



Lasqueti Island Local Trust Committee

Regular Meeting Agenda

Date: February 1, 2021
Time: 9:30 am
Location: Electronic Meeting

Pages

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- | | | |
|--|---------------------|---------|
| 1. CALL TO ORDER | 9:30 AM - 9:35 AM | |
| Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change." | | |
| 2. APPROVAL OF AGENDA | | |
| 2.1. Resolution to Continue to Hold Electronic Meetings | | |
| That in order to meet the principles of openness, transparency, and accessibility, meetings of the Lasqueti Island Local Trust Committee will be held electronically until Ministerial Orders under the <i>Emergency Program Act</i> and requirements or recommendations under the <i>Public Health Act</i> change regarding public attendance at trust body meetings; and that such meetings be live streamed, and the public invited to participate in meetings by connecting to the link or the phone number provided in the meeting notice, in order to observe proceedings and speak when invited by the Chair. | | |
| 3. TOWN HALL | 9:35 AM - 9:45 AM | |
| 4. REPORTS | 9:45 AM - 10:10 AM | |
| 4.1. Trustee Reports | | |
| 4.2. Chair's Report | | |
| 4.3. Electoral Area Director's Report | | |
| 5. MINUTES | 10:10 AM - 10:15 AM | |
| 5.1. Local Trust Committee Special Meeting Minutes dated September 17, 2020 - for adoption | | 4 - 10 |
| 5.2. Local Trust Committee Special Meeting Minutes dated September 18, 2020 - for adoption | | 11 - 13 |
| 5.3. Local Trust Committee Minutes dated October 5, 2020 - for adoption | | 14 - 23 |
| 5.4. Section 26 Resolutions-Without-Meeting Report dated January 18, 2021 | | 24 - 24 |

5.5.	Advisory Planning Commission Minutes - none		
6.	BUSINESS ARISING FROM MINUTES	10:15 AM - 10:30 AM	
6.1.	Follow-up Action List dated January 21, 2021		25 - 26
7.	APPLICATIONS AND REFERRALS - none		
8.	LOCAL TRUST COMMITTEE PROJECTS	10:30 AM - 11:10 AM	
8.1.	Office Community Plan (OCP) Project Status Update - Memorandum		27 - 71
8.2.	Pete's Lake Water Project - verbal update		
9.	DELEGATIONS - none		
10.	CORRESPONDENCE		
	<i>(Correspondence received concerning current applications or projects is posted to the LTC webpage)</i>		
11.	NEW BUSINESS	11:10 AM - 12:00 PM	
11.1.	Forest Conservation Outreach Briefing - for information		72 - 78
11.2.	Split Zoning on Lasqueti - Memorandum		79 - 79
11.3.	Regulation of Mooring Buoys - for discussion		
11.4.	Draft Minutes Posted on Website - for discussion		
11.5.	Letter of Support for Ocean Legacy Foundation for Coastal Cleanup of the Central Salish Sea Area - for discussion		
12.	REPORTS	12:00 PM - 12:15 PM	
12.1.	Trust Conservancy Report dated October 6, 2020		80 - 82
12.2.	Trust Conservancy Report dated November 24, 2020		83 - 85
12.3.	Applications Report dated January 21, 2021		86 - 86
12.4.	Trustee and Local Expense Report dated October, 2020		87 - 87
12.5.	Adopted Policies and Standing Resolutions		88 - 90
12.6.	Local Trust Committee Webpage		
13.	WORK PROGRAM	12:15 PM - 12:35 PM	
13.1.	Top Priorities Report dated January 21, 2021		91 - 92

13.2. Projects List Report dated January 21, 2021

93 - 93

14. CLOSED MEETING - none

15. UPCOMING MEETINGS

15.1. Next Regular Meeting Scheduled for Monday, April 6, 2021 at 9:30 am via Zoom
Electronic Meeting.

16. ADJOURNMENT

12:35 PM - 12:35 PM



Lasqueti Island Local Trust Committee Minutes of Special Meeting

Date: September 17, 2020
Location: Lasqueti Island Community Hall
 Main Road, Lasqueti Island, BC

Members Present: Peter Luckham, Chair
 Peter Johnston, Local Trustee
 Timothy Peterson, Local Trustee

Staff Present: Dave Olsen, Recorder

Others Present: There were approximately fourteen (14) members of the public in attendance.

1. CALL TO ORDER

Chair Luckham called the meeting to order at 12:03 pm, welcomed the public and introduced the Trustees and Recorder. He acknowledged that the meeting was being held in the unceded territory of the Coast Salish First Nations.

He noted that this Special Local Trust Committee Meeting was being recorded and advised that if someone wished to speak without being recorded, he could pause the recording while they spoke.

2. APPROVAL OF AGENDA

The following addition to the agenda was presented for consideration:

4. Discussion of Home Enterprise and Docks.

By general consent the agenda was approved as amended.

3. COMMUNITY INFORMATION MEETING REGARDING THE LASQUETI ISLAND OFFICIAL COMMUNITY PLAN (OCP) REVIEW PROJECT

3.1 Presentation by the Lasqueti Community Association OCP Review Steering Committee

Chair Luckham introduced Andrew Fall and Colin James as representatives of the Lasqueti Community Association's Official Community Plan Review Steering Committee (LCA OCP SC).

Andrew Fall began the presentation by noting that two and a half years have passed since the first meeting was held regarding the OCP Review Project. He also noted that:

- Seven (7) forums were held and were well attended;
- A formal report was sent to the Local Trust Committee (LTC);
- The LCA OCP SC no longer officially exists;
- A Vision Statement Committee has since formed and is working on that aspect of the Project;

- The LCA OCP SC's Report noted that some policy gaps remained.

3.2 Question and Answer Session

The Chair opened the session by reminding everyone about the meeting guidelines for respectful dialogue and to speak to issues and not of individuals.

The Chair invited questions and comments and the following was noted:

- The report does not address sheep and instead of calling them heritage sheep, it refers to them as exotic and invasive; it was suggested that they are an excellent source of sustainable food/animal protein.
- Humans and deer were suggested to be the primary causes of wildflower decline.
- It was suggested that the feral sheep herd is down to about 10% of its original population and that they eat blackberries and scotch broom, and therefore limit these invasive species on Lasqueti.
 - Andrew Fall responded that sheep were discussed at two forums with strong opinions for and against sheep, but no clear scientific information to support either side; hence, the recommendation for more Community consultation.
- Lasqueti is not an easy island to build a dock; there are many cliffs at the ocean's edge and not many places sheltered from winter's winds and waves.
- Working around the island and starting with the best site at Scottie Bay, a dock could be put in Long Bay, then Rouse Bay, then Squitty Bay (where a breakwater would be needed to expand the current public dock), Powder Flask Cove would need a new break water, Boat Cove will not work, possible in Old School House Bay, not in Jenkins Bay, and then back to False Bay.
- China Cloud Bay and Maple Bay could also host many docks.
- Tucker Bay is the only other location for a public dock but the access to it is currently in court.
 - Andrew Fall responded that:
 - The LCA OCP SC considered the current policy "to support community owning of existing docks" and recommended it be changed "to ensure continued government ownership and environmentally-sound upkeep of public docks."
 - On page 21, the recommendation is "To encourage the communal use of docks and boat ramps and to limit the number of private docks and boat ramps located along the foreshore in order to alleviate cumulative ecological damage", which came from the forum.
 - The Report did not identify docks as a contentious issue but we could add it now that Scottie Bay has become one.
 - The Chair noted that:
 - Docks are a big issue throughout the islands and that ferries could stop at anytime for any reason.
 - People show up and build a long dock and the first winter it is washed away.
 - Governments have not fully grasped that if someone has enough money, they will do anything they want, but we live in that reality now.

- When does the Land Use Bylaw (LUB) get updated?
 - The Chair noted that the OCP is the vision and if the LUB is not updated soon after, they can be out of sync, whereby something is allowed in the LUB but does not support the vision.
- If two people live on every existing property, the island population would be 2,000.
- If every property were subdivided to the maximum and had two people on each parcel, the population would be 5,000.
- Need to talk about population limits.
- Would like another objective regarding access to private boats.
- If people wish to change or add policy and objectives, how best to present them?
 - The Chair and staff advised that:
 - The LTC will consider all public input.
 - Guidelines are embedded in the OCP; they guide the LTC to see if any application “offends” the OCP or not.
 - It is important to consider how the public is travelling; whether by foot, bike, car or boat, and that providing public access may require a covenant to be enshrined.
 - Staff will receive any comment.
 - More people signing on to a submission carries more weight.
- On page 3, the definition of “affordable” may not reflect our intentions.
- Very thankful to everyone who was involved in this project.
- Want a statement acknowledging that humans are the primary invasive species.
- Public trails become roads for bikes, quads and trucks; a network of trails would allow environmental degradation to follow. Only support trails that follow existing roads.
- How can we ensure government ownership of docks?
 - Andrew Fall advised that:
 - There are two kinds of policies; regular and advocacy.
 - The regional district has to follow our OCP.
 - Every bylaw has to be consistent with our policy/OCP.
 - The federal government would not necessarily have to follow our policies, but that is the value of advocacy policy, to show them that we care. When they seek input, this would give it to them immediately.
 - The federal government has divested itself of 200 docks.
 - There is a list of “essential” docks that cannot be dismantled; having it in the OCP says that we do use it, we do care, and it gives the LTC the weight that you desire.
 - Some divestitures came with a lot of money but when the money runs out, these docks are being abandoned.
 - A letter from the federal government was sent to the qathet Regional District (qRD) offering to take over the False Bay dock; the qRD previously did that for Savory Island, but all the money was used up the first winter.
- Is it possible to require future subdivisions along the water to provide public docks or a public access to sheltered water?

- When an application to subdivide is made, unless a local government hires a staff member to deal with it, it falls to the Province's Ministry of Transportation and Infrastructure (MOTI) to administer.
- Ruxton Island has a map of future public amenities for future subdivisions.
- MOTI is obligated to take into consideration the values and aspirations of the OCP.
- Why was cluster housing and density transfer not included in the report?
 - Trustees advised that it is on our Projects list for the LTC, which have their own timeline and requires us to wait until the OCP Review is complete.
 - Andrew Fall advised that in the forum, support was mixed and it was too big of a topic to deal with then.
- On page 18, under Waste Management (e) Section 3.7, Introduction to "Garbage Disposal": maintaining the local dump needs to be revised since it is now closed.
- Part of 2.11 Definitions: the guest cabin definition is an oxymoron; if people are paying, it is a rental cabin.
 - Colin James advised that the Advisory Planning Commission (APC) has resolved that issue.
- In reference to the rural nature of Lasqueti: it has roads, not streets, so it is not possible to have off-street parking, only off road parking.
- Regarding Short Term Vacation Rentals, Policy 20 says "may", while Policy 21 says "must" on page 30 of the existing Official Community Plan Bylaw.
- A Temporary Use Permit (TUP) was suggested for temporary log dumps.
- Opposed to exporting logs from Lasqueti; could enhance Advocacy Policy 5 on Page 30.
 - The Chair noted that may have been put in a long time ago and could be out of the LTC's jurisdiction.
 - **The Chair requested that Staff research the current requirements for log dumps.**
- The LCA OCP SC was not sure how the interface with the LTC would be and that they were very pleased with how their work has been received and supported.

Trustees reiterated a huge thanks for all the work that the LCA OCP SC has done. They could not have done the same amount of public consultation. The Chair has been very supportive.

Chair Luckham concluded the Question and Answer portion of the meeting. He also acknowledged Andrew Fall's work and noted that he was a valuable resource.

The Chair advised that the next LTC Special meeting is scheduled for September 18, 2020 and will be held electronically.

4. DISCUSSION OF HOME ENTERPRISE AND DOCKS

4.1 Home Enterprise

The Chair noted that the next two topics are presented due to recent events. He suggested that the discussion generally focus on the definition of what constitutes a Home Enterprise and whether the definition needs to expand or contract, with the understanding that whatever is done, it will apply to all applications and lands.

Trustees began the discussion and the following was noted:

- Home enterprise is defined in the current bylaw very liberally; the limits only include the number of automobiles outside, that there be no persistent noise, and that the owner needs to live there.
- Specifically, after a long time of fuel being sold at the barge ramp, a fuel tank is now dispensing gas near to the Feed Store.

The following questions and comments were noted:

- Can you make a complaint anonymously? If the complainant's name is kept private, it does not seem fair.
 - The Chair responded that the complainant's name is not revealed, but if it goes to court, anonymity cannot be guaranteed.
- It would be valuable to have a more official process on island before it goes to the bylaw enforcement people, who are then obligated to follow through.
 - The Chair noted that talking to neighbours could avoid this; once it becomes official, it has a different weight to it and bylaws cannot be negotiated.
- The hotel zoning has included gas sales and the resulting taxes have all been paid.
- What is the process when someone makes a complaint about a bylaw infraction?
 - The Chair advised that, in general, a complaint must be received in writing, before it is determined whether it is within our responsibility; if it looks like a violation has occurred, an officer is assigned and gets in contact with the person alleged to have infringed upon the bylaws; the primary role of bylaw enforcement is to reach compliance.
- If the resolution is not immediate, how long does it take?
 - The Chair advised that the Islands Trust is obligated to provide some time for compliance because the Courts would ask if it was given.
 - If there is a blatant offense to other Ministries, they are brought in.
 - Sometimes issues are resolved immediately.
 - Andrew Fall advised that it could take a year of back and forth to close the file, with Court as the last resort.

The Chair asked the public to consider if all commercial enterprise should fall under home enterprise? The traditional interpretation is only if it is not overtly commercial. On Salt Spring Island, they changed industrial land use zoning to employment based zoning.

Trustees added that the current situation has shown that there can be more than one interpretation of whether a new business falls under home enterprise; this is problematic for the LTC when situations like this come up. Do we want to be more specific in terms of what we allow or not?

The public responded and the following was noted:

- This could be referred to the APC, who could then see what other islands have done, and perhaps tighten up the bylaw.
- It is difficult to make a living here; want to help people support themselves.

- The way the bylaw is currently written is good; there is very limited economic opportunity here.
- If a business gets big and intrusive, then they need to rezone.
- Anytime you tighten regulations, you bring in the bureaucrats.

The Chair advised that if there is a need to go to court, then the LTC will have to make a decision. After that, it would go before the Executive Committee of the Islands Trust.

LA-2020-022

It was MOVED and SECONDED,

that the LTC request staff for a report on current bylaw enforcement files as soon as possible.

CARRIED

4.2 Docks

The Chair asked that the discussion be general in nature and not name individuals.

Comments from the public ensued and the following were noted:

- That a focus group be created to determine where docks could be feasible by looking at marine traffic history with a comprehensive view of the island.
- Opposed to these docks in Scottie Bay, which is a heavily used harbour; they violate the bylaws, prevent access to the foreshore, and were built before being permitted.
- Need another five or six private docks; False Bay is a potential disaster: salt on False Bay hill could disable waiting vehicle brakes and the ferry is congested. The fishing company dock absorbs 40 transient people on a long weekend.
- Want more public docks.
- Private docks take the load off of public docks, but the cost is a loss of public access, while the land value goes up.

The Chair reminded the Community to consider whether a private landowner should have a dock free and clear of community amenities. The LTC can zone for uses but not for particular people to use.

Andrew Fall advised that it could be useful to educate private landowners about the cost of easements or covenants, and noted that there is a wide gradient from fully private to fully public.

The Chair reported that:

- The Islands Trust is attempting to re-organize around model bylaws, which could result in a template bylaw for docks.
- The template could then be modified to allow for local autonomy.
- This is expected to better facilitate OCP and LUB reviews.
- The Islands Trust wants to learn from Lasqueti how to better embrace community values.

Questions from the public arose and the following was noted:

- Does a rezoning application change the bylaw?
 - The Chair advised that bylaws cannot be changed but could result in a LUB amendment. In a zoning application, the landowner could offer that they

will allow public access, which would then be considered with the values of your OCP to determine if it is compatible.

- After a rezoning is approved, how can a later, similar application be refused?
 - The Chair noted that:
 - This is especially problematic when bylaw enforcement is involved.
 - Temporary Use Permits allow a better opportunity to look at cumulative effects.
 - We need to be administratively fair.

LA-2020-023

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee refer the topics of Home Enterprise and Docks, both public and private, to the Advisory Planning Commission (APC).

The Chair advised that the LTC may be setting expectations that it will act on anything that the APC sends back.

Trustees noted the following:

- Most of people here understand that the LTC process is not fast;
- Only one Top Priority project will be worked on at one time.
- Having heard an APC member refer to subgroups today, maybe the APC will make similar recommendations.

LA-2020-024

It was MOVED and SECONDED,

that LA-2020-023 be postponed until the October 5, 2020 meeting.

CARRIED

4. ADJOURNMENT

By general consent the meeting was adjourned at 2:36 pm.

Peter Luckham, Chair

Certified Correct:

Dave Olsen, Recorder



Lasqueti Island Local Trust Committee

Minutes of Special Meeting

Date: September 18, 2020
Location: Electronic Meeting via ZOOM

Members Present: Peter Luckham, Chair
 Peter Johnston, Local Trustee
 Timothy Peterson, Local Trustee

Staff Present: Dave Olsen, Recorder

Others Present: There were approximately eight (8) members of the public in attendance.

1. CALL TO ORDER

Chair Luckham called the meeting to order at 1:01 pm. He acknowledged that the meeting was being held in the territory of the Coast Salish First Nations and introduced the staff, Trustees and Lasqueti Community Association (LCA) members.

He briefly noted that a public in-person meeting was held yesterday and that he was grateful to be able to attend and that he observed the COVID-19 precautions.

He also reminded participants to observe the meeting guidelines for respecting each other, speaking to issues rather than people and for waiting to be acknowledged in order to speak. He also noted that protocols are in place to handle any potential technical challenges.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. COMMUNITY INFORMATION MEETING REGARDING THE LASQUETI ISLAND OFFICIAL COMMUNITY PLAN (OCP) REVIEW PROJECT

3.1 Presentation by Heather Kauer, Regional Planning Manager, Islands Trust

Staff shared their screen to present a slideshow, which included the following:

- Next steps;
- Topics covered in the Project Charter;
- Current situation in terms of reports and potential bylaws;
- Recent referral to the Advisory Planning Commission (APC);
- Today's Community Information Meeting (CIM);
- That at the October 5, 2020 meeting, staff will have a recommendation for Trustees to consider;
- An overview of the LCA process, with appreciation of their work;
- Brief overview of Recommendations made by the LCA OCP SC;

- Overview of the Topics on which no recommendations were made but were identified to be important to the Community;
- Overview of Staff recommendations;
- Overview of opportunities for public input, including sending email to northinfo@islandstrust.bc.ca.

The Chair then introduced Andrew Fall, representative of the Lasqueti Community Association's Official Community Plan Review Steering Committee (LCA OCP SC), who noted the following:

- That the process used by the LCA OCP SC focused primarily on finding consensus and that it was outside the scope of the committee's timeline and ability to delve into issues that needed more information or lacked broad consensus;
- That the Steering Committee was dissolved at the recent LCA AGM;
- That a new Vision Committee has been formed and is expected to work on a vision statement over the winter.

Colin James, the other attending representative of the LCA OCP SC, appreciated the willingness of the different levels of government in this process to work together.

3.2 Question and Answer Session

The Chair queried the list of six (6) attendees for questions or comments and the following was noted:

- How and when would the public be able to speak to the list of contentious/unresolved issues that were noted by the LCA OCP SC?
 - Staff noted that there are existing policies around those topics.
 - Andrew Fall advised that the list of contentious issues is not a complete list and that at the meeting yesterday, docks and home-based enterprise seemed to be added to that list.
 - The Chair noted that contentious could be called issues that need more time to research and discuss, to reduce any negative context.
 - Colin James noted that a motion was postponed to the October 5, 2020 Local Trust Committee (LTC) meeting to have these issues sent to the APC.
- How can the public ask questions about proposed changes to the draft OCP?
 - Staff advised to call or email Heather Kauer unless it is specific to the LCA. She also noted that it is possible to have more CIMs and that Town Halls at LTC meetings were other opportunities to ask questions.
- What was discussed at the meeting yesterday?
 - The Chair advised that it was more than two hours in length, that many topics were discussed, and that it is difficult and problematic to summarize.
 - Andrew Fall noted that about an hour of the discussion was spent on docks and home enterprise, while the hour and a half prior had minor and major issues in the LCA OCP SC Report noted and/or addressed.

The Chair thanked the staff, Andrew Fall and Colin James for their presentations, and everyone else for attending the meeting.

He also noted that the conversations yesterday about docks and home enterprise were not as contained as he would have preferred, and since full notice to all parties concerned has not been made, he was reluctant to add a discussion about those topics to today’s agenda.

He also advised the public to submit comments in writing to ensure that more thoughtful responses to questions could be made and so that everyone could have the opportunity to read them.

Staff advised that the current version of the LCA/Staff OCP Draft track changes document is the same document that was referred to the APC and that is currently being circulated.

She noted that it is a first draft document and once the draft bylaw is made, this document would be an attachment to it.

The Chair advised that version numbers of that document be put in the footer of every page of each version and that all versions of the document be posted on the website so that the evolution of this work could be seen by anyone.

It was noted that APC meetings are all open to the public and the public can contact those members once that the referral has been made.

The Chair noted that one of the two motions made yesterday was postponed until the next LTC meeting.

Trustees noted that all correspondence is compiled on the Projects page of the Islands Trust website.

4. ADJOURNMENT

By general consent the meeting was adjourned at 1:54 pm.

Peter Luckham, Chair

Certified Correct:

Dave Olsen, Recorder



Lasqueti Island Local Trust Committee Minutes of Regular Meeting

Date: October 5, 2020
Location: Electronic Meeting

Members Present: Peter Luckham, Chair
 Peter Johnston, Local Trustee
 Timothy Peterson, Local Trustee

Staff Present: Heather Kauer, Regional Planning Manager
 Jaime Dubyna, Planner 2
 Dave Olsen, Recorder

Others Present: Andrew Fall, qRD Regional Director
 There were 13 members of the public in attendance.

1. CALL TO ORDER

Chair Luckham called the meeting to order at 9:30 am. He acknowledged that the meeting was being held in territory of the Coast Salish First Nations. He noted that this meeting was live streamed and explained the protocols required for the electronic meeting to function well. He then introduced the Trustees and staff.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

Under **10.5 Correspondence**, add the email from Kate Emmings, Islands Trust Conservancy.

Under **New Business**, add **11.3 Questions regarding Bylaw Enforcement**.

By general consent the agenda was adopted as amended.

2.1 Electronic Meetings Resolution

LA-2020-025

It was MOVED and SECONDED,

that in accordance with *Ministerial Order M192 - Local Government Meetings & Bylaw Process* and *Province of BC Bill 19 - 2020*, Lasqueti Island Local Trust Committee cannot conduct public in-person meetings at this time because the meeting venues traditionally used have limited access or do not meet the legislated requirements for the protection of the community, trustees and staff; and

therefore in order to meet the principles of openness, transparency and accessibility, meetings of the Lasqueti Island Local Trust Committee will be held electronically over the period October 5 to December 7, 2020, will be live streamed and the public invited to participate in meetings by connecting to the link or the phone number provided in

the meeting notice, in order to observe proceedings and speak when invited by the Chair.

CARRIED

3. TOWN HALL

4. REPORTS

4.1 Trustee Reports

Trustee Johnston reported:

- That he found the in person Special Meeting very useful on September 17, 2020.
- That he has a meeting scheduled with Dana Lepofsky and Andrew Fall to discuss how to proceed with the archaeology project on island.

Trustee Peterson reported:

- That he thought that the Community Information Meetings were useful and informative.
- The Local Planning Committee is changing its name to the Regional Planning Committee to better reflect the actual scope of its work. It is working on a restructuring of the Model Fees Bylaw, to allow for applicants' fees to cover a larger portion of the cost of processing applications.

4.2 Chair's Report

Chair Luckham reported:

- That he attended the September 17, 2020 meeting on Lasqueti in person and thanked the community for the opportunity to do so.
- The Provincial election has put all government business on hold for up to a couple of months.
- That there was an electronic Trust Council meeting in September.

4.3 Electoral Area Director's Report

Director Fall reported:

- That the Vancouver Island Regional Library (VIRL) released its annual report and adopted next year's budget.
- Lasqueti is the only part of the qathet Regional District (qRD) that is served by the VIRL.
- That the Union of BC Municipalities Conference (UBCM) was held virtually via Pheedloop, and had panels called Reimagining Leadership and Confronting Systemic Racism in Canada: he noted that structural racism is embedded in laws, while systemic racism is the net effect of all forms of racism.
- That the Lasqueti landfill closure is moving forward with a plan for a six foot soil cap with geofabric to stop rainwater intrusion. The high cost of the landfill closure raises an inter-generational equity concern. The total cost is estimated at nearly \$460,000 for closure and post-closure monitoring (closure costs are estimated at about \$184,000, while post-closure monitoring costs until 2045 are estimated at about \$276,000). The costs of post-closure monitoring will be paid incrementally from future property taxes.

5. MINUTES

5.1 Local Trust Committee Minutes dated August 10, 2020 - for adoption

The following amendments to the minutes were presented for consideration:

On Page 6, under **LA-2020-016**, delete everything in the sentence after “Trustee Johnston spoke against the motion.”

By general consent the minutes of August 10, 2020 were adopted as amended.

5.2 Local Trust Committee Special Meeting Minutes dated September 17, 2020 - for adoption - to be distributed

Received for information.

5.3 Local Trust Committee Special Meeting Minutes dated September 18, 2020 - for adoption - to be distributed

Received for information.

5.4 Section 26 Resolutions-Without-Meeting - none

5.5 Advisory Planning Commission Minutes dated July 27, 2020 - for receipt

Received for information.

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-up Action List dated September 23, 2020

Trustees asked for clarification regarding the status of October 28, 2019, Item 1; update to Project Charter for the Freshwater Sustainability Project.

Staff advised that it is still ongoing.

7. APPLICATIONS AND REFERRALS

7.1 LA-RZ-2020.1 (Carey Development LTD. - JE Anderson & Associates) - Staff Report

Staff indicated that the applicants were present in the meeting.

Staff briefly presented their report and the following was noted:

- The provided Draft Bylaw would amend the Lasqueti Land Use Bylaw to allow a dock in the specified area.
- Staff considers the application to be inconsistent with several OCP Policies which are identified in the staff report.
- At the August 10, 2020 LTC meeting, Trustees asked staff to report back from the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD). Staff reported that that they spoke with FLNRORD staff and have been advised that this application does not qualify for General Permission and that a bylaw amendment would also not guarantee that authorization would be granted for the development, as Specific Permission may approve only parts of the application. FLNRORD staff require more information from the applicant before being able to make any determinations about the application.

- Staff recommend that the application proceed no further.

Ken Kyler, on behalf of the applicant, reported that they are proceeding with reports and a survey that should be completed within a month.

The Chair advised that not proceeding is in fact a denial of the application.

Staff advised that in the event a Public Hearing is not held, the applicant would be entitled to a refund of \$1,650.00, and quoted policies 1.1 and 1.2 from Trust Council Policy 7.2.4 and Fees Bylaw No. 85 s. 3.5.

Staff also advised that reapplying in a year is a procedural fact; if nothing has changed, the decision would likely be the same.

Trustees thanked staff for reporting and liaising with FLNRORD staff and noted that even if the application were to proceed, it would not qualify for the Province's General Permission.

Staff advised that FLNRORD staff indicated that if fill was placed in the foreshore area, it is considered trespass and would need to be remedied.

The Chair noted that this application is complicated by the fact that this area has not been zoned for docks and that it is problematic for the Executive Committee to receive an application that is not compliant with the OCP. He advised that even if the work were done with the Province, it would not change the fact that the application does not conform with the OCP.

Trustees noted that the OCP states that we may consider docks in the M2 zone and asked about the weight they should give to the public correspondence.

The Chair responded that the correspondence received needs to be weighed with the lack of correspondence that could indicate public support for the OCP as is.

Staff noted that weighing correspondence is a political decision, that there is nothing legal that binds the Trustees either way.

Ken Kyler noted that they have not yet determined if fill extends into the foreshore.

John Carey noted that if there is fill in the foreshore, they are prepared to move it back. He also noted that they have received different information from the Province than what the Islands Trust staff have reported.

Trustees noted the following:

- That Lasqueti does need more docks, but they would prefer new docks to be public.
- There is an old public access in Scottie Bay that could be rehabilitated.
- If more reports were received, more staff time would be required to analyze those reports, unless we instruct them otherwise.
- The Trustees' job is to uphold the OCP as it stands today.
- That it would be appropriate to have more community discussion about the location of future docks and whether they are public or private.

LA-2020-026

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee proceed no further with LA-RZ-2020.1.

CARRIED

LA-2020-027

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff to advise the applicant that they may not re-apply to the Local Trust Committee with a similar proposal for at least one year from the date of this resolution, as per the Lasqueti Island Local Trust Committee Development Procedure Bylaw No. 35, 1992; and that the Lasqueti Island Local Trust Committee request staff to issue a refund to the applicant in the amount of \$1,650.00 as per Lasqueti Island Local Trust Committee Fees Bylaw, 2009.

CARRIED

7.2 LA-RZ-2020.2 (Colette Mann - JE Anderson & Associates) - Staff Report

The Chair noted that previous applications do not set precedents for future applications.

Staff noted:

- That the applicant was present.
- That this application is slightly different in that the dock is not fully constructed.
- That there are possibly concrete blocks and fill in the foreshore.
- This application is also in opposition to many OCP policies.
- That staff recommend proceeding no further with this application.

Ken Kyler noted that both applications were covered by the same information and that reports will not be complete for another month.

Trustees asked staff to clarify whether the LTC required this information.

Staff confirmed that the applicant agreed to provide this information via conversations with staff.

LA-2020-028

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee proceed no further with LA-RZ-2020.2; and that the Lasqueti Island Local Trust Committee request staff to advise the applicant that they may not re-apply to the Local Trust Committee with a similar proposal for at least one year from the date of this resolution, as per the Lasqueti Island Local Trust Committee Development Procedure Bylaw No. 35, 1992; and that the Lasqueti Island Local Trust Committee request staff to issue a refund to the applicant in the amount of \$1,650.00 as per Lasqueti Island Local Trust Committee Fees Bylaw, 2009.

CARRIED

Chair Luckham recessed the meeting at 11:10 and reconvened the meeting at 11:15am

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Official Community Plan (OCP) Public Engagement - Staff Report

Staff reported on the recent history of the process, explained the recommendations contained in the Staff report and the following was noted:

- That motions were made at the Community Information Meetings (CIMs).
- That the issues that the community is currently dealing with are with respect to the Land Use Bylaw (LUB) rather than the OCP.
- Based on the Advisory Planning Commission (APC) discussions, no major flags were raised aside from the Guest Cabin definition.
- That there is no reason to not refer the issues of docks and home enterprise zoning to the APC now, but cautioned that the potential time and resources required of staff to facilitate the referral may slow down the current phase of the OCP Review.

The Chair advised that he is in favour of asking staff to draft a bylaw to allow first reading at our next meeting to speed up the long legislative process.

He also cautioned that doing the APC referral now may set people's expectations that these issues would be part of the current OCP process, rather than in a later phase of it.

Trustees asked the following and the staff responses follow:

- Resolution LA-2020-002 asks that the nested layout of the LCA OCP Steering Committee report be retained;
 - Staff responded that the sections were to be moved around with the Environment listed first and that the current track changes document already reflects this request.
- Whether the next step in the current OCP Review process would be changing the LUB;
 - Staff advised that subdivision regulations are currently listed as the next step and that generally, staff believes that the LUB would not be significantly out-of-sync with current proposed changes to the OCP, but a report could be prepared to note the differences.
- Whether first reading could happen by Resolution Without Meeting (RWM);
 - First reading could happen by RWM;
 - Referrals made after first reading have a 60 day timeframe;
 - Second Reading can not be done by RWM;
 - Third Reading could happen at the same meeting as a CIM;
 - Adoption can be done by RWM after approval by Executive Committee and the Provincial Ministry;
 - The qRD is one of the referral agencies; setting a protocol meeting with them during the referral timeframe would allow us to talk through it.
- That copies of the new draft OCP be available to as many people as possible;
 - All the documents are on the Islands Trust website and the public could request a paper copy from the Gabriola office.
- Could minor or major changes be made between First and Second Reading;
 - If the changes are substantive, then we recommend restarting the process;
 - Changes after a Public Hearing require another Public Hearing.
- Current status of changes to the guest cabin definition;
 - The APC requested two definitions;
 - These could not be discussed in advance if first reading was passed by RWM.

The Chair agreed that minor changes that do not change the intent would not stop the process later on.

LA-2020-029

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff to post the Lasqueti Community Association Official Community Plan Steering Committee report, the staff report with changes tracked, and proposed bylaws to the website with paper copies available by request and to notify the public through an island mailer and posters.

CARRIED

LA-2020-030

It was MOVED and SECONDED,

that consideration of Official Community Plan objectives and policies regarding docks and home enterprises be added to Phase 4 of the Lasqueti Island Official Community Plan Project Charter; and that the Lasqueti Island Local Trust Committee endorse the revised Official Community Plan/Land Use Bylaw Review Project Charter v.4.5, dated October 2020.

CARRIED

LA-2020-031

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff to draft an amendment bylaw for consideration of first reading by RWM that incorporates:

- a. the recommendations of the January 2020 Lasqueti Community Association Official Community Plan Steering Committee report; and
- b. the recommendation of the Lasqueti Island Advisory Planning Commission to create two different definitions to differentiate between commercially-zoned cabins and non-commercial guest cabins; and
- c. technical amendments recommended by staff.

CARRIED

8.2 Pete's Lake Water Project – none

Trustees requested a written report for the next meeting.

9. DELEGATIONS - none

10. CORRESPONDENCE

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

10.1 Letter dated March 23, 2020 from Trustee Johnston to Tla'amin Nation

Received.

10.2 Email dated August 22, 2020 from M. Wendt regarding Private Docks and Home Based Businesses

Received.

10.3 Email dated September 15, 2020 from J. Fall regarding Bylaw Enforcement and Feed Store

Received.

10.4 Email dated September 15, 2020 from S and K Seiler regarding Bylaw Enforcement

Received.

10.5 Email from Kate Emmings of the Islands Trust Conservancy

Received.

Trustees noted the following:

- That a local forester suggested that some additional viewsapes that could be added are the ferry and Mount Tremonton.
- Given current satellite technology, a virtual dome over the island could be added as a viewscape.
- To preserve the largest remaining Coastal Douglas Fir zone, ask that no further commercial logging be conducted on Lasqueti Island.

Chair Luckham recessed the meeting at 12:20pm and reconvened the meeting at 12:50pm

11. NEW BUSINESS

11.1 Lasqueti Island Local Trust Committee - First Meeting Date for 2021 - for decision

Trustee Johnston asked for meetings to be scheduled each month since they will be electronic for the foreseeable future.

The Chair noted that the travel was not a big concern but stressed that staff resources were limited and were also needed for all the other islands in the Trust area.

Staff noted that the Northern office was responsible for 38 meetings each year; there is only one legislative clerk who puts the agendas together for all of the meetings, including special meetings. She noted that there could also be a protocol meeting with the qRD before February.

Trustees noted:

- That a meeting could be scheduled every second month.
- The difficulty for staff to schedule more meetings
- They expected to have a RWM and advance business before February.
- That a date in December 2021 could be scheduled in case it was needed.

LA-2020-032

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee schedule its regular business meetings on the following dates in 2021: February 1, April 26, June 21, August 9, October 4, and December 6.

CARRIED

11.2 Agricultural Land Commission (ALC) Regulation Changes - for discussion

Trustee Peterson began the discussion by noting that Director Marlor advised that these changes may affect our current OCP process.

Staff advised:

- That these items are already scheduled for inclusion in Phase 4 of the OCP Review Process; and
- The recent changes primarily impact individual landowners by preventing them from removing their property from the Agricultural Land Reserve (ALR); now, only Local Trust Committees (LTCs) can remove properties.

Trustees noted that an Islands Trust policy would be helpful to guide LTCs in the future.

11.3 Questions Regarding Bylaw Enforcement

Trustees asked the following, with the Chair's responses embedded:

- When could a legal opinion be sought;
 - Each legal opinion costs a minimum of \$1,000, however, Bylaw Enforcement retains a database of legal opinions.
- Whether or not the LTC can stop the legal process;
 - It would likely cost a minimum of \$50,000.00 to go to court.
 - If enforcement is not pursued, it would be prudent to change the bylaw.
 - The current policy at Executive Committee is not clear.
 - This is related to the cost of insurance, which has a \$150,000 deductible.
- Are all documents related to bylaw enforcement matters confidential?
 - Confidentiality concerns generally require discussion and decisions to be made *in camera*.
 - Once a bylaw enforcement matter has begun, the person who has been complained about is always contacted.
 - A legal opinion could be released to the public.

Staff advised that staff could seek a legal opinion as long as a file is open.

12. REPORTS

12.1 Trust Conservancy Report - none

12.2 Applications Report dated September 23, 2020

Received.

12.3 Trustee and Local Expense Report dated July 2020

Received.

12.4 Adopted Policies and Standing Resolutions

Received.

12.5 Local Trust Committee Webpage

Received.

13. WORK PROGRAM

13.1 Top Priorities Report dated September 23, 2020

Received.

13.2 Projects List Report dated September 23, 2020

Received.

14. CLOSED MEETING

14.1 Motion to Close the Meeting

LA-2020-033

It was MOVED and SECONDED,

that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1) (d) and (f) for the purpose of considering adoption of In-Camera Meeting Minutes dated August 10, 2020 and Bylaw Enforcement and that the recorder and staff attend the meeting.

CARRIED

14.2 Recall to Order

14.3 Rise and Report

The Chair noted that there was nothing to report.

15. UPCOMING MEETINGS

15.1 Next Regular Meeting – February 1, 2021

Staff advised that any requests for reports should be made as far in advance of the next meeting as possible.

Trustees asked about the need for the December 7, 2020 meeting date.

The Chair advised that the meeting date be left in place for the interim.

16. ADJOURNMENT

By general consent the meeting was adjourned at 3:08 pm.

Peter Luckham, Chair

Certified Correct:

Dave Olsen, Recorder



Resolutions Without Meetings Log

Lasqueti Island

Resolution Number	Action	Date
<p>2020-005</p> <p>"That Proposed Bylaw No. 98 be referred to the following First Nations, Local Governments and agencies for comment: First Nations: Lyackson First Nation, Stz'uminus First Nation, Ts'uubaa-asatx First Nation, Halalt First Nation, Cowichan Tribes, Penelakut Tribe, Tla'amin First Nation, T'Mexw Treaty Association, Sechelt First Nation, Nanwakolas Council, Snaw-Naw-As First Nation, Wei Wai Kum Nation, K'omoks First Nation, Qualicum First Nation Local Governments and Agencies: Hornby Local Trust Committee, Denman Local Trust Committee, qathet Regional District, Comox Regional District, Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD), Ministry of Transportation and Infrastructure (MOTI), Vancouver Island Health Authority, Islands Trust Conservancy, Islands Trust Freshwater Specialist, Islands Trust Senior Policy Advisor, School District 69".</p>	Carried	02-Dec-2020
<p>2020-004</p> <p>"That Lasqueti Island Local Trust Committee Bylaw No. 98, cited as "Lasqueti Island Official Community Plan, 2020", be read a first time".</p>	Carried	30-Nov-2020



Follow Up Action Report

Lasqueti Island

15-Apr-2019

Activity	Responsibility	Dates	Status
<p>1 Staff to coordinate a protocol meeting between the Lasqueti LTC and qathet RD.</p> <p><i>Update Oct 30, 2020: Meeting set for Dec 11, 2020 @ 1:30-3:00pm.</i></p>	<p>Heather Kauer Wil Cottingham</p>		Completed

30-Sep-2019

Activity	Responsibility	Dates	Status
<p>1 Staff to review and provide comments on letter from D. and L. Slik dated September 2019 regarding request that Trust Council amend the Model Radio Antenna Strategy to include guidance on consistency with Trust Council's Climate Change Emergency Declaration.</p>	<p>David Marlor</p>		Completed

28-Oct-2019

Activity	Responsibility	Dates	Status
<p>1 Staff to update the Project Charter (PJ) for the Freshwater Sustainability Project with LTC endorsement Oct. 28, 2019 and bring back revisions to the PJ to include Ag Water Demand Model and groundwater recharge and availability assessment.</p>	<p>William Shulba</p>		In Progress
<p>2 Staff to include in the scope of the OCP/LUB project: exploration of subdivision regulations for the purposes of requiring proof of potable water, and ensuring foreshore access that is physically accessible.</p>	<p>Bronwyn Sawyer Heather Kauer</p>		Completed

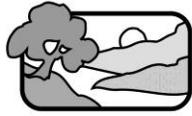


Follow Up Action Report

Lasqueti Island

10-Aug-2020

Activity	Responsibility	Dates	Status
<p>1 Staff to facilitate a Community Information Meeting in conjunction with the Lasqueti Community Association in September, 2020 regarding the OCP Update Project and that the meeting be advertised through an island-wide mail out. <i>In person CIM scheduled on Lasqueti September 17 and electronic CIM September 18.</i></p>	<p>Becky McErlean Heather Kauer Wil Cottingham</p>		<p>Completed</p>



MEMORANDUM

File No.: 6500-20
Lasqueti OCP Review

DATE OF MEETING: February 1, 2021

TO: Lasqueti Island Local Trust Committee

FROM: Heather Kauer, Regional Planning Manager
Northern Team

SUBJECT: Lasqueti OCP Review Project Status

PURPOSE

The Purpose of this memo is to update the Lasqueti Island Local Trust Committee (LTC) with regards to the Official Community Plan project.

On November 30, 2020, the LTC passed the following resolutions via Resolution Without Meeting:

1. **“That Lasqueti Island Local Trust Committee Bylaw No. 98, cited as "Lasqueti Island Official Community Plan, 2020", be read a first time”; and**
2. **“That Proposed Bylaw No. 98 be referred to the following First Nations, Local Governments and agencies for comment:**

First Nations: Lyackson First Nation, Stz’uminus First Nation, Ts’uubaa-asatx First Nation, Halalt First Nation, Cowichan Tribes, Penelakut Tribe, Tla’amin First Nation, T’Mexw Treaty Association, Sechelt First Nation, Nanwakolas Council, Snaw-Naw-As First Nation, Wei Wai Kum Nation, K’omoks First Nation, Qualicum First Nation;

;Local Governments and Agencies: Hornby Local Trust Committee, Denman Local Trust Committee, qathet Regional District, Comox Regional District, Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD), Ministry of Transportation and Infrastructure (MOTI), Vancouver Island Health Authority, Islands Trust Conservancy, Islands Trust Freshwater Specialist, Islands Trust Senior Policy Advisor, School District 69”.

Upon passage of the above resolutions, staff sent out notice of the referral to the First Nations and agencies listed above indicating a request to receive responses by January 22, 2021. A request to extend the referral deadline was received from qathet Regional District and the Islands Trust Conservancy. With this in mind, staff are planning to bring back the referral responses and recommendations related to those responses at the next LTC regular meeting on April 26, 2021.

Any questions or concerns that the LTC has about the draft bylaw could be discussed at their February 1st meeting. Amendments to the 1st reading draft could be made by the LTC with the understanding that the 1st draft is rescinded, amended, and then read a 1st time again. Alternatively, the LTC could wait to make any suggested amendments until the April 26, 2021 meeting and then consider 2nd Reading.

NEXT STEPS

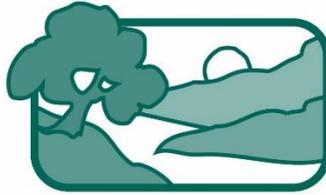
At their next regular LTC meeting, staff will bring back all referral responses, a staff report describing any amendments to the bylaw prompted by referral responses, and a draft of the bylaw for consideration of 2nd Reading.

Submitted By:	Heather Kauer, RPP, MCIP, AICP Regional Planning Manager	January 20, 2021
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ATTACHMENTS

1. First Reading draft of proposed bylaw No. 98
2. Schedule B, Land Use Designation map

PROPOSED



Islands Trust

**Lasqueti Island
Local Trust Committee
Official Community Plan
Bylaw No. 98, 2020**

*Preserving **Island** communities, culture and environment*

PROPOSED

[Back of front cover]

PROPOSED

CONSOLIDATED BYLAW TEXT AND MAP AMENDMENTS

This copy is consolidated for convenience only and includes the following **text amendments only**:

Table of Amendments			
Bylaw No.	Amendment Number	Date of Adoption	Date of Bylaw Consolidation

PROPOSED

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PROPOSED

LASQUETI ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 98

A BYLAW TO ADOPT AN OFFICIAL COMMUNITY PLAN FOR THE LASQUETI ISLAND LOCAL TRUST AREA

WHEREAS Section 29 of the *Islands Trust Act* gives the Lasqueti Local Trust Committee the same power and authority as a Regional District under Section 298(l)(j) and 327 of the *Local Government Act* and Part 14 of that *Act*, except Divisions 19 and 20 of that Part and except Section 507; and

WHEREAS Section 471 of Division (4) of Part 14 of the *Local Government Act* applies to the Committee and authorises it to adopt an Official Community Plan and outlines procedures for developing and adopting such plans including a public hearing and Ministerial approval; and

WHEREAS Section 27 of the *Islands Trust Act* requires that the Executive Committee of the Islands Trust must approve an Official Community Plan prior to adoption; and

WHEREAS Section 473 of the *Local Government Act* lists the subjects that must be addressed in a Plan; and

WHEREAS Section 478(2) requires that all bylaws enacted, permits issued, and works undertaken by the Lasqueti Local Trust Committee be consistent with the Official Community Plan;

NOW THEREFORE the Lasqueti Local Trust Committee being the Trust Committee having jurisdiction on and in respect of Lasqueti Local Trust Area in the Province of British Columbia pursuant to the *Islands Trust Act*, enacts as follows:

1. CITATION

This Bylaw may be cited for all purposes as the “Lasqueti Island Official Community Plan, 2020”.

2. BYLAW REPEAL

1. Bylaw No. 77 cited as “Lasqueti Island Official Community Plan, 1986” and all of its amendments are repealed.
2. Bylaw No. 27 cited as “Lasqueti Island Trust Committee Bylaw Infraction Investigation Bylaw No. 27, 1990” is repealed.

3. SCHEDULES

The following Schedules, attached to and forming part of this Bylaw, are adopted as “Lasqueti Island Official Community Plan Bylaw, 2020”:

- Schedule A – Official Community Plan
- Schedule B – Land Use Designation Map

PROPOSED

READ A FIRST TIME THIS 30TH DAY OF NOVEMBER , 2020

READ A SECOND TIME THIS DAY OF , 20XX

PUBLIC HEARING HELD THIS DAY OF , 20XX

READ A THIRD TIME THIS DAY OF , 20XX

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS
DAY OF , 20XX

APPROVED BY THE MINISTER OF COMMUNITY SERVICES
THIS DAY OF , 20XX

ADOPTED THIS DAY OF , 20XX

SECRETARY

CHAIRPERSON

PROPOSED

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PROPOSED

SCHEDULE A – OFFICIAL COMMUNITY PLAN

PART 1 - PREAMBLE

1.1 Official Community Plan

The purpose of this official community plan bylaw is to further the object of the Islands Trust Act through long-range land use policy for the Lasqueti Island Trust Committee Area. This Bylaw contains the statements of community goals, objectives and policies for present and future land use and development. These policies are designed to direct and guide future actions of the Lasqueti Island Local Trust Committee and inform other levels of government and the general public of the community's expectations for the use and development of the Area.

1.2 Local Government

As a designated island within the Islands Trust, Lasqueti has two locally elected Trustees who along with a chairperson (an Islands Trust Executive Committee Member) constitute the three member Lasqueti Island Local Trust Committee, which is responsible for land use planning within the Lasqueti Island Local Trust Area.

The responsibility of local planning is vested in this Local Trust Committee. The Local Trust Committee may appoint an Advisory Planning Commission for the purpose of providing advice on local planning matters.

The Island is also represented on the qathet Regional Board by a locally elected Electoral Area Director. The Regional Board is responsible for provision and administration of services authorized in the *Local Government Act* and opted for by voters in the Lasqueti Electoral Area.

1.3 Intergovernmental and Corporate Matters

Attainment of certain land use and development objectives set forth in this bylaw and the balance among them is influenced by the manner, in which the natural resources of Lasqueti Island and its surrounding islets and waters are managed, and the type and level of services provided by other government agencies and corporations.

Jurisdictional responsibility for resource management lies with agencies of the Provincial Government and certain Federal Ministries, not with the Lasqueti Island Local Trust Committee. Similarly, the regulation of matters such as sewage and garbage disposal, protection of water supplies, control of pollution, provision of highways, ferry service, and public utilities is not within the jurisdiction of the Local Trust Committee. However, their regulation or management can significantly influence achievement of this bylaw's land use and development objectives.

Recognizing and accepting such circumstances, the Local Trust Committee presents objectives on these matters as expressions of its concerns and interests. The Committee will cooperate with and seek the assistance of the agencies with jurisdictional responsibilities in order to effect management and regulation

PROPOSED

which brings benefits to the Lasqueti Island community and the Province generally, while retaining the inherent capacity of the Island's resources.

Where agencies of other levels of government are themselves developing or regulating aspects of development in the Local Trust Area, it is the objective of the Local Trust Committee to liaise and cooperate with such agencies to encourage development or implementation of development regulations which assist in the realization of the Local Trust Committee's objectives.

1.4 Island Concerns and Issues

Lasqueti Island is a rural island community whose philosophy towards its future is keyed to minimizing adverse environmental and social impacts of increased population and development upon the Island and its surrounding waters. There are concerns regarding the:

- 1 Preservation and maintenance of a rural island community;
- 2 Maintenance of privacy and freedom of the Island's people;
- 3 Conservation of agricultural lands, forest lands, fresh water supplies, and foreshore areas;
- 4 Encouragement of local employment consistent with protection of the community and natural environment.

Relevant land use and development issues centre on the type of land uses, compatibility of land uses, density of development, management of natural resources, maintenance of fresh and marine water quality, transportation, and levels of community services.

1.5 Consultation

The Lasqueti community has a long tradition of addressing difficult and complex issues through a process of community dialogue. Such a process allows all views to be heard and respected, common ground identified, and agreement built out of a shared vision, despite divergent views. To these ends, promotion of a healthy, democratic political atmosphere can be accomplished through the use of a broad range of consensus building tools including but not limited to meetings, questionnaires, task groups and formal advisory polls by secret ballot.

Due to fair, equitable, and good governance practices, it needs to be noted, that the Lasqueti Island Local Trust Committee must keep an open mind and refrain from making a final decision until the adoption or the enactment of any bylaw is considered.

1.6 Legal Basis

The *Islands Trust Act* gives the Islands Trust (including the Lasqueti Island Local Trust Committee) the power and authority of a Regional District under Part 14 except sections 558 to 581 and 507 and 508 of the *Local Government Act*.

Section 478(2) of Part 14 of the *Local Government Act* requires that all bylaws enacted or works undertaken by the Islands Trust or a Regional District must be consistent with this Official Community Plan.

PROPOSED

PART 2 – ADMINISTRATION

2.1 Advocacy Policies and Information Notes

Where a paragraph or sentence in this Bylaw is written in *italics* and is preceded by the words “Information Note”, the contents of the paragraph or sentence are provided as reference information only to assist in understanding the Bylaw.

Where matters are outside the jurisdiction of the Local Trust Committee, this Plan contains broad community objectives in the form of Advocacy Policies. These policies show where the Local Trust Committee encourages others to take actions to further the objectives of the Plan. This Plan cannot and does not represent a commitment from other agencies to act according to community objectives.

2.2 Area of Jurisdiction

This bylaw is applicable to the Lasqueti Island Local Trust Area as described in Schedule B, attached to and forming part of this bylaw.

2.3 Severability

If any section, subsection, sentence, clause or phrase of this bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, such decision should not affect the validity of the remaining portions of this bylaw.

2.4 Units of Measurement

Metric dimensions are used in this Bylaw. Imperial equivalents, shown in parentheses (), are approximate, and provided for convenience only.

2.5 Numbering

The reference system used in this Bylaw is:

Part: 1
Section: 1.1
Subsection 1.1.1
Article: a
Clause: (i)

2.6 Covenants

Where under this Bylaw an owner of land is required or authorized to grant any covenant, the covenant shall be granted to the Lasqueti Island Local Trust Committee (Local Trust Committee) in priority to all financial charges and all other covenants and easements (whether registered or not) and delivered in registerable form, satisfactory to the Local Trust Committee, prior to the granting of the approval or authorization in respect of which the covenant is required. The covenant shall indemnify the Local Trust Committee in respect of any fees or expenses it may incur as a result of a breach of the covenant by the covenanter.

PROPOSED

2.7 Amendment Procedure

This Bylaw may be amended by the Trust Committee at its initiative or in response to an application. Individuals seeking amendment shall submit applications in the form provided for in the bylaws of the Trust Committee that addresses fees and procedures. All amendments to this Plan shall be in keeping with the goals and objectives of this Plan.

2.8 Interpretation

The final interpretation as to the precise location of boundaries of any designation or symbol contained in the map schedules, shall be legally defined by the appropriate land use bylaws enacted over time by the Trust Committee or by site survey, as required. The precise boundaries of the land use designations are shown on Schedule B. In interpreting the objectives and policies of the Plan, the term “shall” is used to denote that the indicated measure “must” be taken or applied. The term “should” or “may” indicates that the suggestion is intended as a guideline to apply or implement by the authority having jurisdiction.

The Islands Trust Conservancy, the conservation branch of the Islands Trust, has the authority to acquire land donations, financial donations, as well as holding covenants for the purposes of preserving and protecting the environment; the **Kwel Nature Sanctuary on Lasqueti Island, shown right**, is an example of a property donated to the Islands Trust Conservancy.

Covenants provide protection of the environment, while allowing the land owner to maintain ownership of the property.



2.9 Compliance

2.9.1 Conformity

- a. No person may use or occupy or permit any land, water surface, building or structure to be used or occupied, or subdivide any land, except as permitted by this Bylaw.
- b. No person may construct, reconstruct, place, alter, extend or maintain any building, structure and sign except as permitted by this Bylaw.

PROPOSED

- c. Nothing contained in the bylaw relieves any person from the responsibility to comply with other legislation applicable to their use of land, buildings or structures.
- d. The use of land, buildings or structures that is lawful at the time of adoption of this Bylaw, although not conforming to the provisions of this Bylaw, shall be considered as “legal non-conforming”, and continued subject to the provisions of Sections 528 through 534 of the *Local Government Act*.

2.9.2 Inspection

- a. Islands Trust staff, including the Bylaw Investigations Officer and any other officer who may be appointed in that capacity, is authorized, after making efforts to make contact with the property owners or occupant or in response to any second or additional complaint, to enter upon any property subject to the provisions of this Bylaw, to ascertain whether the regulations of the Bylaw are being or have been complied with; for clarity elected trustees do not conduct investigations or have the authority provided to act as the Bylaw Investigations Officer.

2.9.3 Enforcement

- a. Violation
 - (i) Any person who does any act or thing or permits any act or thing to be done in contravention of the provisions of this Bylaw, or who neglects to do or refrains from doing any act or thing which is required to be done by any of the provisions of this Bylaw is deemed to have violated the provisions of this Bylaw.
- b. Penalty
 - (i) Any person who violates any of the provisions of this Bylaw is, upon summary conviction by a court of competent jurisdiction, liable to a penalty of not more than five thousand dollars (\$5000) and the cost of prosecution. Each day that such violation continues, or is allowed to continue, constitutes a separate offence.

2.10 Owners Costs

If any provision of this Bylaw requires a report, study or plan or similar item to be prepared, unless otherwise stated, the owner shall pay all costs; the community rate payer will not cover costs associated with a private initiative.

2.11 Definitions

Adequate: as much or as good as necessary for some requirement or purpose; fully sufficient, suitable, or fit.

Affordable: within reasonable financial means of a person or group to access a service or good.

Appropriate access: adequate and sensible.

Cultural resources: physical evidence or place of past human activity: site, object, landscape, structure; or a site, structure, landscape, object or natural feature of significance to a group of people traditionally associated with it.

Density: the number of dwelling units allowed on a lot based on the zoning and the lot size;

Encourage: to promote, advance, foster and inspire with confidence.

Ensure: to make something certain to be or come to be.

PROPOSED

Foster: to promote the growth and development of.

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;

Health: having, showing or encouraging good positive health, integrity of balance

Long- term rentals: dwellings designated for rental arrangements longer than 1 month.

Low risk: unlikely to result in loss, failure or harm.

Natural: existing in or formed by nature.

Positive: giving or being of hope, confidence, a sense of alignment.

Promote: to encourage, further or advance in rank, dignity or position.

Renewable resource: a natural resource that can regenerate after use.

Resource: a stock or supply of natural or human assets that can be drawn on by, and to benefit, a person or organization.

Rural: of, relating to, or characteristic of the country, country life, or country people.

Rural values: values and interests pertaining to a lifestyle connected to a predominately natural environment.

Short-term vacation rentals: means a cabin or residence that is rented as a single unit for commercial purposes for periods of less than 30 days to accommodate tourists, visitors and the travelling public.

Stewardship: the careful and responsible management of something entrusted to one's care.

Support: to sustain, endure or hold up.

Sustainable: pertaining to a system that maintains its own viability by using techniques that allow for continual reuse. Includes practices that do not deplete the resource base and requires an attitude of stewardship and balance.

Watershed: The area or region of land that collects and stores precipitation eventually overflowing through streams, creeks, rivers, and lakes eventually to the sea.

PROPOSED

PART 3 – OFFICIAL COMMUNITY PLAN

Introduction

The Lasqueti Island Local Trust Committee has authority through its plans and regulations to address use and the servicing requirements of land and surface waters within its Trust Area. The purpose of this Plan is to outline the goals of the community, the objectives relating to matters of Local Trust Committee authority and policies that provide guidance as to how to implement those objectives. Advocacy policies are included to encourage and guide decision makers with matters outside of the authority of the Local Trust Committee.

Responsibility for certain matters lie outside the authority of the Lasqueti Island Local Trust committee and are instead the responsibility of individual property owners, residents, the Provincial Government, the Federal Government, Coast Salish First Nations or the qathet Regional District. In some instances there may be overlapping authority of more than one person or agency. In particular the objectives and policies set forth in the Bylaw and the balance among them is influenced by the manner in which the natural resources of Lasqueti Island and its surrounding islets and waters are managed, and the type and level of services provided by other government agencies and corporations.

The Local Trust Committee seeks to work cooperatively with and seek the assistance of the public and government agencies to ensure orderly and effective management and regulation of the Lasqueti Trust Area and its resources to the mutual benefit of all.

In the case of objectives that are within the authority of other agencies or persons, such agencies or persons are requested to:

- regard such objectives as stated desires of the Lasqueti Island Local Trust Committee; and
- to take such objectives into consideration in making decisions concerning their own land use decision making with respect to the Lasqueti island Local Trust Committee area.

Schedule B designates three areas of the Lasqueti Island Planning Area. All land areas above the high water mark that are not Crown Land are within the Land Based (LB) designation. All the marine areas up to the high water line, including the intertidal zone are within the Marine (M) designation. All Crown lands are within the Crown Land (CL) designation. The objectives and policies below apply to either or both of these three designations.

Community Context

Lasqueti Island is within the original territory of the Tla' amin (Sliammon) First Nation. The Tla' amin (Sliammon) people referred to the island as Kweh et ey (means Yew Tree). In 1791 the Island became known as Lasqueti, named after Juan Maria Lasqueti, a prominent Spanish naval officer.

Lasqueti is 68 square kilometers in area, 5 km wide and 21 km long. The ferry does not provide vehicle service, which therefore requires barging over of vehicles and other large items.

	1991	1996	2001	2006	2011	2016
Population	326	374	367	359	425	399
Number of Dwellings		180	185	298	290	407

PROPOSED

Since 1974, the inception of the Islands Trust, the community of Lasqueti Island has been empowered to elect their own representatives to make independent and local decisions, while remaining within a federation of other island communities. The following individuals have served as Local Trustees for Lasqueti Island:

1977 - 1978	Kevin Monahan, Mike Humphries
1978 - 1980	Laurence Fisher, Mike Humphries
1980 - 1982	Laurence Fisher, Mike Humphries
1982 - 1984	Jack Barrett, Mike Humphries
1984 – 1986	Jack Barrett, Mike Humphries
1986 - 1988	Melinda Auerbach, Barry Kurland
1988 - 1990	Melinda Auerbach, Barry Kurland
1990 - 1993	Janice McMillan, Barry Kurland/Chris Ferris
1993 - 1996	Melinda Auerbach, Chris Ferris
1996 - 1999	Melinda Auerbach, Eric O'Higgins
1999 - 2002	Eric O'Higgins, Tom Weinerth
2002 - 2005	Bronwyn Preece, Rose Willow
2005 – 2008	Bronwyn Preece, Rose Willow
2008 – 2011	Jen Gobby, Susan Morrison
2011 – 2014	Susan Morrison, Peter Johnston
2014 – 2018	Tim Peterson, Susan Morrison
2018 – 2022	Tim Peterson, Peter Johnston

What is an Official Community Plan?

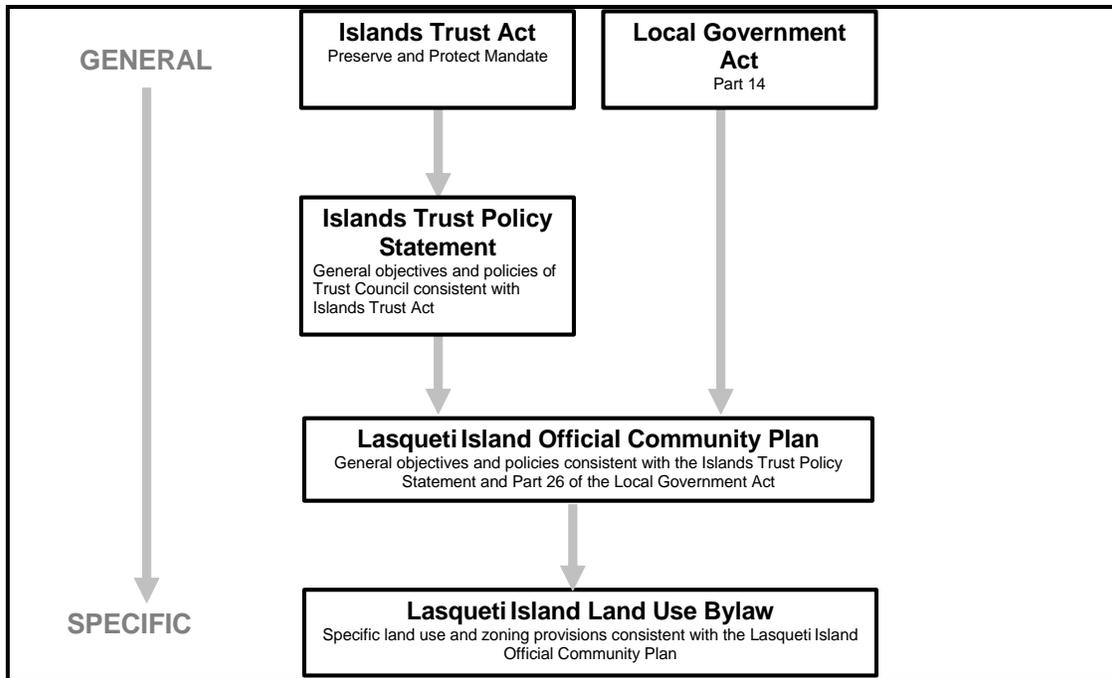
An Official Community Plan is a general statement outlining the planning goals of a community and the policies that will help the community to reach those goals. The intent of an Official Community Plan is to provide a framework that will guide the elected officials and members of the community in future development and conservation initiatives. Once adopted by Bylaw, the Lasqueti Island Official Community Plan restricts the Lasqueti Island Local Trust Committee to only enact any other bylaw that is consistent with the Official Community Plan.

A Local Trust Committee is authorized to adopt an Official Community Plan by the *Islands Trust Act* and the *Local Government Act*. In the Islands Trust Area, an Official Community Plan must be consistent with the Islands Trust Policy Statement, which furthers the Object of the Islands Trust, as stated in Section 3 of the *Islands Trust Act*:

The object of the Trust is to preserve and protect the Trust Area and its unique amenities and environment for the benefit of the residents of the Trust Area and of the province generally, in cooperation with municipalities, regional districts, improvement districts, other persons and organisations and the government of the Province.

An Official Community Plan must also address the Provincial Interest as defined in the *Local Government Act*. The graphic below shows how an Official Community Plan fits into the overall planning framework of the Islands Trust.

PROPOSED



As a true representative document, a community plan states the values of the community that participates in its creation. As a community changes, so too can a community plan. As unforeseen issues arise, a community plan can be amended to keep pace with these issues. Amendments can occur from time to time, based upon community process and input, with final decisions made by the officials elected from the Lasqueti Island community itself.

Goals

To maintain a rural island community where the Island people's privacy and freedom are preserved; the integrity of the island ecosystem is maintained; conservation of agricultural lands, forest land, fresh water supplies, and foreshore areas are protected; local employment, consistent with the protection of the community and natural environment, is provided.

Approach

The Bylaw's approach to land use and development growth is one of consideration and caution. It is hoped that by laying out a pattern of low density land use, adopting a cautious approach to development, and fostering a cooperative relationship among the local community, Islands Trust and other governmental agencies, needed and reasonable land use and development will take place without requiring complex and expensive facilities and services, thereby maintaining the Island's unique character as a place where the human community lives in and with nature.

PROPOSED

3.1 Environmental Stewardship

Where agencies of other levels of government are themselves managing natural resources or regulating the management practices of other agencies or the private sector, it is the Local Trust Committees objective to liaise and cooperate with such agencies to encourage management practices and regulatory provisions which help to preserve and protect the natural environment.

The following section is divided into three areas: Conservation, Consumption and Pollution, and Climate Change.

General

General Objectives

Objective 1 To support and assist with the establishment and maintenance of protected areas, including (and not limited to) ecological reserves, parks, nature reserves and conservation covenants.

Objective 2 To avoid contamination of fresh and salt water.

Objective 3 To support human use and management of land that retains native flora and fauna and conserves natural ecosystems.

Objective 4 To protect and restore a diverse, productive, native forest understory with abundant natural regeneration of trees and other native species.

Objective 5 To support the protection and restoration of abundant and productive native ecological communities in the terrestrial, freshwater, and marine ecosystems on and adjacent to Lasqueti

Objective 6 To promote a safe and healthy environment for all residents.

Objective 7 To achieve low risk of loss to ecological integrity and biodiversity, supported by the best scientific understanding of ecosystems in the Lasqueti Local Trust area.

Objective 8 To formally protect a sufficient proportion of the land and marine base of the Lasqueti Local Trust Area to help achieve low risk to ecological values, and that includes representation of all ecosystems and over-representation of rare or special areas.

General Policies

The natural environment of Lasqueti is being altered and under constant pressure to be developed further. The community of Lasqueti resides on a finite island where resources must be used in a sustainable manner.

Policy 1 The Lasqueti Island Local Trust Committee should undertake initiatives to identify environmentally sensitive and important ecosystems and flora and fauna to assist in future decision making.

Policy 2 The Local Trust Committee will assist with any efforts to protect sites of ecological significance or value, prioritizing conservation of the full range of terrestrial and aquatic/marine ecosystems in the local trust area.

Policy 3 Lasqueti Island's rural marine landscape and scenic views should be maintained and protected.

Policy 4 The inherent resiliency of the Island's eco-systems should be maintained in conjunction with resource stewardship.

Policy 5 Native flora and fauna should be retained to protect natural habitats of local significance.

PROPOSED

Policy 6 Measures to avoid and minimize the use of herbicides and other biocides should be undertaken.

Policy 7 Domestic pets and livestock should be kept under control.

Policy 8 When fill or debris is placed on land in such a way that it could lead to discharge of deleterious material into a water course, adequate mitigative design and construction measures are required in order to be acceptable to Fisheries and Oceans Canada and appropriate Provincial Ministries.

Policy 9 Support community-based environmental clean-up initiatives.

Policy 10 Support initiatives to reduce pollution from vehicles, wood burning, power generation, waste, and any other sources.

Policy 11 Support efforts that minimize consumption and maximize local self sufficiency.

Policy 12 Maintain a high level of forest connectivity on Lasqueti.

Policy 13 Preserve quiet and darkness.

General Advocacy Policies

Advocacy Policy 1 Residents, businesses and other agencies are encouraged to become informed and educated about appropriate human waste disposal methods.

Advocacy Policy 2 Community groups and other agencies are encouraged to develop educational material on environmentally sensitive living.

Conservation

Conservation Objectives

Objective 1 To prioritize conservation of the full range of terrestrial and aquatic/marine ecosystems in the local trust area.

Objective 2 To minimize deforestation (permanent removal of forest) and encourage forest management that optimizes the carbon sequestration value of forests.

Objective 3 To maintain a high level of forest connectivity.

Consumption and Pollution

Consumption and Pollution Objectives

Objective 1 To support initiatives to reduce pollution from vehicles, wood burning, power generation, waste, and any other sources

Objective 2 To encourage site planning and building design that minimize energy consumption and negative impacts on natural ecosystem.

Objective 3 To encourage low levels of consumption and local self-sufficiency.

Consumption and Pollution Policies

Policy 1 To support initiatives to clean up public areas, such as shorelines.

Climate Change

Climate Change Objectives

Objective 1 To consider both climate change adaptation and mitigation in all land use decisions.

PROPOSED

Objective 2 To support individual and community-based initiatives that reduce greenhouse gas emissions.

Objective 3 To reduce reliance on fossil fuels and move towards eliminating fossil fuel use.

Objective 4 To encourage residents to minimize energy use, incorporate high energy efficiency into building design and construction and to use local, non-toxic, carbon efficient materials.

Climate Change Policies

Climate change refers to the increasing concentration of heat-trapping greenhouse gases (GHGs) in the atmosphere as the result of human activities— primarily the burning of fossil fuels and large-scale deforestation. A 2007 report from the Intergovernmental Panel on Climate Change reveals that between 1970 and 2004, GHG emissions have increased by 70%. This dramatic rise in atmospheric GHG concentrations has in turn triggered an increase in the average temperatures of near-surface air and ocean water, with temperatures projected to rise 1.1° to 6.4° C over the next century. Although seemingly slight, these temperature changes will have dramatic and negative impact on ecological systems around the globe.

In response to climate change issues, the provincial government gave Royal Assent to Bill 27 [*Local Government (Green Communities) Statutes Amendment Act, 2008*] on May 29, 2008. Bill 27 amended the *Local Government Act* and other Provincial regulations to provide new tools for local governments. Most significantly, Bill 27 required that all local governments include GHG emission reduction targets—and policies and actions to achieve those targets— in their Official Community Plans.

The Islands Trust Council identified Climate Change and the implementation of Bill 27 as the top strategic plan priority in 2009 and early 2010. The Lasqueti Island Local Trust Committee supported this direction, as did community members who attended a special community meeting on reducing GHG emissions in November 2009.

The following targets, policies and actions are proposed to ensure that the reduction of GHG emissions specifically and the impact of climate change in general become part of the planning process for Lasqueti Island.

Policy 1 The Local Trust Committee should consider the development of new criteria for assessing official community plan or zoning amendment applications from the perspective of climate change adaptation and mitigation. This criteria will address issues such as the impact of the density proposed on reducing GHG emissions, land use and the form of the development, use of building materials and construction methods, energy efficiency and sources, and the long term potential for the development to result in a decreased footprint on the landscape.

Policy 2 The Local Trust Committee should support community efforts to record and measure the use of fossil fuels and GHG emissions through an annual inventory.

Policy 3 The development of cycling and walking trails to permit non-automobile based forms of travel is strongly encouraged, separated from the road grade where possible.

Policy 4 The community is encouraged to consider options to purchase lands to protect ecosystems and the character of Lasqueti Island.

Policy 5 The implementation of energy conserving buildings is strongly encouraged including the use of local materials and “small footprints”.

PROPOSED

Policy 6 The Local Trust Committee, government agencies, and Island residents are strongly encouraged to consider alternatives to slash burning.

Climate Change Advocacy Policies

Advocacy Policy 1 Provincial agencies, when considering changes to infrastructure on the Islands, are strongly encouraged to take a “small footprint” approach to any proposals for public infrastructure development. The investigation of opportunities to share resources or develop common facilities is strongly encouraged.

Advocacy Policy 2 The Province is strongly encouraged to support water conservation, rainwater catchment, and a wider range of options for sewage treatment for dwelling units.

Advocacy Policy 3 The community is encouraged to build on the community inventory completed in 2009 by developing a method (provided at no charge to each household) for continuing the collection of data on an ongoing basis. The inventory could collect data both on fuel use and estimated GHG emissions, and also record actions that are being taken to reduce GHG emissions, such as the installation of energy efficient stoves, windows, or improved insulation.

Advocacy Policy 4 The implementation of fuel saving measures at public and community buildings should be investigated by a team of island residents, and new methods proposed to reduce GHG emissions through the use of alternative energy sources.

Advocacy Policy 5 Education is recognized as the most powerful tool in reducing energy use, and Islanders are strongly encouraged to share their knowledge and assist other levels of government, agencies and Lasqueti Islanders in meeting the goals of this Plan.

3.2 Resource Stewardship

Natural Resources

General Objectives

Objective 1 To conserve forest lands, fresh water supplies, wetlands, foreshore areas, historic and archaeological cultural heritage, and existing agricultural lands.

Objective 2 To ensure wild food resources are harvested sustainably.

Objective 3 To protect access to wild food resources of the land and marine environments.

General Policies

Policy 1 Assess and report at least every 5 years the amount of land and marine area in the Lasqueti Trust Area that is in protected status, including a breakdown of the types of protected status, a map of protected areas, and the distribution of ecosystem types under protection relative to their overall abundance in the Lasqueti Trust Area.

Policy 2 Assess and report at least every 10 years the status of land outside of formal protected status in relation to its potential for contributing to conservation objectives outside of protected areas.

Policy 3 Conservation strategies between land, foreshore and sea shall be integrated where feasible.

Policy 4 Initiatives to improve mapping of sensitive, rare and threatened ecosystems, arable land, hazardous land, etc. are supported.

PROPOSED

General Advocacy Policies

Advocacy Policy 1 The Lasqueti Community Association is encouraged to develop a guide for residents on best local practices for stewardship of environmental, historic, archaeological and heritage values.

Advocacy Policy 2 Scientifically rigorous surveys of invasive species, in particular feral sheep, are encouraged to estimate population size and to assess local ecological impacts (e.g. by the Lasqueti Island Nature Conservancy).

Advocacy Policy 3 A community-led process to identify a scientifically-based land and marine conservation target to meet low risk to ecological values is encouraged.

Advocacy Policy 4 Ongoing community monitoring of the status of invasive species and of native species potentially at risk is supported.

Advocacy Policy 5 Private landowners are encouraged to undertake stewardship of their land to maintain natural and semi-natural ecosystems and restore any areas of degraded habitat.

Advocacy Policy 6 Private landowners are encouraged to take stewardship actions on their land to reduce populations of undesirable invasive species and enhance native species.

Advocacy Policy 7 Private landowners are encouraged to place conservation covenants on areas with high conservation values.

Advocacy Policy 8 The Province is requested to designate all unencumbered Crown land on Lasqueti in a formal protected status.

Advocacy Policy 9 A community-led process to identify a locally-meaningful definition and designation of agricultural land is encouraged.

Advocacy Policy 10 Hydrological watershed planning to protect water supplies and ecosystems is encouraged.

Marine Coastal Areas

The intertidal area is that area from the high water mark to the lowest extremes of low tide. The water area is that area from the lowest extremes of low tide to a point 1,000 metres off-shore. Both of these marine coastal areas could be vulnerable to pollution from sewage and industrial wastes. Being highly valued for water-based mariculture, marinas, and other marine commercial enterprises, marine coastal areas are or will be subject to demands which, without compatible land use and sensitive development, could impair the visual and environmental qualities which provide the rural marine atmosphere of the Island. With these factors in mind, policies applicable are:

Marine Coastal Policies

Policy 1 Native flora and fauna should be retained to protect natural habitats of local significance along the foreshore and in the intertidal areas.

Policy 2 The marine environment, including associated riparian areas, should be adequately protected from unreasonable adverse effects or inadequate mitigation measures resulting from development.

Policy 3 Special consideration should be taken to eliminate the possibility of pollution from sewage or from commercial and industrial wastes.

PROPOSED

Policy 4 Designation and regulation of the foreshore and marine coastal areas should be designed to preserve and protect the natural environment and character and should recognize the need to dedicate areas of the foreshore for the following purposes:

- to provide for access;
- to protect existing mariculture uses;
- to encourage low impact public uses on and along the foreshore;
- to provide for public transportation services;
- to maintain public access to shellfish;
- to retain the undeveloped character of the marine coastal area;
- to protect marine coastal habitats for conservation purposes especially to protect eelgrass and forage fish;
- to provide for appropriate commercial and industrial uses; and
- to retain representative areas of natural foreshore.

Policy 5 The type and use-level of foreshore and coastal water areas can significantly influence the rural/marine character of Lasqueti Island. Uses of Crown foreshore and water areas must be authorized by the appropriate Provincial Ministry, comply with the provisions of the *Navigable Waters Protection Act* administered by the Coast Guard, and also comply with the bylaws of the Local Trust Committee.

Marine Coastal Advocacy Policies

Advocacy Policy 1 The Coast Guard and other relevant government ministries are encouraged to regulate uses such that:

- marinas relate to the rural environment and be of small scale, providing appropriate sanitary facilities (and desirably sewage pump-out facilities for boats) for shore and water-based patrons;
- marinas are situated away from existing mariculture areas,
- mariculture does not take precedence over those areas traditionally used as year round moorage for local vessels; and,
- site-specific non-discharge zones should be located in the waters surrounding Lasqueti.

Water Source Area

Water Source Policies

Water source areas are those areas drained by lakes and streams, which provide or potentially could provide fresh water for human consumption and use.

Although no adequate studies have been made of the capacity of the Island to store fresh water, it is apparent that in the natural state the potential is limited; most streams and many wells dry up in the summer. It is doubtful that the existing lakes could supply much more than they do now without impairing the present ecological balance. Until the necessary studies have been completed the following policies should apply:

Policy 1 Watersheds and catchment areas should be protected from contamination and degradation.

Policy 2 Fresh and salt water purity and quality should be protected from contamination and degradation.

Policy 3 The Lasqueti Island Local Trust Committee supports initiatives to monitor groundwater and surface water resources and the related watersheds and catchment areas to assist in future decision making.

PROPOSED

Policy 4 Suitable surface water creeks should be identified with the encouragement of establishing salmon enhancement programs on Lasqueti Island.

Policy 5 Provision of water should be done in ways that minimize environmental degradation. Development of water sources should evaluate all options - dug ponds, rainwater catchment, shallow or deep wells, and choose the option involving the least long-term environmental degradation.

Policy 6 Where possible, the Local Trust Committee encourages salmonid enhancement programs to identify and develop measures to protect fishery resources and to assist in restoration efforts.

Policy 7 When applications to log Crown land are referred to the Lasqueti Island Local Trust Committee, the Local Trust Committee should consider examination of the impact of the proposal on water supplies.

Policy 8 Particular care should be taken to ensure that contamination of the fresh water supply does not occur.

Policy 9 Access to or along significant sources of fresh water should be by trail only, except as may be required for purposes of firefighting.

Policy 10 Land development adjacent to sources of fresh water should follow an environmental impact assessment prepared by the proponent.

Policy 11 When fill or debris is placed on land in such a way that it could lead to discharge of deleterious material into a water course, adequate mitigative design and construction measures are required acceptable to the appropriate Federal and Provincial Ministries.

Water Resources

Both ground and surface freshwater supplies are limited and subject to fluctuation.

Water Resources Advocacy Policy

Advocacy Policy 1 The Local Trust Committee encourages the appropriate Provincial Ministry to:

- evaluate and monitor the Island's water resources prior to issuing surface water rights;
- establish ground and surface water monitoring programs;
- re-evaluate the requirement for drilled well regulations;
- encourage surface water and catchments systems as an alternative to drilled wells provided such systems do not degrade the environment;
- encourage the Ministry to support microhydro electrical systems, including run-of-stream systems, recognizing that such systems are a viable and sustainable source of domestic electric power.

Advocacy Policy 2 The Local Trust Committee supports watershed planning to protect water supplies and ecosystems.

Recreational Resources

Recreational Resources Objectives

Objective 1 To encourage the creation of parks and recreation areas that are designed and located to provide recreational opportunities in addition to meeting conservation protection objectives.

Objective 2 To promote trail systems throughout the island.

Objective 3 To support the creation of a public trail network throughout the Island.

PROPOSED

Recreational Resources Policies

Policy 1 Provision of varied recreation use areas throughout the island that focus on the natural aspects of Lasqueti.

Policy 2 The development of a comprehensive recreation plan should be undertaken that indicates provincial, regional, and community parks as well as trails, public shellfish reserves, and marine and land-based recreation areas.

Policy 3 The Local Trust Committee supports the use of tax incentives that encourage landowners to dedicate trail and parks.

Recreational Resources Advocacy Policies

Advocacy Policy 1 The appropriate Provincial Ministries with responsibilities and programs for recreation should regulate and maintain recreational activities that are compatible with the Island's rural nature, and provide facilities and supervision where needed to protect from adverse effects.

Advocacy Policy 2 The Local Trust Committee requests that the Regional District consider conducting regional park studies.

Advocacy Policy 3 The Local Trust Committee requests the Ministry of Transportation and the qathet Regional District to support the establishment of public outhouses and picnic tables on a site specific basis on public accesses to the foreshore.

Advocacy Policy 4 The Lasqueti Community Association is encouraged to establish a trails committee to explore options for trail development and maintenance that respects concerns regarding trails on or near private property, and to assemble information on options, risks, and mitigative actions regarding trails on private land.

Cultural Resources

Cultural Resources Objectives

Objective 1 To ensure respectful treatment, fairness, and equity to past, present and future generations that have and will share and contribute to the environmental and cultural fabric of the Lasqueti Local Trust Area.

Cultural Resources Policies

Policy 1 To recognize the cultural and historical significance the Coast Salish First Nations in the Lasqueti Island Local Trust Area.

Policy 2 To support mutual respect for interests by proactively consulting with local First Nations regarding changes to land-use, zoning designations, and protection of heritage and archaeological resources.

Policy 3 To foster protection and stewardship of archaeological, historic and heritage sites.

Policy 4 The Local Trust Committee will assist, when possible, the responsible Ministry in their efforts to establish and protect sites of archaeological or heritage significance or value.

Policy 5 The Local Trust Committee recognizes that treaty negotiations with First Nations continue to be unresolved and until the resolution of First Nation interests within the Lasqueti Planning Area relationship building and cooperation between the Local Trust Committee and other First Nations may be developed over time.

Policy 6 Avoid or minimize destruction of archaeological sites on Lasqueti Island by:

PROPOSED

- educating the community about Lasqueti’s archaeological heritage and making information available about best practices for heritage stewardship;
- ensuring property sales inform new owners of all existing information about archaeological heritage on their property; and
- encouraging landowners and builders to assess the presence and extent of archaeological heritage prior to establishing building plans or other developments, and modify development plans accordingly and/or, where damage is unavoidable, mitigate impacts by supporting the recovery of as much information as possible

Cultural Resources Advocacy Policies

Advocacy Policy 1 The Local Trust Committee encourages and will assist the Coast Salish First Nations, the responsible Provincial and Federal agencies and the public generally, in their efforts to establish and protect sites designated or valued for heritage and historical significance.

Advocacy Policy 2 The Lasqueti Island Local Trust Committee encourages both the Federal and Provincial Governments to assist the local community and the Coast Salish First Nations with accurate and comprehensive First Nation assessments within the Lasqueti Island Local Trust Area.

Advocacy Policy 3 The Local Trust Committee encourages learning about and respecting indigenous rights to, and uses and management of land, sea, and resources (past and present).

Advocacy Policy 4 Community groups and other agencies are encouraged to develop educational material on First Nations rights to, and uses and management of, land, sea, and resources (past and present)

3.3 Community Stewardship

The small resident and visitor populations, significant areas of vacant Crown land, and the generally undeveloped nature of the Island provide for a variety of land and water-based recreation opportunities. Most recreational activities compatible with the Island's rural nature are not yet at levels of use where formal facilities are required or planning and regulatory management is needed to ensure retention of recreational quality that avoids user conflicts.

General

General Objectives

Objective 1 To discourage pervasive and excessive light, noise and air pollution created by residential, commercial or industrial uses, both on land and waters surrounding Lasqueti.

Objective 2 To foster an environment that encourages owners to keep their dogs, domestic pets and livestock under direct control.

Objective 3 To encourage a supportive, healing place to live.

Objective 4 To support sustainable, independent, alternative and affordable lifestyles.

General Policies

Policy 1 The Local Trust Committee support initiatives that benefit the community wellbeing, its safety, security and comfort.

Policy 2 Public accesses, required as dedication at time of subdivision, may be consolidated to make larger more usable areas and in some cases a trail may be sufficient access to a development. Public access to the foreshore is encouraged to be identified by signs located on the public roads.

PROPOSED

Advocacy Policies

Advocacy Policy 1 The residents of the Lasqueti Island Planning Area prohibit the storage or generation of nuclear materials, nuclear weapons or nuclear energy in the Planning Area.

Advocacy Policy 2 The residents of the Lasqueti Island Planning Area oppose Genetically Modified Organisms in the Planning Area, including propagation, cultivation, and raising of genetically engineered plants and animals by persons, firms, or corporations.

Advocacy Policy 3 Further to Transport Canada’s recognition that Lasqueti Island and its surrounding area have sensitive habitats for birds and other animals; the community asks that aircraft do not fly low over the Lasqueti Planning Area and the islands within it.

Advocacy Policy 4 Low Flying aircraft over residential areas of the island are considered intrusive and generate excessive noise that affect residents, the traveling public, and the environmentally sensitive areas of the island; air traffic should be kept at a reasonable height of no less than 610 metres (2000 feet).

Advocacy Policy 5 To foster an environment that encourages owners to keep their dogs, domestic pets and livestock under direct control.

Advocacy Policy 6 To explore a local land trust for multiple uses, including housing services, industry, recreation and conservation.

Advocacy Policy 7 The community supports the exploration of a local land trust for multiple uses, including housing services, industry, recreation and conservation.

Advocacy Policy 8 The Lasqueti Community Association, in cooperation with other agencies as appropriate, is encouraged to develop local, public education about community vision & objectives, emergency preparedness, including forest fire preparedness, regulations, etc.

Advocacy Policy 9 The Lasqueti Community Association is encouraged to develop methods for a community-driven dispute resolution process to handle concerns regarding bylaw noncompliance.

Advocacy Policy 10 The establishment of a monthly winter food market / food swap is encouraged.

Human Resources

Human Resources Objectives

Objective 1 To foster sharing of community wisdom and locally-applied solutions.

Objective 2 To ensure a positive environment for children.

Objective 3 To ensure that both a physical building dedicated to education and educational opportunities remain on-island.

Objective 4 To encourage and foster volunteerism.

Objective 5 To encourage education and skills development of residents.

Human Resources Advocacy Policies

Advocacy Policy 1 To foster education about community vision & objectives, personal safety, agreements, regulations, etc.

Resilience

Resilience Objectives

Objective 1 To support cooperative ventures for community services.

PROPOSED

Objective 2 To support community-driven dispute resolution to handle concerns regarding bylaw non-compliance.

Housing

Housing Objectives

Objective 1 To encourage the establishment of long-term rental housing, affordable housing, special needs housing and opportunities for Island seniors to age-in-place.

Objective 2 To support affordability and availability of long-term rental accommodations.

Objective 3 To foster the ability of younger people, and people with low and modest incomes, to live on the island.

Objective 4 To encourage resource efficiency of homes (e.g. heating, energy use, water use).

Food

Food Objectives

Objective 1 To encourage local food production, including shared use of arable land, organic methods, and seed saving and sharing.

Objective 2 To support community gardens and local markets.

Objective 3 To support food sharing and food banks.

Objective 4 To encourage opportunities for collaborative food processing and preserving (e.g. dehydrating, canning, smoking, cold cellar).

Food Policies

Policy 1 Policy 1 The Local Trust Committee should encourage local food production as a significant step to reducing food transportation costs and reducing GHG emissions created by food transport.

Food Advocacy Policies

Advocacy Policy 1 To support establishment of a monthly winter food market / food swap.

Economy

Economy Objectives

Objective 1 To foster a sustainable local economy that allows people to make a living on the island.

Objective 2 To limit the impacts of tourism.

Economy Policies

Policy 1 In recognition of the importance of mariculture to the economy of Lasqueti Island, existing mariculture tenure areas may be designated as a permitted use. No new areas may be designated for long-line mariculture. New mariculture tenure areas will be subject to designation and regulation, based upon the following criteria: the proposed tenure must not have the effect of closing off access to the affected bay; the proposed tenure would not affect shellfish sites, as shown on Schedule B, public shellfish reserves, or access to such sites or reserves; and the tenure application addresses environmental and social effects.

Policy 2 In recognition of the importance of the harvesting of timber to the economy of Lasqueti Island, the development of a public log watering facility (log dump and booming ground) may be considered on a site specific basis in the Marine General (M2) zone. In considering an application, the

PROPOSED

following criteria must be satisfied: economic responsibility for all costs associated with the development, operation and maintenance of the proposed log watering facility is fully defined; the applicant addresses environmental and social effects; and access is available by public right-of-way or registered easement.

3.4 Community Services

Lasqueti has developed the level of services required to support its small resident and visitor population.

General

General Objectives

Objective 1 To encourage the provision of adequate and appropriate services and amenities on the island.

Objective 2 To maintain infrastructure at a reasonable level consistent with a rural community.

Objective 3 To create new and maintain existing walkable public access to foreshore.

General Policies

Policy 1 The road system of Lasqueti Island should be safe and in keeping with the rural nature of the community.

Policy 2 Community services should provide a level and be conducted in a manner appropriate to the Island's needs.

Policy 3 Minimum parcel sizes should not apply to community service lands.

Policy 4 A precautionary approach should be used when considering additional and more sophisticated service facilities as they typically have significant associated costs.

Policy 5 Public outhouses and picnic tables should be established on a site specific basis.

Policy 6 The Trust Committee shall consult on an annual basis with School District #69.

Policy 7 Sites on Lasqueti Island should be identified and established as emergency helicopter landing pads.

General Advocacy Policies

Advocacy Policy 1 Residents are encouraged to remove their own derelict vehicles.

Advocacy Policy 2 The abandonment of vehicles on public right of ways or Crown Land is acknowledged as a socially irresponsible action and not endorsed by the community.

Advocacy Policy 3 The Local Trust Committee, Ministry of Transportation, Regional District, RCMP, businesses and residents should combine efforts to coordinate the removal of unwanted and derelict vehicles on a regular basis.

Advocacy Policy 4 The Ministry of Transportation is requested to assist with temporarily moving and storing of vehicles prior to transportation off island.

Advocacy Policy 5 Residents are requested to keep their derelict vehicles on their property until an opportunity to remove them from the island occurs.

Transportation

General Transportation Objectives

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Objective 1 To maintain a foot passenger only ferry system.

Objective 2 To ensure that the road system is designed, built and maintained in keeping with the rural character of the island.

Objective 3 To reduce dangerous driving and speeding.

Objective 4 To reduce dust created by vehicle traffic.

Objective 5 To increase human powered transport including bicycling and walking.

Objective 6 To support electric vehicle charging stations.

Objective 7 To support a plan for short- and long-term parking in False Bay.

Objective 8 To support local public and shared transportation options.

Objective 9 To support the public ownership and maintenance of roads and trails.

Objective 10 To provide appropriate public access to beaches and public water bodies.

Objective 11 To support establishment of public access to marine foreshore and fresh water lakes.

General Transportation Policies

Policy 1 It is recognized that islands and islets within the Lasqueti Island Local Trust Area, excepting Lasqueti Island, do not have direct access to public roads or ferry service and that some waterfront parcels on Lasqueti Island were created without access to public roads. In these situations access from the water is needed and should be considered sufficient.

Policy 2 The community recognizes that the existing foot passenger type of ferry system has partly contributed to the rural character of the community and should remain as foot passenger only in the future.

Policy 3 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.

Policy 4 Business should be supported to provide and maintain an adequate and appropriate regular marine freight service.

Docks, Boats, Wharves, and Boat Ramps

Objectives

Objective 1 To ensure continued government ownership and environmentally-sound upkeep of public docks.

Objective 2 To encourage the communal use of docks and boat ramps and to limit the number of private docks and boat ramps located along the foreshore in order to alleviate cumulative ecological damage.

Boats and Maritime Vessels

Boats and Maritime Vessel Policies

In order to reduce the overall number of private docks and boat ramps located along the foreshore and alleviate the ecological damage that can be caused by the proliferation of private docks and boat ramps, communal private docks and boat ramps are encouraged and may be considered on a site specific basis. The development of regulations to permit such joint co-operative facilities should ensure that the communal facilities would not have the effect of closing off access to any one bay and that environmental and social effects would be addressed.

PROPOSED

Policy 1 In order to ensure that supplies reach Lasqueti Island, the development of barge, boat, and multi-use ramps accessible to all barge operators may be considered on a site specific basis. Because barge service is essential to the community, the Local Trust Committee should hold community discussions to explore possible locations and means to establish a public barge ramp.

Policy 2 Development of additional barge ramps accessible to all barge, boat, and multi-use operators should be subject to designation and regulation. In considering an application for a barge ramp, environmental and social effects should be addressed.

Policy 3 Hours of operations should be included in barge ramp Crown lease referrals.

Policy 4 In recognition of the importance of providing suitable boat access for all residents, public boat ramps may be considered on a site specific basis through zoning. Development of public boat ramps should be subject to designation and regulation. In considering an application for a public boat ramp, environmental and social effects should be addressed.

Policy 5 Private docks may be considered on a site specific basis in the Marine General (M-2) zone. In considering an application for a dock, environmental and social effects must be addressed. Structures should not be sited or extended towards the sea beyond 37 metres (120 feet) from the surveyed high water mark or where no plan exists, from the natural boundary of the sea.

Policy 6 In order to reduce the overall number of docks located along the foreshore, and thereby alleviate the ecological damage that can be caused by the proliferation of docks, private boat ramps may be considered on a site specific basis in the Marine General (M2) zone. In considering an application for a boat ramp environmental and social effects must be addressed and the environmental effects of both private docks and boat ramps should be considered and the alternative with the least environmental impact chosen. Structures should not be sited or extended toward the sea more than 21 metres (70 feet) from the surveyed high water mark or where no plan exists, from the natural boundary of the sea. Applicants must submit proposals for construction of docks and boat ramps to the Department of Fisheries and Oceans Canada, as per the federal *Fisheries Act*, for review.

Policy 7 Installation of a breakwater should be subject to designation and regulation to allow the community an opportunity to consider all effects. In considering an application for a breakwater, the following criteria must be satisfied: the breakwater must not reduce the area available to the public for mooring buoys and/or anchorage; the breakwater must not close off public access to the affected bay; the applicant addresses environmental and social effects; an environmental impact assessment is completed for the proposed breakwater; and a qualified registered engineer attests to the design of the breakwater.

Ferry Service

Ferry Service Advocacy Policy

Advocacy Policy 1 The Local Trust Committee encourages that the appropriate Ferry Corporation, its agents, and private operators:

- maintain foot passenger service on a five/six days per week schedule;
- expand the freight capacity;
- continue to work with the locally established ferry committee;
- Hold public meetings on Lasqueti to discuss any major proposed changes in ferry service.

PROPOSED

Road System

Road System Advocacy Policy

The road system and the standards to which it is constructed and maintained are key elements in preserving the rural character of Lasqueti Island.

Advocacy Policy 1 The Local Trust Committee encourages the appropriate Provincial Ministry to utilize road standards which reinforce the rural character of the Island, by:

- following the Letter of Agreement for Road Standards between the Islands Trust and the Ministry of Transportation;
- employing road designs conforming with topography in order to minimize cutting and filling;
- protecting or maintaining natural vegetation alongside roads, excepting that which directly obstructs user visibility;
- consulting with the Local Trust Committee before commencing any major road construction or improvements;
- encouraging the Ministry of Transportation to ensure that gravel extracted from Crown lands is used for local roads;
- identifying foreshore accesses by locating signs on the public roads;
- ensuring that any applications for new roads across Crown lands be referred to the community through the Local Trust Committee;
- ensuring all road maintenance contract crews consist of local residents.

Communications

Communications Objectives

Objective 1 To ensure that all commercial broadcast towers are built only with community consultation and approval.

Communications Advocacy Policies

Advocacy Policy 1 The establishment of broadcast and transmission towers and facilities within the Lasqueti Island Planning Area is not supported without consultation and accommodation of community interests by the appropriate government, through a rezoning process of lands in question.

Advocacy Policy 2 Communication companies to continue the practice of placing telephone wires underground or at grade and to follow the same practice for electrical wires in the event that electrical service is extended to Island properties.

Health Care

Health Care Objectives

Objective 1 To support provision of appropriate health care services only with full consultation of the community.

Waste Management

Garbage Disposal

Garbage Disposal Objectives

Objective 1 To ensure waste disposal meets or exceeds ministry requirements.

Objective 2 To manage services locally as much as possible with service provision by, and employment of, local residents.

PROPOSED

Objective 3 To support basic local infrastructure and services such as fire department and local communication systems.

Objective 4 To ensure community control over the management of local services and communication system.

Objective 5 To establish, modify, provide, and withdraw services, including regional services only with full consultation of the community.

Objective 6 To ensure services have high value relative to cost.

Objective 7 To emphasize educational efforts that support Lasqueti moving towards zero-waste.

Objective 8 To support initiatives that help people take responsibility for removing large waste items such as derelict cars and boats, appliances, etc

Garbage Disposal Advocacy Policies

Advocacy Policy 1 The Local Trust Committee encourages the appropriate Provincial Ministry and the qathet Regional District to:

- maintain the Level "D" dump;
- ensure regulatory compliance occurs; and
- promote recycling.

Advocacy Policy 2 The Freestore should be kept open and maintained as part of the qathet Regional District Waste Management service.

Advocacy Policy 3 The qathet Regional District, in cooperation with the community, should create a comprehensive educational plan that encourages reduced consumption and net solid waste, maximizes reuse, repurposing and recycling and ensures waste and recycling reach appropriate destinations.

Advocacy Policy 4 The qathet Regional District will adopt, amend, or repeal regional service establishment bylaws, or initiate withdrawal of a service, only with full consultation and support of the Community.

Advocacy Policy 5 The Lasqueti Internet Access Society should engage with the public on a site-specific basis around the erection of new local communication towers.

Advocacy Policy 6 The qathet Regional District Electoral Area Director representing Lasqueti Island should only consent on behalf of the electors to approval of a new regional service, or to significant modification or amendment of a regional service, if there is evidence of a clear majority of community support to justify not seeking approval via a referendum or an alternative approval process.

Advocacy Policy 7 The qathet Regional District Electoral Area Director representing Lasqueti Island should only initiate withdrawal of a regional service if there is evidence of a clear majority of community support for such withdrawal.

Sewage Disposal

Sewage Disposal Advocacy Policies

Advocacy Policy 1 The Local Trust Committee encourages the appropriate Provincial Ministries to:

- prohibit outfalls of untreated sewage;
- consider the cumulative effects of many septic tanks in one area;
- examine and encourage alternate approaches to sewage treatment and disposal;

PROPOSED

- develop and implement monitoring and testing programs for all existing septic systems; and
- encourage improved information and education about appropriate human waste disposal methods

Utilities

Utilities Advocacy Policies

Advocacy Policy 1 The Local Trust Committee encourages:

- the appropriate Provincial Ministry and any company to avoid routings on Lasqueti for high tension electrical transmission lines and pipelines intended for large scale movement of fuels.

3.5 Land Use

Residential Land Use

The Lasqueti community wants to ensure that the existing patterns of low density land use and sustainable self-sufficient lifestyle continues.

Objectives

Objective 1 To ensure that subdivided parcels provide adequate resources (firewood, freshwater, soil, etc.), waste assimilation capacity (e.g. greywater), and are capable of supporting a variety of possible sustainable lifestyles.

Objective 2 To maintain existing low-density subdivision and land use rules in order to protect and preserve our natural environment.

Objective 3 To maintain and encourage a pattern of low-density, low-impact land-use that supports sustainable, self-sufficient lifestyles.

Objective 4 To encourage the establishment of owner-operated, small-scale, low intensity home based enterprises that prioritize having minimal impacts on neighbours, shared infrastructure, and environment.

Objective 5 To ensure residential development is self-sufficient in terms of freshwater and self-contained sewage disposal.

Objective 6 To ensure appropriate access to parcels is provided, taking into account special features such as water courses, old-growth trees, wildlife and topography, and existing trails and roads.

Objective 7 To ensure home enterprises are in harmony with the rural residential neighbourhoods.

Policies

Policy 1 A pattern of low density residential land use should apply. Parcels should be at least 4 hectares (9.88 acres) in Subdivision District A, at least 8 hectares in Subdivision District B (19.77 acres), and at least 65 hectares (160.61 acres) in Subdivision District C as indicated on Schedule C of the Lasqueti Land Use Bylaw.

Policy 2 Dwellings are meant for long term residential use occupied by the owner or a renter on a long term basis.

Policy 3 Guest cabins and short-term vacation rentals are not intended to be used for long term residential purposes.

PROPOSED

Policy 4 Home enterprise may be conducted on any parcel but should not cause pervasive intrusions on the peaceful enjoyment of nearby properties that exceed or differ from what would otherwise be experienced if the property was used for rural residential purposes.

Policy 5 Subdivided parcels of land should be able to have a garden area and woodlot.

Policy 6 Residential lots should have a source of fresh water and sufficient capacity for appropriate sewage disposal capability.

Policy 7 Surface water and catchments are encouraged as an alternative to drilled wells, provided that such systems do not degrade the environment.

Policy 8 Where access to the sea or a strip of Crown land contiguous to the sea is required at time of subdivision, such access should be located to provide physically convenient access to and from coastal areas for public uses such as barge ramps, boat ramps, recreation or slipways. Where roads are either not feasible or desirable, public walking trails should be required as an acceptable substitute.

Policy 9 For each dwelling permitted, normally associated accessory buildings and structures plus a guest cabin should be permitted.

Policy 10 Strata title subdivisions should provide sufficient individually or commonly owned land such that each owner has a sustainable living unit.

Policy 11 The Lasqueti Island Local Trust Committee will seek to ensure that the subdivision of properties that border public water bodies requires provision of public highway access that are appropriately located to meet the objectives of the Lasqueti Island OCP.

Advocacy Policies

Advocacy Policy 1 All levels of government are encouraged to assist interested land owners and residents with enhancing resource management practices and conserving natural areas on their holdings.

Advocacy Policy 2 Other government agencies with responsibilities and expertise in the resource management disciplines and in the taxation or economic regulatory sections are encouraged to assist private land owners interested in implementing environmentally sensitive, long term economic resource management practices; all levels of government are encouraged to implement tax incentives for voluntary conservation on private lands.

Commercial and Industrial

It is unlikely that major commercial development on Lasqueti and its surrounding islands and waters will occur due to the limited local market. Nevertheless, some local commercial development exists and there could be additional development to serve the day-to-day needs of residents and visitors. Existing commercial enterprises vary in their use on a parcel of land from a low density to high density, such as exists at the hotel site located at False Bay. With regard to the existing hotel site density, only new land use proposals of a reduced density will be considered. Furthermore, one existing retail commercial enterprise has two residences located on the same parcel of land. In this case the residential density is considered an exception; new commercial enterprises should not be given that same zone.

Rural character and scale, low site coverage, adequate setbacks and the provision of off-street parking are important considerations in maintaining an acceptable scale and rural nature of development.

PROPOSED

Objectives

Objective 1 Objective 1 While recognizing the benefits, to minimize the negative environmental and social impacts of agriculture, forestry, mariculture, and other industry;

Objective 2 Objective 2 To encourage agriculture, forestry, mariculture, and industry are practised in a sustainable manner;

Objective 3 To promote use and development of the land that is in sympathy with the landscape and that makes the most of each site's natural characteristics;

Objective 4 To ensure appropriate industrial and commercial ventures are permitted that are respectful of the residents of Lasqueti Island (e.g. noise, light, air quality, traffic).

Objective 5 To encourage ecologically based stewardship and sustainable use of renewable resources.

Objective 6 Objective 6 While recognizing that some exotic species may have value to the community as a source of local food, to minimize the impacts of invasive exotic species on native fauna and flora.

Policies

Policy 1 Economic and industrial undertakings should have limitations and development control on the Island in such a way that existing ecosystems are maintained for the benefit of future generations.

Policy 2 Economic activities should provide adequate sewage disposal systems that prevent contamination or degradation the environment.

Policy 3 Hazardous industries including the transportation, handling, storage and use of radioactive materials or other dangerous or toxic materials in bulk are prohibited in the Lasqueti Island Local Trust Area; bulk storage of gasoline, kerosene, diesel fuel, propane, and similar fuels intended for utilization by the residents and visitors are accepted.

Policy 4 The siting of commercial and industrial buildings should be at reasonable distances from lot lines to ensure a degree of privacy and the quiet tranquillity consistent with a rural environment.

Policy 5 Alternatives to drilled wells are encouraged to provide freshwater.

Policy 6 Rezoning procedures for commercial and industrial application proposals are contained in the development procedure bylaw of the Lasqueti Island Local Trust Committee; such proposals should be referred to the Advisory Planning Commission for review prior to final consideration by the Lasqueti Island Local Trust Committee.

Policy 7 A range of commercial and industrial activities are permitted as home enterprise. The scale of home enterprises should be regulated to control impact.

Policy 8 Existing established businesses which do not have adequate off-street parking at the adoption date of this Bylaw may continue to operate without the provision of such parking facilities; any expansion of such a business must conform to the parking standards of this Bylaw.

Policy 9 The owner or operator of an existing home enterprise who proposes to expand a business beyond the scale of a home enterprise should apply for a rezoning or a Temporary Use Permit.

Policy 10 In the review of commercial and industrial zoning applications the applicant should provide:

- adequate off-street vehicle, motorcycle and bicycle parking;
- adequate fire protection measures;
- adequate proof of sewage disposal capability
- adequate potable water supply and water conservation measures;

PROPOSED

- a plan showing:
 - location and size of all buildings,
 - the extent of the clearing of the area proposed to be zoned,
 - that rural character is retained: setbacks of buildings, structures, parking, septic fields, sewage, sink waste or any other waste disposal system from lot lines,
 - road rights of way,
 - proposed and existing screening,
 - location of outhouse/toilet facilities for public use, if appropriate,
 - locations planned for sources of power generation,
 - location of waste disposal specifying provisions for organic, inorganic and toxic wastes,
 - high tide marks, lakes, watercourses, springs, swamps or sources of potable water,
- how the rural character, scale, and density of development is in keeping with the character of the surrounding properties;
- identify measures to reduce noise levels;
- planned hours and days of operation (in particular any noise-making sources, e.g. cars, generators, machinery);
- consideration of effect on island and neighbourhood services, ferry, phone, water sources, roads and traffic noise, and visual impact; and
- be compatible with objectives of this Bylaw.

Policy 11 In recognition of the need for a place to store derelict vehicles that accumulate in the Local Trust Area, a vehicle holding compound may be considered on a site specific basis and will be subject to designation and regulation to allow the community an opportunity to consider all effects. When considering an application the following criteria must be satisfied: a screened buffer, appropriate setbacks from all property lines; protection from runoff of vehicle fluids; cost/benefit considerations; and environmental and social effects.

Policy 12 In recognition of the need for gravel for residence, gravel extraction is allowed. Extraction beyond 3823 cubic metres (5,000 cubic yards) within a three-year period should be discouraged unless permitted in a commercial or industrial zone; gravel extraction activities and applications should be consistent with Policy 10 of this Section.

Policy 13 The Local Trust Committee supports small-scale, organic and natural or low-input farming agriculture that contributes to the Island by developing local sources of farm products, maintaining the rural landscape and providing opportunity for development of individual initiative and self-reliance for the betterment of the community as a whole.

Policy 14 In recognition of the need for a place to park vehicles, a commercial parking lot may be considered on a site specific basis and should be subject to designation and regulation after a community process has considered implications; when considering an application for a commercial parking lot the following criteria should be considered: setbacks from all property lines; protection from runoff of vehicle fluids, and environmental and social effects.

Policy 15 Support forestry that utilizes practices sensitive to aesthetic, environmental, and social values, can contribute a modest source of revenue to private land owners while retaining land values, enhancing forest productivity, and supplying on-site fuel wood and other forest-related benefits.

Policy 16 The Local Trust Committee supports proper utilization of marine resources in the Lasqueti Trust Area for mariculture that provides employment and other economic benefits to the community while retaining traditional resident and visitor access to marine resources and year round moorage.

PROPOSED

Policy 17 Commercial and industrial undertakings often may not require or need long term zoning provisions; as such Temporary Use Permits may be considered in the Land Use Bylaw.

Policy 18 Temporary use permits may be considered for temporary log dumps in the Marine General (M2) zone of the Land Use Bylaw.

Policy 19 This plan does not support the establishment of destination gaming facilities such as casinos and commercial bingo halls.

Policy 20 The zoning bylaw may provide a zone in which short-term vacation rentals may be used for short-term visitor and tourist accommodation on a commercial basis.

Policy 21 When rezoning to allow for short-term vacation rentals the Trust Committee should consider at a minimum matters of density on individual lots, water and sewage capacity available for tourist accommodation and the affect such a rezoning may have on the adjacent neighbourhood and the Island overall.

Advocacy Policies

Advocacy Policy 1 The Lasqueti Island Local Trust Committee encourages Islands Trust Council to develop a protocol agreement with the Ministry of Energy and Mines such that the Ministry does not grant permits for the manufacture of gravel without community input.

Advocacy Policy 2 The Lasqueti Island Local Trust Committee encourages the Ministry of Energy and Mines to require any applicant requesting a permit for extraction or processing of 3,823 cubic metres (5,000 cubic yards) or more gravel to have commercial or industrial zoning at the site of the proposed gravel operation, and that an adequate monitoring program be in place to ensure that extraction or processing permits are diligently adhered to; processing includes the manufacturing of gravel by means of rock crushing, blasting and sorting.

Advocacy Policy 3 The Local Trust Committee does not support the extraction of gravel for any use outside of the Lasqueti Island Local Trust Area.

Advocacy Policy 4 The Local Trust Committee supports the promotion and maintenance of appropriate preservation and protection agricultural programs, as well as the Province's creation and administration of the Agricultural Land Reserve Commission mandated to protect and preserve agricultural land.

Advocacy Policy 5 The Local Trust Committee encourages the appropriate Ministry to promote the implementation of forestry practices which preserves land quality and the forest base for future generations.

Advocacy Policy 6 The Local Trust Committee encourages the appropriate Ministries to only support mariculture that:

- avoids displacement of local vessels from traditional year round moorage areas;
- retains public access to beaches and natural marine resources;
- establishes public shellfish reserve areas;
- minimizes conflict with other land uses;
- allows for the monitoring of impacts on other marine resources.

Advocacy Policy 7 To consider short-term vacation rentals as commercial activities, and as distinct from long-term rentals.

PROPOSED

Hazardous Conditions

The low density of development should help avoid the necessity for developing in hazardous areas by creating parcels of sufficient size to afford alternate building sites within the parcel.

Objectives

Objective 1 To limit development in areas subject to hazardous conditions.

Policies

Policy 1 Development on lands known or suspected to be subject to flooding, landslide, avalanche or other hazardous conditions should be limited, unless protective measures are taken to prevent any detrimental consequences such as damage to property or risks to inhabitants.

Policy 2 If the need arises for further identification or more precise delineation of hazardous areas, studies will be requested from the appropriate agencies or initiated by the Lasqueti Island Local Trust Committee.

Crown Lands (CL)

The Lasqueti Island Local Trust Area lies within the Coastal Douglas-Fir (CDF) biogeoclimatic zone, one of the most heavily modified of the 14 biogeoclimatic zones in British Columbia. Approximately half of the CDF zone has been converted to uses such as agriculture and residential development that permanently remove the natural ecosystems. Less than two percent of the CDF zone is in a protected area and only about one percent of the original extent of the old growth forest.

The Lasqueti Island Local Trust Area has significant areas of Crown land, including some of the largest undeveloped and unroaded blocks of land remaining in the CDF. Some areas have never been logged and others, with mature second growth, have good potential to develop into old growth. The Crown lands on Lasqueti Island have very high conservation value because they can contribute to conservation of provincially significant rare and uncommon ecosystems including Douglas-fir old growth forests; Douglas-fir/Arbutus forests and other ecosystems that are under-represented in the British Columbia's protected area system.

The Lasqueti community believes that the public of British Columbia realizes the greatest benefit from these Crown lands are as large parcels with low density and minimal development.

Among other strongly expressed reports and forums, the Crown Land Task Force presented a report in 1991 to the Lasqueti Island Local Trust Committee containing recommendations for the use of Crown lands in the Lasqueti Local Trust Area. The Local Trust Committee refers to this report as an indication of the community's desires concerning the use of Crown land before making any recommendations to the Ministry responsible for Crown lands.

The following section is divided into two areas: General and Access On and Across Crown Land.

Objectives

Objective 1 To preserve Crown lands for public enjoyment and community use.

Objective 2 To take into account the conservation values on Crown Lands as the primary consideration in decision making.

Objective 3 To retain Crown Lands as intact large parcels with limited low impact, low risk development.

PROPOSED

Objective 4 To take into account the conservation values on Crown Lands as the primary consideration in decision making.

General

General Policies

Policy 1 Increasing net density of Subdivision District C lands should not be permitted.

Policy 2 Development on Crown lands including, but not limited to, gravel extraction, road construction or community facilities must be compatible with overall conservation values.

Policy 3 Crown land parcels should remain largely undeveloped to ensure maintenance of a greenbelt.

Policy 4 Upon receipt of Crown land referrals, the Local Trust Committee should hold community discussions to allow for comment on the referral.

General Advocacy Policies

Advocacy Policy 1 Land and Water BC is requested to add provisions in any approved license of occupation for boat, barge and multi-purpose ramps that certain hours of operation be specifically mentioned and adhered to.

Advocacy Policy 2 Land and Water BC is requested to offer the community first opportunity to acquire Crown land parcels prior to them being sold to private interests.

Advocacy Policy 3 Public access to the foreshore should be identified by signs located on the public roads.

Access On and Across Crown Land

Applications for permission to construct a road across Crown land where no road currently exists, or to upgrade an existing road not currently in regular vehicle use, must be made to the appropriate Provincial Ministry prior to any construction.

Several types of roads occur on Crown land. Some roads are currently in regular use for vehicle access to private lands or as access to timber. While some unused roads are noted on official Crown land maps, many old logging roads, skid trails, and footpaths are not noted on the same maps.

Access On and Across Crown Land Policies

Policy 1 Where an existing road on Crown land is currently in regular use for vehicle access to private lands and where no other legal land access exists, the community supports the granting of secure, long-term permission for landowners to continue such use and to maintain the road in drivable condition. Landowners should continue to maintain such roads in a condition that is compatible with conservation and community values.

Policy 2 It is recognized that in some instances the only road access to private lands is across Crown land. Access to the private land is important for fire prevention, personal safety, as well as enjoyment of the private property by the resident; however, where these accesses are used they should be compatible with conservation and community values.

Policy 3 Where permission for road access across Crown land is granted, such roads should generally follow the routes of any existing roads, except as necessary to avoid sensitive terrain and ecosystems, in order to prevent the environmental impact of creating new routes.

Policy 4 Trails and unused roads on Crown land should remain as foot trails where they are compatible with conservation and community values.

PROPOSED

Policy 5 The Local Trust Committee shall consider the need to maintain community values, including conservation values and the interests of the land locked landowners, when providing input to the appropriate jurisdiction on applications for access across Crown land.

Access On and Across Crown Land Advocacy Policies

Advocacy Policy 1 The Local Trust Committee encourages Land and Water BC to maintain the current greenbelt function that exists on Crown Lands by accommodating a variety of land uses and ensuring their regulations are adhered to.

Advocacy Policy 2 The Local Trust Committee requests that Land and Water BC seek input from the community prior to changing uses on Crown Land.

Advocacy Policy 3 Land and Water BC and other appropriate Provincial Ministries should keep trails and disused roads located on Crown land to remain as foot trails.

PROPOSED

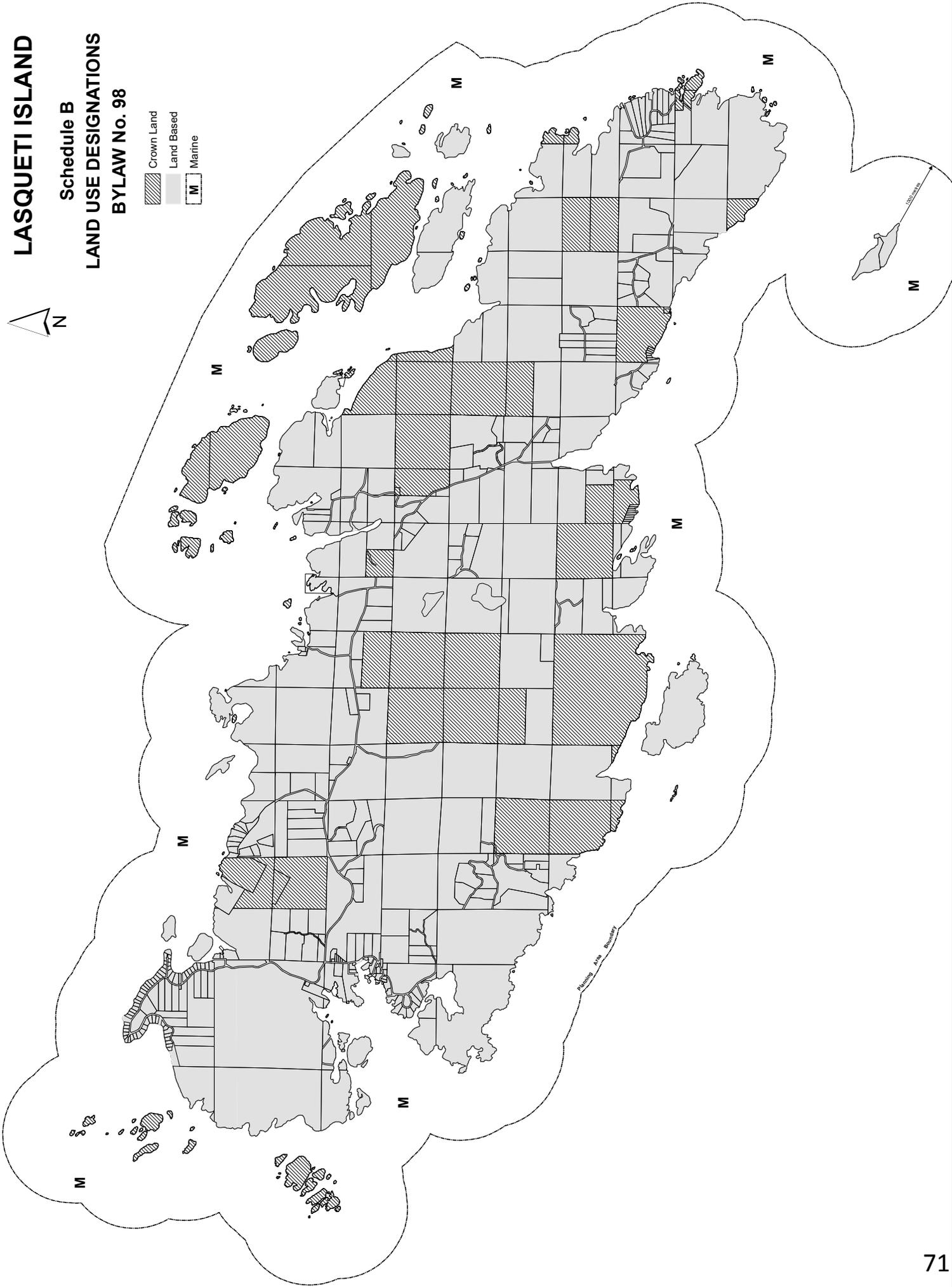
SCHEDULE B LAND USE DESIGNATION MAP

LASQUETI ISLAND

Schedule B LAND USE DESIGNATIONS BYLAW No. 98



-  Crown Land
-  Land Based
-  Marine





BRIEFING

To: Local Trust Committees and Bowen Island Municipality **For the Meeting of:** February 1, 2021

From: Islands Trust Conservancy **Date Prepared:** November 25, 2020

SUBJECT: 2020 Forest Conservation Outreach Campaign Completion

PURPOSE: To inform the Local Trust Committees and Bowen Island Municipality of the completion of Islands Trust Conservancy’s 2020 forest conservation outreach campaign.

BACKGROUND: In January 2020 Islands Trust Conservancy staff initiated an outreach campaign to encourage voluntary forest conservation and stewardship on private lands in the Islands Trust Area. This campaign was a response to part of Trust Council Resolution 2019-24, which directed staff to:

- create a strong communications program that will support Islands Trust Conservancy conservation initiatives for Coastal Douglas-fir protection as well as support the land use planning process, with a special focus on communicating the role of Development Permit Areas as a tool for Coastal Douglas-fir protection that permits development; and
- bring recommendations for how the Natural Areas Property Tax Exemption Program (NAPTEP) can be tailored to highlight and prioritize contiguous tracks of the Coastal Douglas-fir zone in the outreach, communications, and approval of NAPTEP covenants by the Islands Trust Conservancy.

The campaign also helps to address objective 1.5 of the Islands Trust Conservancy Regional Conservation Plan, which is to seek opportunities to provide information to landholders to support voluntary conservation initiatives.

Forest conservation outreach packages were developed by ITC staff in consultation with Islands Trust Directors of Trust Area Services and Local Planning Services, and included the following:

1. Personalized cover letter from the Covenant Management & Outreach Specialist
2. Customized forest ecosystem information sheets: Coastal Douglas-fir forest information and mapping for Gulf Islands LTAs, and Coastal Western Hemlock forest information and mapping for Gambier LTA and Bowen Island Municipality
3. Forest Conservation Checklist
4. NAPTEP rack card

The 2020 forest conservation outreach campaign focused on landholders with over five hectares of old-growth or mature forest on their property. Mapping identified 348 properties as meeting this criteria, with over 400 associated landholders (households). The following is a breakdown of packages mailed, by local trust area/municipality:

Local Trust Area/ Municipality	Outreach Package Recipients
Ballenas-Winchelsea	0
Bowen	29
Denman	23

Gabriola	19
Galiano	11
Gambier	49
Hornby	5
Lasqueti	171
Mayne	11
North Pender	10
Salt Spring	44
Saturna	14
South Pender	4
Thetis	13
<hr/>	
Total	403

Outreach packages were mailed to these landholders on August 13th and 18th. The immediate response from outreach package recipients has been positive, and to date has included at least two NAPTEP covenant inquiries and two forest stewardship conversations.

In addition to the mailout, a Forest Protection webpage on the Islands Trust website has been created as a platform for ongoing forest conservation outreach: <http://islandstrust.bc.ca/trust-council/projects/forest-protection/>. The forest ecosystem information sheets for each LTA are available at www.islandstrust.bc.ca/islands/island-ecosystems/.

ATTACHMENT(S):

1. Cover letter template
2. Sample Coastal Douglas-fir Forests information sheet
3. Sample Coastal Western Hemlock Forests information sheet
4. Forest Conservation Checklist

FOLLOW-UP: A small number of paper copies of the forest ecosystem information sheets will be distributed to each island in late November, either to the Islands Trust Office/Municipal Office, LTC office, where available, or to the local conservancy, as appropriate.

The Covenant Management & Outreach Specialist will track responses to the forest conservation outreach letter in Islands Trust Conservancy’s contact management database, connect respondents with other ITC specialists as needed, and assess the overall response to the campaign to inform future outreach activities.

Prepared By: Jemma Green, Covenant Management & Outreach Specialist

Reviewed By/Date: Kate Emmings, A/Manager / November 26, 2020

Coastal Douglas-fir Forests

What are Coastal Douglas-fir Ecosystems?

The Coastal Douglas-fir (CDF) zone describes a unique set of ecosystems found only on southeast Vancouver Island, the Gulf Islands, and the southwest coast of BC. CDF ecosystems are rare and highly endangered. These ecosystems include Douglas-fir forests, as well as Garry oak woodlands, wetlands, estuaries, and other unique communities of plant, animal, and fungi found nowhere else in the world.

Why are CDF Ecosystems Important?

CDF ecosystems have:

- The highest diversity of plant species in BC
- The highest diversity of overwintering bird species in Canada
- The highest density of species at risk in BC, including 24 globally imperiled species

Yet 98% of the 45 ecological communities in the CDF zone are at risk of being lost.

In addition to supporting biodiversity, CDF forests benefit our communities by:

- Mitigating climate change by capturing and storing carbon from the atmosphere
- Supporting cultural and spiritual values of First Nations that have lived in the region since time immemorial
- Reducing pollution by removing dust, pollen, and smoke from the air
- Controlling and filtering stormwater runoff into lakes and streams, which protects drinking water and reduces flood risk
- Supporting resilient food systems by providing habitat for native pollinators
- Increasing property values
- Providing recreational opportunities and spaces for relaxation

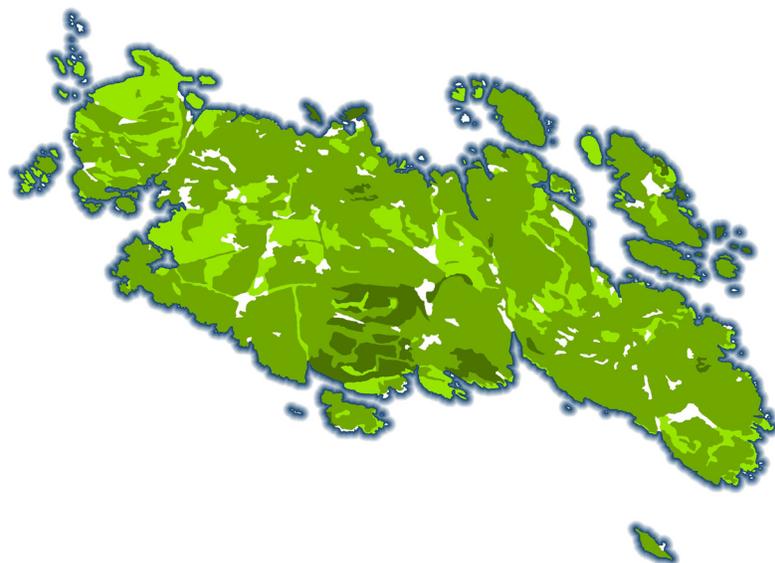
This resource was developed by:



LICHEN, PILEATED WOODPECKER

CDF Forest Ecosystems

- Young Forest (40 - 80 yrs)
- Mature Forest (80 - 250 yrs)
- Old Forest (over 250 yrs)
- Other Land Cover (incl. younger forests)



Why are CDF Forests at Risk?

Since colonial settlement, almost half of the historically forested land in the CDF zone has been lost due to land uses such as forestry and development. Most of Lasqueti's old-growth forests were logged in the mid-1900s. Current threats facing the forests on Lasqueti include climate change, fire suppression, over-grazing of understory plants (which reduces habitat for wildlife and suppresses tree regeneration), and land clearing.

CDF forests and associated ecosystems are among the most endangered in Canada, yet only 11% of land in the CDF zone is under some form of protection. Eighty percent of the land in the CDF zone is privately owned, highlighting the importance of voluntary actions to protect the beautiful, varied old-growth and maturing forests on Lasqueti, which represent some of the largest tracts of contiguous natural forest remaining in the CDF zone.



Only 11% of land in the CDF zone is under some form of protection

What You Can Do

Become a land steward:

- Protect living trees
- Leave large patches of natural forest intact
- Leave standing dead trees (snags) and fallen trees to decay in place to provide shelter and food for wildlife
- Restrict vehicle and livestock access into forests
- Control invasive species, like ivy, holly, daphne, and broom
- Keep cats indoors as much as possible
- Garden with native species
- Keep forest health in mind while managing fire risk. Focus on fire-proofing your home and planting a buffer of fire-resistant native plants like salal and Oregon-grape. Help protect your community by protecting older forests: their high moisture-holding capacity makes them a natural fire break.
- Become a citizen scientist — add your observations to a growing global database using the iNaturalist app, or keep a nature journal

Consider how your community can protect forests through Environmental Development Permit Areas and conservation guidelines in your Official Community Plan and Land Use Bylaw.

Permanently protect your land with conservation covenant.

A covenant is a voluntary, legal agreement between you and a conservancy that protects your land from development — not just while you own and live on the land, but even after your property is sold or transferred to new owners. Covenants registered through the Islands Trust's **Natural Areas Protection Tax Exemption Program (NAPTEP)** are eligible for a 65% reduction in property taxes on the portion of land protected.

Create a nature reserve through a donation of land to a conservancy. If you donate land with significant ecological value, you may be eligible for additional tax benefits through the federal [Ecological Gifts Program](#).

Opportunity Fund grants can help cover costs associated with protecting land. Contact Islands Trust Conservancy to learn more at 250-405-5186 or itcmail@islandstrust.bc.ca

Resources

For information on conservation covenants, land donations, and stewardship programs, contact:

Islands Trust Conservancy: visit islandstrustconservancy.ca, email itcmail@islandstrust.bc.ca, or phone 250-405-5186

Lasqueti Island Nature Conservancy: visit lasqueti.ca/LINC or email linc@lasqueti.ca

For information on CDF ecosystems at risk, contact:

Coastal Douglas-fir Conservation Partnership: visit cdfcp.ca or email info@cdfcp.ca

For information about Raincoast Conservation Foundation's Gulf Islands Forest Project, visit: raincoast.org/gulf-islands

Coastal Western Hemlock Forests

What are Coastal Western Hemlock Ecosystems?

The Coastal Western Hemlock (CWH) zone describes a unique set of ecosystems that stretch along the north Pacific coast of North America, encompassing most of coastal BC. The wet, temperate rainforests that characterize the CWH zone are still widespread in BC; however, a number of rare CWH ecosystems adapted to the dry, Mediterranean conditions found in and around the Salish Sea are under threat and under-protected.

Why are CWH Forests Important?

Extending from sea level to 1000 metres, the CWH zone may support the greatest diversity and abundance of wildlife habitat in BC. Large, old-growth trees provide critical habitat for species-at-risk like the Marbled Murrelet and Northern Goshawk.

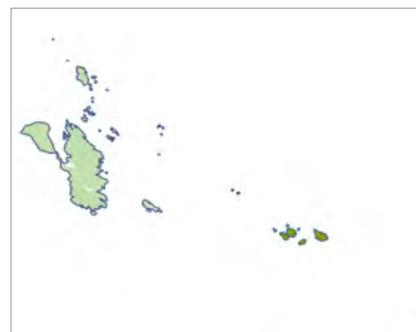
Snags provide nesting and foraging habitat for birds and small mammals. Fallen trees support amphibians, fungi and mosses, and act as nurse logs for seedlings. Root systems control and filter rainwater runoff into streams, protecting salmon habitat.

In addition to supporting biodiversity, CWH forests benefit our communities by:

- Providing cultural and spiritual places for First Nations that have lived in the region since time immemorial
- Mitigating climate change by capturing and storing carbon from the atmosphere
- Capturing rainwater and controlling and filtering runoff into lakes and streams, protecting drinking water and mitigating risk of flooding and drought
- Reducing pollution by removing dust, pollen, and smoke from the air
- Increasing property values
- Providing recreational opportunities and spaces for relaxation



THE PILEATED WOODPECKER, NORTHERN RED-LEGGED FROG, AND MARBLED MURRELET ARE AMONG THE MANY SPECIES THAT DEPEND ON CWH FORESTS



Western islands



Eastern islands

CWH Forest Ecosystems

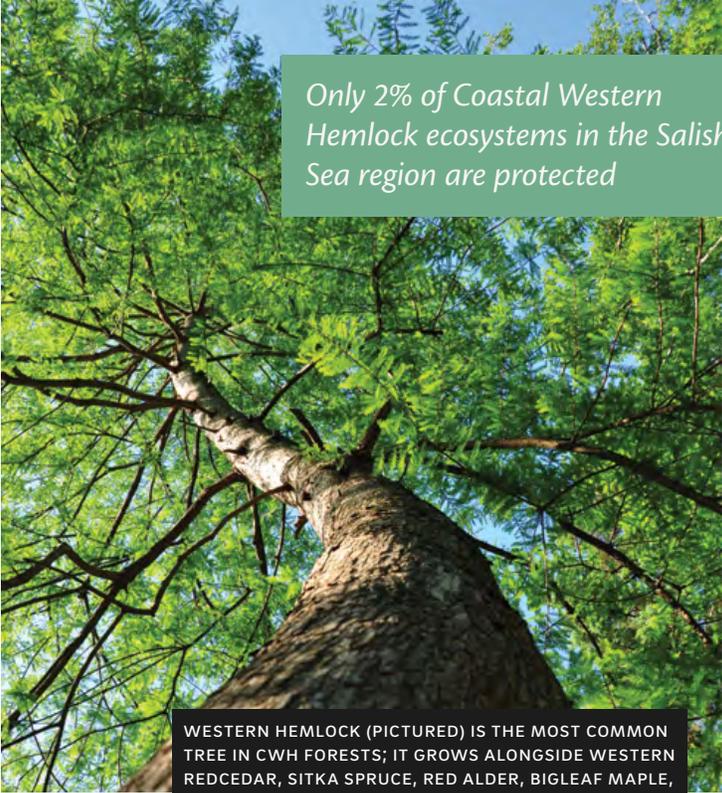
- Young forest (40–80 yrs)
- Mature forest (80–250 yrs)
- Old forest (over 250 yrs)
- Other land cover
- Coastal Douglas-fir forests



Why are CWH Forests at Risk?

As a result of past logging and development, 13 unique CWH ecosystems are at risk. While unsustainable logging remains one of the greatest threats to forests, the rarest CWH ecosystems occur in the Lower Mainland, Sunshine Coast, Howe Sound islands, and eastern Vancouver Island, where they also face widespread urban and rural development and other pressures from a growing human population. Climate change is expected to add to impacts on CWH forests. Intensifying summer drought will stress trees (as already seen in western redcedar die-offs), which will have cascading effects throughout the forest ecosystem.

The CWH ecosystems of the Salish Sea are among the rarest and most threatened in BC. Two thirds of historic forests in this region have been logged in the last 120 years while another 25% have been permanently converted to other land uses. Only 2% of CWH ecosystems in the Salish Sea region are protected, highlighting the urgent need to conserve remaining mature and old-growth forests.



Only 2% of Coastal Western Hemlock ecosystems in the Salish Sea region are protected

WESTERN HEMLOCK (PICTURED) IS THE MOST COMMON TREE IN CWH FORESTS; IT GROWS ALONGSIDE WESTERN REDCEDAR, SITKA SPRUCE, RED ALDER, BIGLEAF MAPLE, GRAND FIR, SHORE PINE, DOUGLAS-FIR, AND ARBUTUS

What You Can Do

Become a forest steward:

- Protect living trees and large patches of natural forest
- Leave standing dead trees (snags) and fallen trees to decay in place to provide shelter and food for wildlife
- Restrict vehicle and livestock access into forests
- Control invasive species, like ivy, holly, daphne, and broom
- Keep cats indoors as much as possible
- Garden with native species
- Keep forest health in mind while managing fire risk. Focus on fire-proofing your home and planting a buffer of fire-resistant native plants like salal and Oregon grape. Help protect your community by protecting older forests: their high moisture-holding capacity makes them a natural fire break.
- Become a citizen scientist—add your observations to a growing global database using the iNaturalist app, or keep a nature journal

Consider how your community can protect forests through Environmental Development Permit Areas and conservation guidelines in your Official Community Plan and Land Use Bylaw.

Permanently protect land with conservation covenant.

A covenant is a voluntary, legal agreement between you and a conservancy that protects land from development—not just while you live on the land, but also for future caretakers of the land. Covenants registered through the Islands Trust's **Natural Areas Protection Tax Exemption Program (NAPTEP)** are eligible for a 65% reduction in property taxes on the portion of land protected.

Create a nature reserve through a donation of land to a conservancy or parks agency. If you donate land with significant ecological value, you may be eligible for additional tax benefits through the federal Ecological Gifts Program.

Opportunity Fund grants can help cover costs associated with protecting land. Contact Islands Trust Conservancy to learn more at 250-405-5186 or itcmail@islandstrust.bc.ca.

For information on conservation covenants, land donations, and stewardship programs, contact:

Islands Trust Conservancy

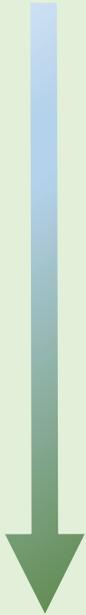
islandstrustconservancy.ca
itcmail@islandstrust.bc.ca
250-405-5186

Gambier Island Conservancy

gambierc.ca (New website coming soon: gambierislandconservancy.ca)
gambierconservancy@gmail.com

This resource is adapted from material developed by Islands Trust Conservancy in collaboration with the Coastal Douglas-fir and Associated Ecosystems Conservation Partnership and Raincoast Conservation Foundation.

Forest Conservation Checklist

Level of commitment	Impact	Action
<p>Low</p>  <p>High</p>	<p>Moderate to high, immediate</p>	<p>Become a land steward:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Protect living trees <input type="checkbox"/> Leave standing dead trees (snags) and fallen trees to decay in place to provide shelter and food for wildlife <input type="checkbox"/> Become a citizen scientist—add your observations to a growing global database using the iNaturalist app, or keep a nature journal <input type="checkbox"/> Garden with native species <input type="checkbox"/> Keep cats indoors as much as possible <input type="checkbox"/> Control invasive species, like ivy, holly, daphne and broom <input type="checkbox"/> Restrict vehicle and livestock access into forests <input type="checkbox"/> Remember that fire is a natural and important part of forest ecosystems. Protect your home from fire through FireSmart home maintenance and by creating a 10-metre protective buffer of fire-resistant native plants. Help protect your community from fire by protecting old-growth forests: their high moisture-holding capacity makes them a natural fire break. <input type="checkbox"/> Leave large patches of natural forests intact
<p>Moderate</p>	<p>Potentially high, medium-term</p>	<p>Consider how your community can protect forests through inclusion of Environmental Development Permit Areas and conservation guidelines in your Official Community Plan.</p>
<p>High</p>	<p>High, long-term</p>	<p>Permanently protect your land with conservation covenant. A covenant is a voluntary, legal agreement between you and a Conservancy that protects your land from development not just while you own and live on the land, but even after your property is sold or transferred to new owners. Covenants registered through the Natural Area Protection Tax Exemption Program (NAPTEP) are eligible for a 65% reduction in property taxes on the portion of land protected.</p>
<p>High</p>	<p>High, long-term</p>	<p>Donate land to the Islands Trust Conservancy or another conservation agency. The land will be permanently cared for and protected to achieve your conservation vision. If you donate land with significant ecological value, you may be eligible for additional capital gains tax exemptions through the federal Ecological Gifts Program.</p>





DATE OF MEETING: February 1, 2021

TO: Lasqueti Island Local Trust Committee

FROM: Heather Kauer, Regional Planning Manager
Northern Team

SUBJECT: Split Zoning

PURPOSE

The purpose of this memorandum is to inform the Local Trust Committee (LTC) with regards to split zoning on Lasqueti.

BACKGROUND

Trustees have asked if split zoning is permitted in the Lasqueti Local Trust Area. “Split” zoning is commonly understood to be a situation in which one fee simple parcel has more than one zoning designation that applies to the property. Staff have found that there are no legislative or policy limitations on split zoning. A property owner could apply to have a second zoning designation applied to their property and the LTC could approve split zoning.

Split zoning is not a recommended land-use practice since it often creates issues that the property owner hadn’t anticipated. For example, a property owner might wish to have a commercial zoning designation apply to a portion of their parcel and then find afterward that they haven’t designated enough land to that zoning to accommodate all the infrastructure requirements of the intended use and zoning. Infrastructure of this type might include parking spaces or enhanced stormwater, water, or sewer systems.

Staff do not recommend that the LTC proactively apply split zoning to any property, but could consider a rezoning application from a property owner. If the LTC wishes to consider an application of this type, staff recommend that the property owner be asked to provide surveyed legal descriptions of the areas to be designated as part of their application package.

NEXT STEPS

For information only.

Submitted By:	Heather Kauer, RPP, MCIP, AICP Regional Planning Manager	January 18, 2021
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ATTACHMENTS

1. None.



Islands Trust Conservancy Report to Local Trust Committees and Bowen Island Municipality October 6, 2020

Islands Trust Conservancy Board News

In accordance with *Ministerial Order M192 – Local Government Meetings & Bylaw Process* and *Province of BC Bill 19 – 2020*, the Islands Trust Conservancy cannot conduct public in-person meetings at this time. In order to meet the principles of openness, transparency, and accessibility, meetings of the Board will be held electronically over the period August 26 to October 31, 2020. They will be live streamed, and the public invited to participate in meetings by connecting to the link or the phone number provided in the meeting notice, in order to observe proceedings and speak when invited by the Chair.

Board and Staff Updates:

- ITC Board noted the resignation of appointed member Hammond. New appointments are delayed due to the BC election, but a notice of appointment has been provided to the Crown Agencies and Board Resourcing Office to fill the position.
- ITC welcomed back Corlynn Strachan as its Administrative Assistant, extending farewell to Alexandra Trifonidis who acted in the position for the last two years.
- ITC Manager, Jennifer Eliason, on temporary assignment since July 2018, has taken a permanent position with BC Parks as a Senior Parks and Protected Areas Planner. Next steps for filling the position of ITC Manager are being considered.

The ITC Board received a presentation from Shauna Doll, Gulf Islands Forest Conservation Project Coordinator, from the Raincoast Conservation Foundation, which included recommendations for policy reform to protect endangered forests and habitats within the Islands Trust Area.

Regional Conservation Plan Updates

The science-based and community-informed Regional Conservation Plan guides the work of ITC. The ITC continues to work towards 4 long-term goals and 25 objectives that further conservation in the entire Trust Area. For more information, visit www.islandstrustconservancy.ca/media/84821/itc_2018-11_rcp-2018-2027-web_final.pdf.

Goal 1 – Science-based Conservation Planning

The ITC is working on a Memorandum of Understanding with Islands Trust and the Martin Conservation Decisions Lab at the University of British Columbia to partner on data acquisition and analysis.

Goal 2 – Strong relationships with First Nations

Reflecting the intent of UNDRIP, TRCC, and the [ITC Reconciliation Declaration](#), ITC Board approved the removal of “Canada’s” from the ITC tagline so that the tagline reads “Protecting islands in the Salish Sea”, and revised its vision statement as follows:

The Islands Trust Conservancy vision is for a network of protected areas that preserve in perpetuity the natural systems of the islands in the Salish Sea.

ITC Board directed staff to complete an ITC Reconciliation Action Plan that incorporates actions identified in Goal 2 of the Regional Conservation Plan.

Goal 3 – Protection of core conservation areas

ITC has received \$597,000 in funding from Environment and Climate Change Canada (ECCC) for the Species at Risk (SAR) Program and is in the final stages of negotiating the Contribution Agreement which will extend until March 31, 2023. Organizational implications include the addition of a SAR Program Coordinator and Summer Co-op position as well as funding for:

- SAR surveys and monitoring
- Restoration of critical habitat
- SAR outreach materials and events
- Costs associated with land securement
- Engagement and work with First Nations

Funding cannot be used for land purchase.

ITC Board considered its fall intake for the Opportunity Fund, a grant program for hard to fundraise costs associated with land conservation.

Goal 4 – A strong voice for nature conservation

The Board approved a proposed 2021/22 Budget and forwarded it to Financial Planning Committee for Islands Trust budget planning. Staff noted that they are considering options for socially responsible investing, and are planning to move ITC funds into impact investments. The Board requested more information about this move for its November meeting.

Covenant Management and Outreach Specialist briefed the Board on completion of the 2020 forest outreach campaign, where letters and NAPTEP brochures were mailed to landowners to encourage conservation.

Activities by Local Trust Area/Island Municipality

Bowen – ITC Board awarded a \$5,000 Opportunity Fund grant to the Bowen Island Conservancy for conservation work on Bowen Island.

ITC removed danger trees at the Singing Woods Nature Reserve.

Please feel free to contact the Islands Trust Conservancy for more details.

Kate-Louise Stamford, Chair kstamford@islandstrust.bc.ca

Islands Trust Conservancy itcmail@islandstrust.bc.ca

Denman – ITC is working with the Denman Conservancy Association to remove invasive species and manage trails in the Morrison Marsh, Lindsay Dickson, Inner Island and Valens Brook Nature Reserves.

Gabriola – ITC is working with the Gabriola Land and Trails Trust to do trail maintenance in the Elder Cedar Nature Reserve and install signage at the Coats Millstone Nature Reserve. Invasive species removal is happening at the Elder Cedar Nature Reserve and at a covenant area.

Galiano – Restoration work is being done and monitored at the Trincomali Nature Sanctuary.

Gambier/Keats – ITC will receive \$12,000 from the Convention of Baptist Churches as a required contribution related to the transfer of the Sandy Beach property to ITC. The ITC Board directed staff to create a Property Management Fund with \$10,000 and use the remaining \$2,000 to finalize the conservation covenant for the land.

Lasqueti – The ITC is working in partnership with the Lasqueti Island Nature Conservancy on restoration of wetland and riparian habitat at a pond on the Salish View Nature Reserve. Restoration work is also ongoing at the Mount Trematon and John Osland Nature Reserves.

North Pender/Sidney Island – Staff continue to work in collaboration with Parks Canada, First Nations, FLNRORD and the Sallas Strata on the Sidney Island Ecological Restoration Project.

Salt Spring – the owners of land adjacent to the Lower Mount Erskine Nature Reserve have met all the requirements to covenant their land and staff are proceeding with covenant registration. Invasive species management is occurring on the McFadden Creek and Lower Mount Erskine Nature Reserves and in two covenant areas.

Thetis – ITC Board reviewed bylaws 108 and 109 and noted that its interests were unaffected. ITC is working with the Thetis Island Nature Conservancy to manage invasive species and provide signage in the Fairyslipper Forest Nature Reserve. Species at Risk surveys are also ongoing in the Fairyslipper and Moore Hill Nature Reserves.

Please feel free to contact the Islands Trust Conservancy for more details.

Kate-Louise Stamford, Chair kstamford@islandstrust.bc.ca

Islands Trust Conservancy itcmail@islandstrust.bc.ca



Islands Trust Conservancy Report to Local Trust Committees and Bowen Island Municipality November 24, 2020

Islands Trust Conservancy Board News

Due to the COVID-19 pandemic, the Islands Trust Conservancy (ITC) Board resolved to hold meetings electronically due to Ministerial Orders under the Emergency Program Act and requirements or recommendations under the Public Health Act. Meetings will be live streamed, and the public can participate by connecting to the link or the phone number provided in the meeting notice. The Board also directed staff to investigate the use of electronic meetings as a primary meeting format. Electronic meetings have resulted in cost savings to ITC as well as reductions in travel time and greenhouse gas emissions for Board members.

A Board meeting schedule for 2021 was approved and will be posted to www.islandstrustconservancy.ca/about-us/meetings/.

ITC reviewed options for sustainable investing as guided by policies and guidelines in its 5-year plan. ITC staff will work with administrative staff to move investments into funds that are in alignment with the [United Nations Sustainable Development Goals](#).

The 2021/22 budget was reduced by \$3,600 to reflect anticipated cost savings in areas of Board training, staff training, and associated training travel. ITC travel budgets were not greatly reduced as they are required for property management and are not meeting related.

Regional Conservation Plan Updates

The science-based and community-informed Regional Conservation Plan guides the work of ITC. The ITC continues to work towards 4 long-term goals and 25 objectives that further conservation in the entire Trust Area. For more information, visit www.islandstrustconservancy.ca/media/84821/itc_2018-11_rcp-2018-2027-web_final.pdf.

Goal 1 – Science-based Conservation Planning

ITC has signed a Contribution Agreement with Environment and Climate Change Canada for a new, three-year Species at Risk Program. Staff are working to launch the program and plan to develop a project charter for Board consideration.

Goal 2 – Strong relationships with First Nations

In October, ITC Board directed staff to create an ITC Reconciliation Action Plan that reflects prior directions in Goal 2 of the Regional Conservation Plan. Staff continue to work towards this plan and are also currently incorporating information from indigenous knowledge holders into land securement (acquisitions and covenants) and land management.

Goal 3 – Protection of core conservation areas

Two Natural Area Protection Tax Exemption Program (NAPTEP) proposals on Salt Spring Island were approved (See details below).

The ITC Board concluded its 2020 property monitoring program and reviewed and approved the 2020 Nature Reserve Monitoring Report and the 2020 NAPTEP Covenant Monitoring Report. Staff were directed to undertake actions identified in the reports.

The Covenant Management and Outreach Specialist outlined plans for outreach with NAPTEP landowners in 2021.

Goal 4 – A strong voice for nature conservation

The [Opportunity Fund](#), which is a funding program for island-based land conservation, has been very popular this year and is down to \$10,000. Through small grants (~\$5,000), the Fund supports hard to fundraise costs for island-based land conservation. ITC has done an appeal for fund donations through the Heron Newsletter mail-out, and via E-news. A Holiday Appeal letter from Chair Stamford will follow in December. Donations are tax receiptable and are greatly appreciated.

Visit www.islandstrustconservancy.ca/donate/ to donate.

The Board reviewed annual training opportunities and indicated a preference for training on the following topics:

- Fund Development and Speaking with Donors
- Cultural Sites and Property Management
- Species at Risk in the ITC Area

The Board received a briefing on completion of the 2020 forest outreach campaign, where over 400 letters and NAPTEP brochures were mailed to landowners to encourage conservation. Staff are following up with several landowners who have expressed an interest in formal land conservation. Conservation proposals have been received from landowners included in the outreach.

The recently released [Fall Heron Newsletter](#) reflects changes for greater readability and a more donor-centric approach.

Please feel free to contact the Islands Trust Conservancy for more details.

Kate-Louise Stamford, Chair kstamford@islandstrust.bc.ca

Islands Trust Conservancy itcmail@islandstrust.bc.ca

Activities by Local Trust Area/Island Municipality

Bowen – Staff are working with the Bowen Island Conservancy on an invasive species management strategy for a conservation covenant, and monitoring of three ITC nature reserves and to complete the Opportunity Fund grant for the Bowen Island Conservancy.

Gabriola – Invasive species management and ecological restoration work has been completed for the year in one conservation covenant, and in Elder Cedar Nature Reserve. Staff are working on new signage for the Elder Cedar Nature Reserve.

Galiano – Forest restoration activities with Habitat Acquisition Trust at Trincomali Nature Sanctuary including removing invasive species and monitoring areas of past plantings, including maintaining fencing. Cormorant nest monitoring and reporting also took place.

Gambier/Keats – The transfer of the Sandy Beach Nature Reserve, Keats Island, is pending.

Lasqueti – Staff reported that Visual Quality Objectives (VQO) for Lasqueti Island were being revised by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development, and the area adjacent to the ITC Mount Trematon Nature Reserve was proposed for removal from the VQO. Staff responded requesting that the area remain as part of the VQO.

Restoration activities were conducted at the pond in Salish View Nature Reserve to improve habitat for Species at Risk. With funding from Environment and Climate Change Canada, restoration activities included fence installation and planting of 841 native species. Work was completed with assistance of volunteers on Lasqueti and conservation covenant partners Lasqueti Island Nature Conservancy and Nanaimo & Area Land Trust. Provincial CoViD-19 safety guidelines were followed.

North Pender/Sidney Island – Staff are participating in the Steering Committee and working groups of a Parks Canada-led initiative to restore forest ecosystems on Sidney Island, where ITC holds eight conservation covenants. Staff have encouraged covenant landholders on North and South Pender to participate in The Pender Islands Big Tree Registry initiative.

Salt Spring – The ITC Board approved negotiation of two NAPTEP covenants: 45 ha near Burgoyne Bay Provincial Park and 5 ha of forest, bluff and wetland near Stowel Lake.

Invasive species management and ecological restoration has been completed for the year in two nature reserves and is under way in two NAPTEP covenants.

Planning has begun for species-at-risk habitat conservation and enhancement projects across a network of conservation covenants and nature reserves.

Staff participated in the annual meeting of the Special Management Area Resource Team for Mount Tuam Special Management Area, which includes an ITC conservation covenant and nature reserve.

Please feel free to contact the Islands Trust Conservancy for more details.

Kate-Louise Stamford, Chair kstamford@islandstrust.bc.ca

Islands Trust Conservancy itcmail@islandstrust.bc.ca



Subdivision

File Number	Applicant Name	Date Received	Purpose
LA-SUB-2019.1	KGL Freight Services Ltd. (T.G. Hoyt) Planner: Sonja Zupanec	25-Jun-2019	PIDs: 025-448-811 and 005-600-081. Parcel line adjustment. Lasqueti Island Hotel, Weldon Road, Lasqueti Island, BC.
Planning Status			
Status Date: 23-Jul-2019 Referral response sent to MOTI			

Temporary and Industrial Use Permit

File Number	Applicant Name	Date Received	Purpose
LA-TUP-2020.1	KGL Freight Services Ltd. Planner: Sonja Zupanec	17-Jul-2020	PID: 005-600-081 Fuel station/hardware store combination/fuel storage & residence. Civic address: 1 Weldon Road, Lasqueti island, BC
Planning Status			
Status Date: 23-Jul-2020 File opened & assigned.			

Islands Trust
 LTC EXP SUMMARY REPORT F2021
 Invoices posted to Month ending October 2020

640 Lasqueti	Invoices posted to Month ending October 2020	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-640	LTC "Trustee Expenses"	115.00	0.00	115.00
LTC Local				
65200-640	LTC - Local Exp - LTC Meeting Expenses	1,029.00	1,535.05	-506.05
65210-640	LTC - Local Exp - APC Meeting Expenses	375.00	211.65	163.35
65220-640	LTC - Local Exp - Communications	250.00	0.00	250.00
65230-640	LTC - Local Exp - Special Projects	294.00	0.00	294.00
TOTAL LTC Local Expense		<u>1,948.00</u>	<u>1,746.70</u>	<u>201.30</u>
Projects				
73001-640-2015	Lasqueti OCP/LUB	3,500.00	440.75	3,059.25
		<u>3,500.00</u>	<u>440.75</u>	<u>3,059.25</u>



Lasqueti Island

Resolution Number	Action	Date
<p>2020-003 (Standing)</p> <p>Standing Resolution regarding First Nations Reconciliation</p> <p>that the Lasqueti Island Local Trust Committee adopt the following standing resolution with respect to First Nations in the Local Trust Area: Whereas the Local Trust Committee seeks to engage in Reconciliation with local First Nations, governments and the island community by honouring the Truth and Reconciliation Commission Calls to Action, United Nations Declaration on the Rights of Indigenous Peoples, Draft Principles that Guide the Province of British Columbia's Relationship with Indigenous Peoples and Islands Trust First Nations Engagement Principles, the Local Trust Committee endeavours to:</p> <ul style="list-style-type: none"> a) Annually, write a letter to First Nations, (re)introducing trustees and staff and provide a schedule of known Local Trust Committee meetings for the upcoming year, as well as, provide an update of current projects and advocacy activities; b) For various Local Trust Committee meetings, invite elders from local First Nations to attend and provide a traditional welcome to the territory; c) Work with First Nation governments on cooperative initiatives, including and not limited to, language, place names, territorial acknowledgements, community education on Coast Salish and local First Nations' cultural heritage and history; d) Work with First Nation governments on engagement principles for inclusive land use, marine use, and climate change planning; advocacy, protection and stewardship; and knowledge and information sharing protocols; e) Establish and maintain government -to -government dialogue with First Nations, now and into the future, based on respect and recognition of Aboriginal rights and title, treaty rights and First Nations' traditional territories within the Islands Trust Area. 	Carried	24-Feb-2020
<p>2019-003 (Standing)</p> <p>Staff & Trustee at APC Meetings (from <i>In-Camera</i> meeting)</p> <p>that the Lasqueti Island Local Trust Committee adopt the following standing resolution: that all Advisory Planning Committee meetings will include a staff member and a Trustee.</p>	Carried	25-Feb-2019

Standing Resolutions Log

Lasqueti Island

Resolution Number	Action	Date
<p>2018-062 (Standing)</p> <p>Notification of Federal Cannabis License Applications</p> <p>that the Lasqueti Island Local Trust Committee adopt the following standing resolution: that the Lasqueti Island Local Trust Committee requests that Notices of Intention to Apply for a Federal Cannabis License be forwarded to the Local Trust Committee upon receipt by the Islands Trust.</p>	Carried	17-Dec-2018
<p>2018-040 (Standing)</p> <p>Regulation of Cannabis Production and Retail Sales and Non-Medical Cannabis Retail Licensing Application Fees</p> <p>that the Lasqueti Island Local Trust Committee adopt the following standing resolution with respect to the processing of non-medical cannabis retail license applications:</p> <ul style="list-style-type: none"> ·Proposed or amended licenses for non-medical cannabis retail establishments require an application to the local trust committee. ·The application process shall comprise a public consultation component, which includes at least one notification to neighbours, one public meeting, posting of public notices and one advertisement in a local periodical. ·The public consultation process shall be determined by the local trust committee after initial review of the proposal. ·However, as a minimum, the local trust committee will mail or otherwise deliver a notice to all owners and residents of properties within a 500 metre radius of the subject property where the establishment is proposed at least 10 days before adoption of a resolution providing comment on the application. The required notice shall include the following information: <ul style="list-style-type: none"> · Name of the applicant and a description of the proposal in general terms · The location of the proposed establishment and the subject site. · The place where, and date and time when, both a public meeting will be held and a resolution of the local trust committee considered. · The name and contact information of the Islands Trust planning staff member who can provide copies of the proposed or amended license application. · How public comments may be submitted to the local trust committee. 	Carried	23-Jul-2018
<p>2017-006 (Standing)</p> <p>Establishment of a Lasqueti Island Transportation Advisory Committee</p> <p>that the Lasqueti Island Local Trust Committee make a Standing Resolution to request the APC to undertake the function of a Transportation Advisory Committee.</p>	Carried	20-Feb-2017



Standing Resolutions Log

Lasqueti Island

Resolution Number	Action	Date
<p>2013-020 (Standing)</p> <p>APC member Agenda Package that on request by an Advisory Planning Commission member, that they receive a Lasqueti Island Local Trust Committee Agenda package at no charge.</p>	<p>Carried</p>	<p>11-Jul-2013</p>



Top Priorities Report

Lasqueti Island

1. <i>OCP/LUB Review</i>	Responsible	Dates
<p>A comprehensive review of the Lasqueti Island Official Community Plan and Land Use Bylaw.</p> <p>Implementation of Coastal Douglas-fir and Associated Ecosystems Toolkit added to Project Charter (Dec.22, 2018)</p> <p>LTC endorsed the OCP/LUB Review Project Charter v.2 (May 27, 2019).</p> <p>LTC endorsed revised OCP/LUB Review Project Charter v.4.4 (April, 2020).</p>	<p>Bronwyn Sawyer Heather Kauer</p>	<p>Rec'd: 08-Jan-2018</p>

2. <i>Freshwater Project</i>	Responsible	Dates
<p>LTC endorsed the v.1 freshwater sustainability strategy project charter (May 27, 2019).</p>	<p>William Shulba</p>	<p>Rec'd: 24-Sep-2018</p>

3. <i>Model Cell Tower Strategy</i>	Responsible	Dates
<p>LA-2020-009</p> <p>It was MOVED and SECONDED,? that the Lasqueti Island Local Trust Committee request staff to draft amendments to the Model Cell Tower Strategy incorporating concerns regarding electrical supply.</p> <p>CARRIED</p> <p>LA-2020-010</p> <p>It was MOVED and SECONDED,?</p>		<p>Rec'd: 28-Oct-2019</p>



Top Priorities Report

Lasqueti Island

that the Lasqueti Island Local Trust Committee request staff to investigate options for a more fulsome communication consultation process regarding the Model Cell Tower Strategy.

CARRIED

Projects Report

Lasqueti Island

1. <i>Community to Community Forum</i>	Responsible	Date Received
Establish relationships with First Nations with interests in the Lasqueti Local Trust Area.		24-Sep-2018
2. <i>Subdivision Review Project</i>	Responsible	Date Received
Staff to prepare a draft project charter for a subdivision review project to review conservation based and cluster subdivision options.		
3. <i>Review permitted uses upland to barge ramp</i>	Responsible	Date Received
Staff to research and report back on options to make the current uses associated with the barge ramp legal.		