permitted may include:

- (a) Single unit dwelling
- (b) Dwelling with secondary suite with its own separate kitchen
- (c) Dwelling with two kitchens (duplex or multigenerational)
- (d) Accessory dwelling
- (e) Flex dwelling with up to three kitchens
- (f) Co-op housing in a cluster arrangement
- (g) Cohousing in a cluster arrangement

Recommendation #7

Consider amending Section 3.9 Dwellings and Guest Cabins Per Lot

- (5) Subject to a Temporary Use Permit OR by way of exception, a lot may have:

(a) An additional ***separate dwelling*** unit for a caretaker or for extended family.

OR

(b) A ***second kitchen*** within a residential dwelling for a caretaker or extended family.

OR

(c) A ***guest cabin*** with no occupation type or time limits OR subject to a Temporary Use Permit.

(6) Subject to a minimum lot size of __ AND/OR a maximum distance of __ km to False Bay, a ***flexible dwelling*** of up to three units.

(7) Subject to a minimum lot size of __, AND/OR a maximum distance of __ km to False Bay, AND/OR an approved site plan, a ***co-op housing cluster*** of up to six (6) separate dwelling units.

Consider amending Schedule C Subdivision District of the LUB to include an additional Subdivision District for Cohousing cluster development subject to a minimum lot size and maximum distance to services in False Bay.

NOTE: Depending on choices made for an amendment to the LUB, additional amendments may be necessary in other Sections such as Section 3.11 Subdivision Regulations.

Recommendation #8

Amend the OCP to include an additional objective and supporting advocacy policies:

3.7 Community Servicing and Utilities

General Objectives

Objective 5 Achieve and maintain ***safe and accessible*** foot passenger service.

General Advocacy Policies

Advocacy Policy 6 Advocate the federal Department of Transport Canada, or the subsequent owner, for accessibility improvements to the wharf and ferry dock in False Bay. Specifically these improvements should include:

- longer ramp to reduce slope during low tide
- moving the vehicular and pedestrian barrier on the wharf to the south side so pedestrians need not cross traffic

Advocacy Policy 7 Advocate the Western Marine Services and the BC Ferries Corporation for accessibility retrofits to create a barrier free interior ferry boat environment for wheel chairs. Specifically this would require:

- a wider door to access the interior space
- a ramp through the door to the interior space
- a secure space for a wheel chair in a protected, interior space within the vessel

Recommendation #9

Consider amending the LUB with any one or all of the following new zone districts as described in this section:

Part 4 Zone Provisions

LAND BASED—TWO DWELLING ZONE (LB-2)

LAND BASED—FLEXIBLE HOUSING ZONE (LB-FLEX)

LAND BASED—CLUSTER HOUSING ZONE (LB-CLUSTER)

Recommendation #10

The LTC consider designating lands in the OCP *Schedule B Land Use Designation* in proximity to the False Bay area as suitable for *site specific zoning applications* that meet the criteria for social and environmental context, ecologically significant features, sensitive ecosystems, tree preservation, siting, form and size.

Recommendation #11

The LTC consider developing OCP objectives and policies to support density transfer applications.

Recommendation #12

That the LTC consider working with the community and the PRDRD in exploring options for community ride or car share service on Lasqueti Island.

Recommendation #13

The LTC support and partner with the Last Resort Society in securing seed funding for establishing community support services for Lasqueti Island.

8. Glossary of Terms

Abbeyfield

An Abbeyfield style living arrangement offers independent living in a residential dwelling for 10 to 14 residents who have their own rooms, share a common area, and eat meals prepared by an in-house coordinator.

Accessory dwelling

An accessory dwelling is a small (typically less than 100 m²) and separate dwelling from the primary dwelling on a lot. Common building forms are as a coach house above a garage or a single story unit referred to as a garden suite or granny flat.

Cohousing

Cohousing is an intentional community of private homes clustered around shared space. Each attached or single family home has traditional amenities, including a private kitchen. Shared spaces typically feature a common house, which may include a large kitchen and dining area, laundry, and recreational spaces. Shared outdoor space may include parking, walkways, open space, and gardens. Neighbours also share resources like tools and lawnmowers.

Co-op housing

Housing co-operatives provide not-for-profit housing for their members. The members do not own equity in their own housing. If they move, their home is returned to the co-op, to be offered to another individual or family who needs an affordable home. Some co-op households pay a reduced monthly rent (housing charge) geared to their income. Government funds cover the difference between this payment and the co-op's full charge. Other households pay the full monthly charge based on cost. Co-op housing may be in the form of clustered single unit dwellings or other attached unit arrangements such as townhouses and apartment buildings.

Flex housing

For the purpose of this report, flex housing refers to the option of a dwelling that may be purpose built or grow over time to two or three separate self-contained units with kitchens. This arrangement is particularly beneficial to inter-generational and extended families.

Guest cabin

A guest cabin means a stand alone, detached, building used for the accommodation of non paying guests of the occupants of a dwelling on the same parcel. A guest cabin shall not exceed 56 square metres (602.7 square feet) in floor area (Lasqueti Island LUB).

Secondary suite

A secondary suite is a self contained dwelling unit that has a kitchen and is within a larger residential dwelling building. Typically its size is limited to no more than 100 m².

Senior

Anyone aged 65 and older.



9. Appendices

(hyperlinks to supporting documents)

- A. Community Workshop—Highlights in Lasqueti Island Local Trust Committee Minutes**
- B. Community Workshop Transcript**
- C. Community Survey Questions**
- D. Community Survey Results—Summary, Highlights, and Comments**
- E. Community Survey Results—All Data**



Top Priorities

Lasqueti Island

No.	Description	Activity	R/Initiated	Responsibility	Target Date
1	Lasqueti Official Community Plan and Land Use Bylaw review	-Review guest cabin policies and regulations -Review policies and regulations to support eelgrass and forage fish habitat protection -Incorporate recommendations to support aging on Lasqueti Island.	13-Sep-2014	Sonja Zupanec	
1	Aging at Home Project		15-Feb-2016	Sonja Zupanec	
1	Community to Community Forum	Establish relationships with First Nations that have interests in the Lasqueti Local Trust Area.	09-Jun-2016	Ann Kjerulf	31-Mar-2017

Projects

Lasqueti Island

Description	Activity	R/Initiated
Update the Lasqueti Official Community Plan	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 Greenshores Project 4. Update with policies and applicable regulations to support Food Security (Trust Council 2010)	
Utilize Land Use Planning tools and decisions to protect Coastal Douglas Fir and associated ecosystems.		30-Jul-2015



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: 27-Jun-2016

Preliminary staff report considered by LTC and further information requested from applicant. Application has indicated to staff they wish for their application to be put on hold.

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: 08-Nov-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

Applications

Planning Status

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: 17-Jun-2016

Referral response sent to MOTI and copied to applicant and LTC (via email).

Status Date: 08-Jun-2016

Applicant has provided copies of leases registered on title and will be sending confirmation of 10% road frontage. Once this information is received the subdivision referral can be completed.

Status Date: 04-May-2016

Planner reviewing

File Number	Applicant Name	Date Received	Purpose
LA-SUB-2016.3	Norex Consultants	09-Jun-2016	PID: 009-718-117 Windy Bay, Lasqueti Island. Subdivide into two parcels.

Ltd.

Planner: Marnie Eggen

Planning Status

Status Date: 25-Jul-2016

Referral report complete. Requires a frontage waiver.

Status Date: 18-Jul-2016

Planner reviewing.

Islands Trust
LTC EXP SUMMARY REPORT F2017
Invoices posted to Month ending September 2016

640 Lasqueti	Invoices posted to Month ending September 2016	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-640	LTC "Trustee Expenses"	750.00	201.97	548.03
LTC Local				
65200-640	LTC - Local Exp - LTC Meeting Expenses	1,250.00	736.44	513.56
65210-640	LTC - Local Exp - APC Meeting Expenses	500.00	0.00	500.00
65220-640	LTC - Local Exp - Communications	1,000.00	59.50	940.50
65230-640	LTC - Local Exp - Special Projects	500.00	0.00	500.00
TOTAL LTC Local Expense		<u>3,250.00</u>	<u>795.94</u>	<u>2,454.06</u>
Projects				
73001-640-2015	Lasqueti OCP/LUB	5,000.00	20.00	4,980.00
73001-640-3004	Lasqueti RAR	2,500.00	1,067.87	1,432.13
		<u>7,500.00</u>	<u>1,087.87</u>	<u>6,412.13</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 September 2016

New Trust Fund Board Member – Richard Hoops Harrison

The Trust Fund Board (TFB) is happy to welcome Hoops Harrison, recently appointed as a member of the Board by the Minister of Community, Sport and Cultural Development. Hoops has a home on Saturna Island and is actively interested in Islands Trust issues. He is a lawyer specializing in civil litigation and serves as a member of the Patient Care Quality Review Boards for the Fraser Health Authority, Provincial Health Services, and Vancouver Coastal Health Authority. One vacancy remains on the Trust Fund Board; we are awaiting news of another appointment.

2016 Monitoring Reports

The TFB has accepted reports from monitoring contractors on the status of the 26 nature reserves, 24 NAPTEP covenants and 48 conservation covenants held by the Board that are not part of the NAPTEP program. The contractors report no significant issues were identified. The report includes an assessment of whether management objectives are being achieved and public safety issues are being addressed. The monitoring is also valuable for identifying other management issues that need attention.

Thetis Island

The TFB has directed staff to proceed with acquisition of a property on Thetis Island which will become a nature reserve. This is being made possible through a generous donation, an Ecological Gift and a grant from Environment Canada's Habitat Stewardship Program for Species at Risk– a great example of the kind of partnerships required to achieve land conservation on the Islands in the Salish Sea. Full details of the acquisition will be provided once the acquisition is complete.

Meanwhile, the Islands Trust Fund is continuing to support the final year of the Fairyslipper Forest campaign through social media outreach, planning and grant applications. The campaign deadline is June 2017.

Salt Spring Island

The TFB has accepted two conservation proposals to hold covenants on properties on Salt Spring Island with special natural values. Both covenants will be co-held with the Salt Spring Island Conservancy.

The Board has considered possible roles in protecting Owl Island. TFB land protection projects are usually initiated by a proposal from, or on behalf of, a landowner. The TFB is not in a position to be actively involved at this time but will continue to monitor the situation.

Property management activities

A draft revised management plan for the Cyril Cunningham Nature Reserve has been provided to partners for comment.

Hornby Island

A small celebration was held with partners to mark registration of the TFB's second conservation covenant on Hornby Island protecting Garry Oak meadow and mature forest. As often happens, unexpected challenges arose but the TFB is grateful for the landowner's vision and determination to see this protection completed.

Bowen Island

Property management activities

The feasibility of building a viewing platform at Fairy Fen Nature Reserve is being explored. The management plan for Singing Woods Nature Reserve is scheduled for revision.

Denman Island

Property management activities

Discussions are taking place with BC Parks and Denman Conservancy Association about trail relocation at the Morrison March Nature Reserve.

The TFB is negotiating a covenant for the Settlement Lands with the Denman Conservancy Association and has been working with them on the ecological baseline for the properties.

Gabriola Island

Property management activities

Vandalism and trail maintenance are on-going issues at the Elder Cedar Nature Reserve. Staff are seeking design and cost estimates for creating a boardwalk around the large western red cedar tree. A draft management plan for the Burren's Acres Nature Reserve has been circulated to partners.

Lasqueti Island

Property management activities

There is continuing monitoring of the restoration work at the Mount Trematon Nature Reserve following damage caused by trespass activities last year (no repeat problems this year). The management plan for the Kwell Nature Reserve will be revised next year.

North Pender Island

Property management activities

Three beautiful and informative interpretive panels have been installed in a kiosk at the Medicine Beach Nature Sanctuary, with thanks to our partner the Pender Island Conservancy Association for coordinating, and thanks to Tsartlip elder and language teacher John Elliott and forage fish expert Ramona de Graff for sharing their knowledge and time.

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

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