



Lasqueti Island Local Trust Committee Regular Meeting Agenda

Date: October 8, 2015
Time: 11:00 am
Location: Lasqueti Island Arts Centre
Main Road, Lasqueti Island, BC

	Pages
1. CALL TO ORDER	11:00 AM - 11:05 AM
2. APPROVAL OF AGENDA	
3. TOWN HALL AND QUESTIONS	11:05 AM - 11:20 AM
4. COMMUNITY INFORMATION MEETING - none	
5. PUBLIC HEARING - none	
6. MINUTES	11:20 AM - 11:25 AM
6.1 Local Trust Committee Adopted Minutes dated July 30, 2015 for receipt	3 - 10
6.2 Section 26 Resolutions-without-meeting - none	
6.3 Advisory Planning Commission Minutes DRAFT Minutes - dated August 11, 2015 for receipt	11 - 13
7. BUSINESS ARISING FROM MINUTES	11:25 AM - 11:35 AM
7.1 Follow-up Action List dated September 29, 2015	14 - 15
7.2 Bylaw No. 91 - Amendment to Lasqueti Island Local Trust Committee Procedure Bylaw No. 74	
7.2.1 Memorandum dated September 23, 2015	16 - 18
Bylaw No. 91, cited as "Lasqueti Island Local Trust Committee Meeting Procedure Bylaw No. 74, 2004, Amendment Bylaw No. 1, 2015". - For consideration of adoption.	
8. DELEGATIONS - none	
9. CORRESPONDENCE - none	
<i>(Correspondence received concerning current applications or projects is posted to the LTC webpage)</i>	
10. APPLICATIONS AND REFERRALS - none	

11.	LOCAL TRUST COMMITTEE PROJECTS	11:35 AM - 12:05 PM	
11.1	Riparian Areas Regulation (RAR) Implementation		
11.1.1	Staff Report dated September 23, 2015		19 - 43
12.	BREAK	12:05 PM - 12:35 PM	
13.	REPORTS	12:35 PM - 1:05 PM	
13.1	Work Program Reports		
13.1.1	Top Priorities Report Dated September 29, 2015		44 - 44
13.1.2	Projects List Report Dated September 29, 2015		45 - 45
13.2	Applications Report Dated September 29, 2015		46 - 46
13.3	Trustee and Local Expense Report Dated September, 2015		47 - 47
13.4	Adopted Policies and Standing Resolutions		48 - 48
13.5	Local Trust Committee Webpage		
13.6	Chair's Report		
13.7	Trustee Reports		
13.8	Electoral Area Director's Report		
13.9	Trust Fund Board Report dated August, 2015		49 - 49
14.	NEW BUSINESS - none		
15.	UPCOMING MEETINGS		
15.1	Next Regular Meeting Scheduled for Thursday, December 3, 2015 at 11:00 am at the Lasqueti Arts Centre, Main Road, Lasqueti Island, BC		
16.	TOWN HALL	1:05 PM - 1:20 PM	
17.	CLOSED MEETING - none		
18.	ADJOURNMENT	1:20 PM - 1:20 PM	



Lasqueti Island Local Trust Committee Minutes of Regular Meeting

Date: July 30, 2015
Location: Lasqueti Anglican Church
Main Road, Lasqueti Island, BC

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

Staff Present Jaylene Scheible, Recorder
Marnie Eggen, A/ Island Planner

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

1. CALL TO ORDER

Chair Busheikin called the meeting to order at 11:08 am. She acknowledged that the meeting was being held in the traditional territory of the Coast Salish First Nations. She introduced the staff and the trustees.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. TOWN HALL AND QUESTIONS

Three (3) members of the public spoke and the following was summarized:

- Suggestions were made regarding the words “immediate” and “continuous” in the draft Riparian Areas Regulation Bylaw No. 90
- A request was made that the Local Trust Committee (LTC) pass the recommendations from the Advisory Planning Commission (APC) regarding the Riparian Areas Regulation (RAR).
- A question was raised regarding the proposed OCP/LUB budget for 2016/17

4. COMMUNITY INFORMATION MEETING

None.

5. PUBLIC HEARING

None.

6. MINUTES

6.1 Local Trust Committee Minutes dated June 15, 2015 for adoption

By general consent the minutes of the Lasqueti Local Trust Committee Meeting of June 15, 2015 were adopted as presented.

6.2 Section 26 Resolutions-Without-Meeting

None.

6.3 Advisory Planning Commission DRAFT Minutes - dated July 6, 2015 for receipt

Received for information.

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated July 21, 2015

Planner Eggen noted that the advertisement for the Board of Variance will be posted in the fall.

7.2 Phase 2 Local Trust Committee Input into Development of the Islands Trust Strategic Plan for 2014-2018

7.2.1 Memorandum dated June 30, 2015

Trustee Morrison suggested that the LTC endorse three of the Strategic Plan objectives as priorities and submit them to Trust Council.

LA-LTC-2015-026

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request its planner to complete Attachment 3, based on the Local Trust Committee's approved input, and forward it to the Chief Administrative Officer by August 7, 2015.

CARRIED

Trustee Morrison and Trustee Peterson discussed the potential objectives.

LA-LTC-2015-027

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee endorse; protect the natural environment of the island, reduce our ecological footprint, and strengthen relations with First Nations as the first (1st), second (2nd) and third (3rd) priorities and forward to the Chief Administrative Officer.

CARRIED

It was suggested that the term “strategic planning” should be redefined, as this speaks to a long term vision for the Islands Trust, rather than short term goals that can be addressed in the term.

With regard to Attachment 3, 1.7, a request was made by a member of the public, that the LTC research resources and land use planning tools that are available to help protect coastal Douglas fir and associated ecosystems.

7.3 Bylaw No. 91 – Amendment to Lasqueti Island Local Trust Committee Procedure Bylaw No. 74

7.3.1 Staff Report dated July 10, 2015

LA-LTC-2015-028

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee give First Reading to Bylaw No. 91, cited as “Lasqueti Island Local Trust Committee Meeting Procedure Bylaw No. 74, 2004, Amendment Bylaw No. 1, 2015”.

CARRIED

LA-LTC-2015-029

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee give Second Reading to Bylaw No. 91, cited as “Lasqueti Island Local Trust Committee Meeting Procedure Bylaw No. 74, 2004, Amendment Bylaw No. 1, 2015”.

CARRIED

LA-LTC-2015-030

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee give Third Reading to Bylaw No. 91, cited as “Lasqueti Island Local Trust Committee Meeting Procedure Bylaw No. 74, 2004, Amendment Bylaw No. 1, 2015”.

CARRIED

LA-LTC-2015-031

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee forward Bylaw No. 91, cited as “Lasqueti Island Local Trust Committee Meeting Procedure Bylaw No. 74, 2004, Amendment Bylaw No. 1, 2015” to the Islands Trust Executive Committee for consideration of approval.

CARRIED

8. DELEGATIONS

None.

9. CORRESPONDENCE

None.

10. APPLICATIONS AND REFERRALS

None.

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Riparian Areas Regulation (RAR) Implementation

11.1.1 Memorandum dated July 17, 2015

Planner Eggen summarized the memorandum. She noted that the Islands Trust Policy Manual indicates that 72 hours is required for public notification of APC meetings, however, this is not stipulated in the APC bylaws.

Discussion ensued, and it was acknowledged that due to the unique circumstances surrounding the mail system, and limited access to the internet, five (5) days notice of meetings was advised.

LA-LTC-2015-032

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff to look at the Advisory Planning Commission Bylaw with respect to public notification of meetings and report back.

CARRIED

LA-LTC-2015-033

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request the Advisory Planning Commission to prioritize the re-assessment of watersheds designated, "watersheds with potential seasonal habitat for anadromous fish below barriers," as well as Hadley Lake.

CARRIED

LA-LTC-2015-034

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff to enter into a contract with a Qualified Environmental Planner to undertake a third party review of watersheds designated "Watersheds with Potential Seasonal Habitat for Anadromous Fish Below Barriers," as per Schedule A of the Draft Bylaw No. 90, once the Advisory Planning Commission has prioritized the watersheds including Hadley Lake.

CARRIED

LA-LTC-2015-035

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee remove the word "immediate" from subsection 2d (iv) of Draft Bylaw No. 90.

CARRIED

LA-LTC-2015-036

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee replace "for residential use" with "10kw capacity or less" in 2d (xviii) and 3a (vi) of Draft Bylaw No. 90.

CARRIED

LA-LTC-2015-037

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee remove "continuous" from the definition of landscaped area, see page 5 of Draft Bylaw No. 90, Section B.

CARRIED

LA-LTC-2015-038

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff to send letters to landowners in which watersheds are being reassessed to notify them in advance that there will be a reassessment of streams and watercourses on their property as within the legal right of the Lasqueti Island Local Trust Committee.

CARRIED

LA-LTC-2015-039

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff to change Draft Bylaw No. 90 by adding Registered Professional Forester to (iv).

CARRIED

12. BREAK

By general consent the meeting was recessed at 12:30 pm and reconvened at 1:05 pm.

LA-LTC-2015-040

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff to change Schedule A, Riparian Areas Regulation Applicable Watershed Designations (the map):

- Remove "Watersheds with no Fish Habitat" and
- Replace "Watersheds with Potential Seasonal Habitat for Anadromous Fish Below Barriers" with:
- A new heading "RAR Applicable Pending Further Information" and a new designation underneath the heading "Watersheds with unknown presence/absence of fish habitat," and that Hadley Creek and Johnson's Creek be added to the new designation.

CARRIED

LA-LTC-2015-041

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff to bring revised Draft Bylaw No. 90 to the next Local Trust Committee meeting, October 8, 2015.

CARRIED

It was noted that Resolutions Without Meeting (RWM) would allow the LTC to move forward with prioritized watershed mapping.

13. REPORTS

13.1 Work Program Reports

13.1.1 Top Priorities Report dated July 21, 2015

LA-LTC-2015-042

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee remove "consider Procedures Bylaw amendment to allow the Local Trust Committee to hold electronic meetings when needed" off the Top Priorities and replace with "Establish relationships with First Nations that have interests in the Lasqueti Local Trust Area."

CARRIED

13.1.2 Projects List Report dated July 21, 2015

LA-LTC-2015-043

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee add “use land use planning tools to protect coastal Douglas fir and associated ecosystems” to the projects list.

CARRIED

13.2 Applications Report

None.

13.3 Trustee and Local Expense Report dated June, 2015

Planner Eggen advised that she will look into the budget for the Local Trust Committee meeting expenses.

13.4 Adopted Policies and Standing Resolutions

None.

13.5 Local Trust Committee Webpage

Trustee Morrison suggested that there be a webpage link to add comments on strategic planning. It was noted that the APC minutes will be added to the webpage after they have been adopted.

13.6 Chair's Report

Chair Busheikin gave her report.

13.7 Trustee Reports

Trustee Morrison gave her report

Trustee Peterson gave his report and advised that he has personally invited Powell River Regional District (PRRD) Local Director, Merrick Andersen to the LTC meetings.

13.8 Electoral Area Director's Report

None.

13.9 Trust Fund Board Report

None.

14. NEW BUSINESS

14.1 LTC Budget Requests for 2016-2017

14.1.1 Memorandum dated June 30, 2015

LA-LTC-2015-044

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee approve and forward the draft 2016-17 LTC Project Budget by amending the Official Community Plan/Land Use Bylaw review to \$5000 and submit to the Financial Planning Committee as presented.

CARRIED

15. UPCOMING MEETINGS

15.1 Next Regular Meeting is scheduled for Thursday, October 8, 2015 at 11:00 am at the Lasqueti Arts Centre, Main Road, Lasqueti Island, BC.

16. TOWN HALL

None.

17. CLOSED MEETING

None.

18. ADJOURNMENT

By general consent the meeting was adjourned at 1:50 pm.

Laura Busheikin, Chair

Certified Correct:

Jaylene Scheible, Recorder

Lasqueti Island Advisory Planning Commission Minutes of Regular Meeting

Date: August 11, 2015
Location: Lasqueti Community Hall
Main Road, Lasqueti Island, BC

Members Present Andrew Fall, Chair
Peter Johnson, Secretary
Lisa Johnson
Sue Kristinsson
John O'Halloran
Doane Grinnell

Regrets Nadine Simpson, Deputy Chair
Tom Weinerth

Staff Present Jaylene Scheible, Recorder

Others Present Mike Compston
Dave Rogers

1. CALL TO ORDER

Chair Fall called the meeting to order at 7:05 pm.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. MINUTES

By general consent the minutes from the Advisory Planning Commission meeting of July 6, 2015 were adopted.

4. REVIEW OF WATERSHEDS

Correspondence dated August 10, 2015 received from Doug Hopwood

The following watersheds were reviewed: Billdown Swamp (Fisher), Deanne Creek (Tucker Bay), Hadley Creek, Milne Bay, Monahan Brook (Anderson Bay), Trematon, Tucker Brook (Long Bay), Johnson's Lagoon, Osland, Powder Flask Cove (Driftwood Cove), Windy Bay, and Jenkins Creek.

DRAFT

LA-APC-2015-013

It was MOVED and SECONDED,

that the Advisory Planning Commission recommends that none of the watersheds be excluded from reassessment.

CARRIED

Correspondence dated August 11, 2015 received from Bruce Fleming-Smith and Domena Diesing.

It was noted that this letter will be forwarded to the Local Trustees.

LA-APC-2015-014

It was MOVED and SECONDED,

that the Advisory Planning Commission recommends adding Jenkins Creek to the watersheds to be reassessed.

CARRIED

There was clarification provided of the definitions of the Riparian Areas Regulation (RAR) classifications. Discussion ensued regarding the appropriate season to carry out the re-assessments.

LA-APC-2015-015

It was MOVED and SECONDED,

that the Advisory Planning Commission recommends the re-assessment be done in more than one season to address the needs of different potential species, as appropriate.

CARRIED

LA-APC-2015-016

It was MOVED and SECONDED,

that the Advisory Planning Commission accept Doug Hopwood's recommendations for prioritizing the re-assessment of watersheds.

CARRIED

It was noted that the following recommendations were received from Doug Hopwood for prioritizing the re-assessment of watersheds:

HIGH- Billdown Swamp (Fisher), Hadley Creek, Tucker Brook (Long Bay), Johnson's Lagoon, and Powder Flask Cove (Driftwood Cove).

MEDIUM- Mine Bay, Monahan Brook (Anderson Bay), Osland and Windy Bay.

LOW- Deanne Creek (Tucker Bay), and Trematon.

DRAFT

LA-APC-2015-017

It was **MOVED** and **SECONDED**,

that the Advisory Planning Commission recommends that the priority for re-assessing Jenkins Creek be low.

CARRIED

LA-APC-2015-018

It was **MOVED** and **SECONDED**,

that the Advisory Planning Commission recommends the Lasqueti Island Local Trust Committee urge the Ministry of Forests, Lands & Natural Resource Operations to reduce Riparian Areas Regulation setbacks above barriers to fish.

CARRIED

5. ADJOURNMENT

By general consent the meeting was adjourned at 8:10 pm.

Andrew Fall, Chair

Certified Correct:

Jaylene Scheible, Recorder



Islands Trust

Print Date: Sep-29-2015

Follow Up Action Report w/ Target Date

Lasqueti Island May-14-2015

No.	Activity	Responsibility	Target Date	Status
1	Staff to advertise, including within the Lasqueti Local Trust Area, for membership in a BOV appointed jointly with other LTCs in the Northern Region.	Becky McErlean Lisa Webster-Gibson	Jun-30-2015	On Going

Jun-15-2015

No.	Activity	Responsibility	Target Date	Status
1	Staff to prepare a letter to Transport Canada regarding the Ports Asset Transfer Program - False Bay Public Port Facility. And forward the Transport Canada letter dated May 14, 2015 to the PRRD.	Marnie Eggen	Jun-30-2015	On Going
1	Staff to research options for moving forward with draft bylaw no. 90 and future mapping/watershed assessments without the need for formal bylaw amendments.	Marnie Eggen	Jul-13-2015	On Going
1	Staff to draft an amendment bylaw to amend the 'Lasqueti Island Local Trust Committee Fees Bylaw, 2009' to reduce the development variance permit fee to \$150.00 in respect of setback and screening regulations for streams (both RAR and non RAR streams) and that the reduction apply to residential, commercial, industrial, and institutional development.	Marnie Eggen	Oct-08-2015	On Going

Jul-30-2015

No.	Activity	Responsibility	Target Date	Status
1	Staff to complete Attachment 3 of RFD dated June 29, 2015 re: Phase 2 LTC input into Strategic Plan, based on the LTC's approved input and forward to CAO.	Marnie Eggen	Aug-07-2015	Done

1	Staff to forward to CAO the LTC identified priorities for Trust Council Strategic Plan Objectives: 1. Protect the Natural Environment of Islands 2. Reduce our Ecological Footprint 3. Strengthen relations with First Nations	Marnie Eggen	Aug-07-2015	Done
1	Staff to prepare a referral to APC from LTC requesting APC to prioritize the watersheds for re-assessment.	Marnie Eggen	Aug-11-2015	Done
1	Staff to forward the draft 2016-17 LTC project budget submission as revised.	Marnie Eggen	Aug-21-2015	Done
1	Staff to forward Bylaw No. 91, cited as 'Lasqueti Island LTC Meeting Procedure Bylaw No.74 2004, Amendment Bylaw No. 1, 2015 to the Islands Trust Executive Committee for approval	Marnie Eggen Carmen Thiel	Sep-04-2015	Done
1	Staff to provide info to LTC re: APC bylaw and increasing public notification period from 72 hours to at least 5 days.	Marnie Eggen	Sep-30-2015	On Going
1	Staff to bring draft Bylaw No.90 with revisions to LTC for consideration of 1st reading.	Marnie Eggen	Sep-30-2015	On Going
1	Staff to enter into a contract with a QEP to undertake a 3rd party review of watersheds, including Hadley Creek, once APC has prioritized the watersheds.	Marnie Eggen	Sep-30-2015	On Going
1	APC referral recommendation to be considered by LTC via RWM.	Marnie Eggen Becky McErlean	Sep-30-2015	On Going



Memorandum

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Date September 23, 2015

File Number 3040-20-01 LTC Open
Meetings General

To Lasqueti Local Trust Committee
From Marnie Eggen
A/Island Planner
Northern Office

Re Bylaw No. 91 – Amendment to Lasqueti Local Trust Committee Procedure Bylaw No. 74

The above mentioned bylaw received Executive Committee approval August 25, 2015. The Lasqueti Local Trust Committee is now requested to consider adoption of the bylaw (see Attachments for proposed bylaw). Staff are currently working towards providing the following to the LTC:

- options with respect to the technological requirements of holding electronic meetings for Lasqueti LTC; and
- guidance with respect to the technical requirements and procedures of holding electronic meetings.

Recommendation:

- 1 That the Lasqueti Island Local Trust Committee adopt Bylaw No. 91, cited as “Lasqueti Island Land Use Bylaw 74, 2005, Amendment No. 1, 2015.”

Attachments:

- 1 Bylaw No. 91

pc Ann Kjerulf, Regional Planning Manager
Becky McErlean, A/Legislative Clerk

LASQUETI ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 91

A Bylaw to Amend the Lasqueti Island Local Trust Committee Meeting Procedure Bylaw

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

1. Lasqueti Island Local Trust Committee Meeting Procedure Bylaw No. 74, 2004, is amended as follows:

1.1 By deleting section 10 in its entirety and replacing it with the following:

"10. In the event that neither the Chairperson nor the alternate member of the Local Trust Committee appointed by the Chair of the Trust Council is present within one half hour of the scheduled time of a regular or special meeting, the Director of Local Planning Services, or his or her designate, shall call the meeting to order and the remaining trustees shall determine which of them shall act as Chairperson."

1.2 By adding the following new sections after section 16, and by renumbering section 17 and section 18 to become section 30 and section 31 respectively:

"ELECTRONIC MEETINGS

17. A special meeting of the Local Trust Committee to deal with urgent new business may be conducted entirely by means of audio or audio and visual electronic communication facilities if a majority of the members of the Local Trust Committee have agreed by resolution that the meeting may be conducted in this way and provided the Deputy Secretary has received sufficient notice and can make the necessary arrangements.
18. An individual Local Trust Committee member who is not at the physical location of a special Local Trust Committee meeting or a regular Local Trust Committee meeting may choose to participate by means of audio or audio and visual electronic communication facilities, provided the Deputy Secretary has received sufficient notice and can make the necessary arrangements.
19. At a regular Local Trust Committee meeting, not more than one Local Trust Committee member may participate by means of electronic communication facilities.
20. An individual member of the Local Trust Committee may not participate by means of electronic communication facilities in two consecutive regular meetings of the Local Trust Committee.
21. The Local Trust Committee may waive the restrictions in sections 19 and 20 by unanimous resolution, provided the waiver does not conflict with provincial legislation and regulation that enables electronic meetings.
22. Local Trust Committee members who use electronic communication facilities to participate in a meeting conducted in accordance with this bylaw are deemed present at the meeting.
23. A member of the Local Trust Committee may begin participation in a meeting by electronic communication facilities after the meeting has been called to order.

Date: September 23, 2015

File No.: 6500-02 – RAR
Compliance

To: Lasqueti Island Local Trust Committee
For meeting of October 8, 2015

From: Marnie Eggen, A/Island Planner

CC: Ann Kjerulf, Regional Planning Manager

**Re: Riparian Areas Regulation Implementation – Land Use Bylaw
Amendment No. 90**

Interim Report

The purpose of this report is to:

- present draft Land Use Bylaw Amendment No. 90 cited as “Lasqueti Island Land Use Bylaw 78, 2005, Amendment No. 2, 2014” to the Lasqueti Local Trust Committee (LTC) for 1st reading;
- request LTC consideration of the Policy Statement Directives Only Checklist for the proposed bylaw amendment;
- request LTC consideration of referrals to First Nations and Agencies;
- request LTC consideration of APC recommendations from their August 11, 2015 meeting;
- request LTC consideration of the project budget;
- consider further revisions to draft Bylaw No. 90 so that future updates to watershed designations won't require a formal amendment to the bylaw.

Project Objectives

As per the Project Charter, the purpose of the project is to amend the Lasqueti Island Land Use Bylaw with setback and screening regulations to implement the provincial *Riparian Areas Regulation*. The objectives of the project include:

- Assessing all Lasqueti watersheds to determine RAR applicability; and
- Ongoing notification and effective engagement with property owners and residents.

Project Background

Bylaw Revisions

At the July 30, 2015 regular business meeting, the LTC passed the following resolutions with regard to changes to draft Bylaw No. 90. Staff have completed revisions to the draft Bylaw (see attached).

LA-LTC-2015-035

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee remove the word “immediate” from subsection 2d (iv) of Draft Bylaw No. 90.

CARRIED

LA-LTC-2015-036

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee replace “for residential use” with “10kw capacity or less” in 2d (xviii) and 3a (vi) of Draft Bylaw No. 90.

CARRIED

LA-LTC-2015-037

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee remove “continuous” from the definition of landscaped area, see page 5 of Draft Bylaw No. 90, Section B.

CARRIED

LA-LTC-2015-039

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff to change Draft Bylaw No. 90 by adding Registered Professional Forester to (iv).

CARRIED

LA-LTC-2015-040

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff to change Schedule A, Riparian Areas Regulation Applicable Watershed Designations (the map):

- Remove “Watersheds with no Fish Habitat” and
- Replace “Watersheds with Potential Seasonal Habitat for Anadromous Fish Below Barriers” with: a new heading “RAR Applicable Pending Further Information” and a new designation underneath the heading “Watersheds with unknown presence/absence of fish habitat,” and that Hadley Creek and Johnson's Creek be added to the new designation.

CARRIED

LA-LTC-2015-041

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff to bring revised Draft Bylaw No. 90 to the next Local Trust Committee meeting, October 8, 2015.

CARRIED

APC Referral

Also, at the regular business meeting of July 30, 2015, the LTC passed the following resolution with regard to a referral to the APC. The referral was sent to the APC, which met August 11th, 2015 (see Attachments for APC referral Memo). The APC meeting minutes were received and are discussed below in the Communications and Community Consultation section (see Attachments for the APC minutes).

LA-LTC-2015-033

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request the Advisory Planning Commission to prioritize the re-assessment of watersheds designated, “watersheds with potential seasonal habitat for anadromous fish below barriers,” as well as Hadley Lake.

CARRIED

At their regular business meeting of June 15, 2015, the LTC passed the following resolution:

LA-LTC-2015-021

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff to further research possible revisions to Draft Bylaw No. 90 so that it is amendable without having to formally amend the bylaw with updates from future stream/watershed assessments, and provide options.

CARRIED

Staff have researched this topic and conclude that any future updates to watershed designations once the bylaw is adopted will likely require an amendment to the bylaw, unless the update addresses an error. If for instance, information is received that indicates a change to a watershed designation, the information will have to be rigorously assessed against the RAR methodology. If the conclusion is that the watershed designation should change then that information would be retained by staff and the bylaw would be applied to reflect that change at the time, and a bylaw amendment would occur as the work program permitted.

Other Suggested Revisions to draft Bylaw No. 90, Schedule A (Designation Map)

In order to provide further clarity to Schedule A, staff suggest renaming “Watersheds with Perennial Fish Habitat” to Watersheds with Fish Habitat.” The distinction of perennial is unnecessary since there is no longer a reference to “seasonal” in the legend. Also, staff suggest re-categorizing Boat Cove watershed from “MFLNRO Assessed Watersheds” to either “Watersheds with Fish Habitat” or “Watersheds with

unknown presence/absence of fish habitat.” This watershed was originally verified to be a RAR applicable stream by the Ministry of Forest, Lands, and Natural Resource Operations. Subsequently, it was not included in the Madrone watershed assessments, because it was understood that Boat Cove did not require further assessment.

Relevant Policy and Land Use Considerations

Islands Trust Policy Statement

Section 1.6 of the Policy Statement Implementation Policy holds the primary responsibility for demonstrating that an official community plan or regulatory bylaw is not contrary to or at variance with the Islands Trust Policy Statement with each local trust committee.

Staff has assessed the bylaw amendment against the Policy Statement Directives Only Checklist (see Attachments) and the LTC is requested to pass a formal resolution to indicate agreement with this assessment.

Resources and Roles

Budget Considerations

Currently, the RAR Implementation budget includes \$5,000.00 and is expected to incur costs for the 3rd party assessment - \$5,000.00 - \$6,000.00 and the legislative process - \$1,200.00 for the 2015/16 fiscal year. Staff suggests that in order to cover all expected project costs, that the LTC consider drawing from other sources, such as from the OCP/LUB project budget, or making a request for funding from the Islands Trust technical services budget. In either case, an LTC resolution is required.

Communications and Community Consultation

On August 11, 2015, the APC met and considered the above mentioned referral (see Attachments for Staff Memo). This is the second referral to the APC during the course of the RAR implementation project. The APC passed the following resolutions (draft):

- the Advisory Planning Commission recommends that none of the watersheds be excluded from reassessment;
- the Advisory Planning Commission recommends adding Jenkins Creek to the watersheds to be reassessed;

- the Advisory Planning Commission recommends the re-assessment be done in more than one season to address the needs of different potential species, as appropriate;
- that the Advisory Planning Commission accept Doug Hopwood's recommendations for prioritizing the re-assessment of watersheds:
 - **HIGH-** Billdown Swamp (Fisher), Hadley Creek, Tucker Brook (Long Bay), Johnson's Lagoon, and Powder Flask Cove (Driftwood Cove).
 - **MEDIUM-** Mine Bay, Monahan Brook (Anderson Bay), Osland and Windy Bay.
 - **LOW-** Deanne Creek (Tucker Bay), and Trematon.
- that the Advisory Planning Commission recommends that the priority for re-assessing Jenkins Creek be low.
- that the Advisory Planning Commission recommends the Lasqueti Island Local Trust Committee urge the Ministry of Forests, Lands & Natural Resource Operations to reduce *Riparian Areas Regulation* setbacks above barriers to fish.

Staff note that the APC provided advice on what was referred to it, and provided additional advice on other topics. Staff have the following comments related to the APC recommendations:

- staff suggest having the 11 watersheds as listed in the APC referral included in the 3rd party review.
- Staff suggest not adding Jenkins Creek to the list of watersheds to be included in the 3rd party assessment because the Madrone report (March 2013) indicates that this creek clearly meets the definition of “stream” under RAR.
- With regard to the recommendation to re-assess the watersheds over two seasons:
 - Qualified Environmental Professionals are the experts in the field of fish biology and fish habitat as well as in following the RAR methodology, and have indicated that the 3rd party review can be conducted in one season.
 - This will require further funds than what is currently anticipated for the 3rd party assessment and would likely extend the project timeline into the 2015/16 fiscal year for which no funds are allocated for the RAR Implementation Project.
- Staff is unclear of the meaning of the final APC recommendation to urge the Ministry to reduce the RAR setbacks above barriers to fish.

Project Charter

Attached for reference is the Project Charter. It was updated to reflect the two referrals to the APC and anticipated 3rd party assessment.

Next Steps

The following next steps are recommended in order to advance the proposed bylaw amendment within the 2015-16 fiscal year as per the Project Charter.

October 8, 2015: Consider 1st reading as revised, and refer to First Nations and Agencies.

Winter 2015/2016: Review referral responses and consider 2nd reading and information from 3rd party review.

Winter 2015/2016: Hold a Community Information Meeting and Public Hearing.

Winter/Spring 2016: Consider input and 3rd reading, and final adoption.

REFERRALS:

Staff recommends that the bylaw be referred to the following agencies and First Nations:

Regional Agencies:

- Powell River Regional District

Provincial Agencies:

- Ministry of Forests, Lands and Natural Resource Operations – Ecosystems Branch
- Ministry of Agriculture
- Ministry of Forests, Lands and Natural Resource Operations - Crown Lands & Resource
- Ministry of Transportation and Infrastructure

Federal Agencies:

- Fisheries and Oceans Canada

First Nations:

- Sliammon First Nation
- Qualicum First Nation
- Hul'iqumi'num First Nation
- Lyackson First Nation
- Penelakut Tribe
- Stz'uminus First Nation
- Cowichan Tribes
- Halalt First Nation
- Lake Cowichan First Nation
- Snaw'Naw'As Nation

Summary of Planning Recommendations

Staff recommends the following:

- that the LTC revise draft Bylaw No. 90, Schedule A to rename “Watersheds with Perennial Fish Habitat” to Watersheds with Fish Habitat,” and re-categorize Boat Cove;
- that the LTC give 1st reading to draft Bylaw No. 90 as revised, and refer the bylaw to First Nations and Agencies;
- that the LTC continue to move forward with the 3rd party review of the 11 watersheds as outlined in the APC referral; and
- that the LTC re-allocate/request funds in order to cover expected costs for the RAR Implementation project in the 2015-16 fiscal year.

RECOMMENDATIONS:

1. THAT the Lasqueti Island Local Trust Committee revise draft Bylaw No. 90, Schedule A to rename “Watersheds with Perennial Fish Habitat” to “Watersheds with Fish Habitat,” and re-categorize Boat Cove from “MFLNRO Assessed Watersheds” to either “Watersheds with Fish Habitat” or “Watersheds with Unknown Presence/Absence of Fish Habitat.”
2. THAT the Lasqueti Island Local Trust Committee advise the Executive Committee that it has reviewed the Directives Only Checklist and determined that Bylaw No. 90 is not contrary to or at variance with the Islands Trust Policy Statement.
3. THAT the Lasqueti Island Local Trust Committee give 1st reading of Bylaw No. 90 cited as “Lasqueti Island Land Use Bylaw 78, 2005, Amendment No. 2, 2014” as revised.
4. THAT the Lasqueti Island Local Trust Committee refer Bylaw No. 90 cited as “Lasqueti Island Land Use Bylaw 78, 2005, Amendment No. 2, 2014” to the following agencies and First Nations:
 - Powell River Regional District
 - Ministry of Forests, Lands and Natural Resource Operations – Ecosystems Branch
 - Ministry of Agriculture
 - Ministry of Forests, Lands and Natural Resource Operations - Crown Lands & Resource
 - Ministry of Transportation and Infrastructure
 - Sliammon First Nation
 - Qualicum First Nation
 - Hul'iqumi'num First Nation
 - Lyackson First Nation
 - Penelakut Tribe
 - Stz'uminus First Nation
 - Cowichan Tribes
 - Halalt First Nation
 - Lake Cowichan First Nation
 - Snaw'Naw'As Nation
5. THAT the Lasqueti Island Local Trust Committee endorse the Project Charter for the Lasqueti Island Riparian Areas Regulation Compliance as revised.

Prepared and Submitted by:

Marnie Eggen

September 23, 2015

Marnie Eggen, A/Island Planner

Date

Concurred in by:

Ann Kjerulf

September 28, 2015

Ann Kjerulf, Regional Planning
Manager

Date

Attachments:

1. Draft Land Use Bylaw Amendment No. 90, as revised for consideration of 1st reading
2. Policy Statement Directives Only Checklist
3. APC minutes from APC August 11, 2015 meeting
4. Project Charter, revised September 2015

DRAFT

Lasqueti Island Local Trust Committee
BYLAW NO. 90

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

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

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

READ A FIRST TIME THIS	DAY OF	, 201X
PUBLIC HEARING HELD THIS	DAY OF	, 201x
READ A SECOND TIME THIS	DAY OF	, 201x
READ A THIRD TIME THIS	DAY OF	, 201x
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST		
THIS	DAY OF	, 201x
ADOPTED THIS	DAY OF	, 201x

SECRETARY

CHAIRPERSON

Lasqueti Island Local Trust Committee

Bylaw No. 90

Schedule 1

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

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

"3.5 Siting and Setback Provisions

(1) General

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

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

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

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

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

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

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

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

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

- (i) for certainty, all uses that are not residential, commercial or industrial or accessory to such a use;
- (ii) interior or exterior alterations, renovations, maintenance, reconstruction or repair to a pre-existing permanent building or structure to an extent that does not alter, extend or otherwise increase the footprint;
- (iii) repair or replacement of a septic field on the same spot;
- (iv) the removal of trees that have been examined by an arborist or registered professional forester and certified to pose a threat to life or property;
- (v) With the exception of nesting trees protected under Section 34 of the *Wildlife Act*, cutting of vegetation and trees more than 15 meters from the stream's high water mark or the top of the ravine bank, provided the cutting is not a precursor to development, the roots/stumps are left in the ground, and the cutting does not result in land alteration;
- (vi) gardening and yard maintenance activities within a pre-existing *landscaped area*, including mowing, pruning, planting, and minor soil disturbance that does not alter the general contours of the land;
- (vii) manual removal of invasive species and manual planting of native vegetation conducted in accordance with best management practices;
- (viii) pruning of not more than two trees in one growing season and that is conducted in accordance with the standards and recommendations of the International Society of Arboriculture, and that does not involve: the lift pruning of lower limbs to the extent that the live crown ratio is less than 50%, the removal of more than 25% of the crown in one growing season, topping, or the pruning or removal of a structural root within the critical root zone;
- (ix) ecological restoration or enhancement projects undertaken or authorized by a public body;
- (xj) work that is authorized by Fisheries and Oceans Canada by permit under Section 35 of the *Fisheries Act*;
- (xi) emergency procedures to prevent, control or reduce immediate threats to life or property including:
 - emergency actions for flood-protection and erosion protection;
 - clearing of an obstruction from a bridge or culvert or an obstruction to drainage flow; and
 - repairs to bridges and safety fences carried out in accordance with the *Water Act*;
- (xii) farm operations as defined in the *Farm Practices Protection (Right to Farm) Act* and farm uses as defined in Section 2(2) of the *Agricultural Land Reserve Use, Subdivision, and Procedure Regulation*;
- (xiii) The construction of a fence if no native trees are removed and the disturbance of native vegetation is restricted to 0.5 meters on either side of the fence, or 1.5 meters on either side of the fence in agricultural areas;

- (xiv) The construction of a private trail if all of the following apply;
 - The trail is one meter wide or less;
 - No native trees are removed;
 - The surface of the trail is pervious (for example, soil, gravel or wood chips);
 - The trail is designed to prevent soil erosion where slopes occur; and
 - Where the trail parallels the stream, the trail is more than 5 meters away from the high water mark of a stream.
- (xv) Disturbance of soils more than 15 meters from the stream's high water mark or the top of the ravine bank if the total area of soil disturbance is less than 5 meters squared;
- (xvi) The constructing of a small accessory building such as a pump house, gazebo, garden shed or playhouse more than 15 meters from the stream's high watermark or the top of the ravine bank if the building is located within an existing landscaped area and the total area of small accessory building is less than 10 meters squared;
- (xvii) Structures used to provide micro-hydro-electricity 10kw capacity or less.

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

(a) The minimum setback for buildings and structures for any other streams, creeks, lakes, wetlands, and watercourses is 30 metres, except for the following:

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

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

- (a) The minimum setback from the natural boundary of the sea for buildings and structures, except for a boathouse, fence, or access stairway is:
 - (i) 5.0 metres (16.4 feet) for a boathouse;
 - (ii) 15 metres (49.2 feet) for all other buildings and structures;
 - (iii) despite Clause 3.5(6)(a), where the frontage on the sea is adequately protected from erosion by natural bedrock or works as certified by a professional engineer, buildings and structures may be sited as close as 7.5 metres (24.6 feet) from the natural boundary of the sea.
- (b) The minimum allowable difference in elevation between the underside of the lowest floor in the building or structure and the elevation of the natural boundary of the sea must be 1.5 metres, except for a boathouse.
- (c) Where fill is used to attain the elevation required in this section:
 - (i) the minimum setback distance required shall be measured from the toe of the fill slope to the natural boundary of the sea; and
 - (ii) the face of the fill slope must be protected against wave action from floodwaters.

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

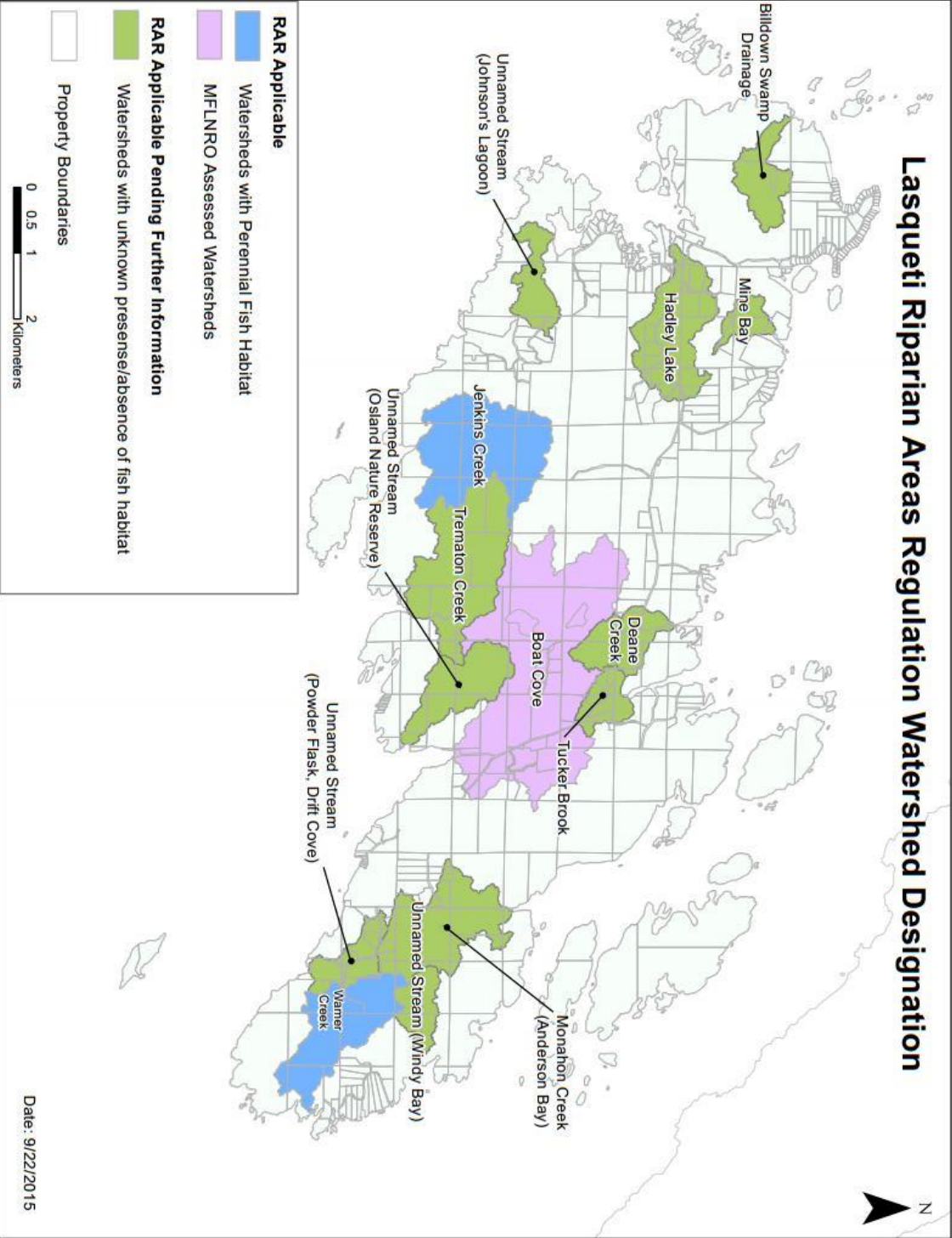
(5) Setbacks and Screening from Nesting Trees

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

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

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

Lasqueti Island Local Trust Committee
Bylaw No. 90
Schedule A





Islands Trust

POLICY STATEMENT DIRECTIVES ONLY CHECK LIST

Bylaw and File No: 6500-20 Lasqueti Island Land Use Bylaw Amendment No. 90 – Riparian Areas Regulation Implementation

PURPOSE

To provide staff with the Directives Only Checklist to highlight issues addressed in staff reports and as a means to ensure Local Trust Committee address certain matters in their official community plans and regulatory bylaws and Island Municipalities address certain matters in their official community plans and to reference any relevant sections of the Policy Statement.

POLICY STATEMENT

The Policy Statement is comprised of several parts. Parts I and II outline the purpose, the Islands Trust object, and Council's guiding principles. Parts III, IV and V contain the goals and policies relevant to ecosystem preservation and protection, stewardship of resources and sustainable communities.

There are three different kinds of policies within the Policy Statement as follows:

-
- Commitments of Trust Council which are statements about Council's position or philosophy on various matters;
 - Recommendations of Council to other government agencies, non-government organizations, property owners, residents and visitors; and
 - Directive Policies which direct Local Trust Committees and Island Municipalities to address certain matters.

DIRECTIVES ONLY CHECK LIST

The Policy Statement Directives Only Checklist is based on the directive policies from the Policy Statement (Consolidated April 2003) which require Local Trust Committees to address certain matters in their official community plans and regulatory bylaws and Island Municipalities to address certain a matters in their official community plans in a way that implements the policy of Trust Council.

Staff will use the Policy Statement Checklist (Directives Only) to review Local Trust Committee and Island Municipality bylaw amendment applications and proposals to ensure consistency with the Policy Statement. Staff will add the appropriate symbol to the table as follows:

- ✓ if the bylaw is **consistent** with the policy from the Policy Statement, or
- ✗ if the bylaw is **inconsistent (contrary or at variance)** with a policy from the Policy Statement, or
- N/A** if the policy is not applicable.

Part III Policies for Ecosystem Preservation and Protection

CONSISTENT	NO.	DIRECTIVE POLICY
	3.1	Ecosystems
✓	3.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.
N/A	3.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning, establishment, and maintenance of a network of protected areas that preserve the representative ecosystems of their planning area and maintain their ecological integrity.
✓	3.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the regulation of land use and development to restrict emissions to land, air and water to levels not harmful to humans or other species.
	3.2	Forest Ecosystems
N/A	3.2.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of unfragmented forest ecosystems within their local planning areas from potentially adverse impacts of growth, development, and land-use.
	3.3	Freshwater and Wetland Ecosystems and Riparian Zones
✓	3.3.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or watercourses, wetlands and riparian zones and to protect aquatic wildlife.
	3.4	Coastal and Marine Ecosystems
N/A	3.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.
N/A	3.4.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.

PART IV: Policies for the Stewardship of Resources

CONSISTENT	NO.	DIRECTIVE POLICY
	4.1	Agricultural Land
N/A	4.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.
N/A	4.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation, protection, and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses.
N/A	4.1.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of adjacent properties to minimize any adverse affects on agricultural land.

CONSISTENT	NO.	DIRECTIVE POLICY
N/A	4.1.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the design of road systems and servicing corridors to avoid agricultural lands unless the need for roads outweighs agricultural considerations, in which case appropriate mitigation measures shall be required to derive a net benefit to agriculture
N/A	4.1.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the economic viability of farms without compromising the agriculture capability of agricultural land.
N/A	4.1.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.
	4.2	Forests
N/A	4.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the need to protect the ecological integrity on a scale of forest stands and landscapes.
N/A	4.2.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the retention of large land holdings and parcel sizes for sustainable forestry use, and the location and construction of roads, and utility and communication corridors to minimize the fragmentation of forests.
N/A	4.2.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity.
	4.3	Wildlife and Vegetation
	4.4	Freshwater Resources
N/A	4.4.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for.
N/A	4.4.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses
	4.5	Coastal Areas and Marine Shorelands
N/A	4.5.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.
N/A	4.5.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas.
N/A	4.5.10	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.
N/A	4.5.11	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.
	4.6	Soils and Other Resources

N/A	4.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of productive soils.
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PART V: Policies for Sustainable Communities

CONSISTENT	NO.	DIRECTIVE POLICY
	5.1	Aesthetic Qualities
N/A	5.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
	5.2	Growth and Development
N/A	5.2.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
N/A	5.2.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.
N/A	5.2.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.
N/A	5.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.
	5.3	Transportation and Utilities
N/A	5.3.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.
N/A	5.3.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.
N/A	5.3.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.
N/A	5.3.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private automobile use.
	5.4	Disposal of Waste
N/A	5.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.

CONSISTENT	NO.	DIRECTIVE POLICY
	5.5	Recreation
N/A	5.5.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.
N/A	5.5.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location and type of recreational facilities so as not to degrade environmentally sensitive areas, and the designation of locations for marinas, boat launches, docks and anchorages so as not to degrade sensitive marine or coastal areas.
N/A	5.5.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of sites providing safe public access to beaches, the identification and designation of areas of recreational significance, and the designation of locations for community and public boat launches, docks and anchorages.
N/A	5.5.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.
N/A	5.5.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for bicycle, pedestrian and equestrian trail systems.
	5.6	Cultural and Natural Heritage
N/A	5.6.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification, protection, preservation and enhancement of local heritage.
N/A	5.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation and protection of the heritage value and character of historic coastal settlement patterns and remains.
	5.7	Economic Opportunities
N/A	5.7.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.
	5.8	Health and Well-being
N/A	5.8.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address their community's current and projected housing requirements and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services.

POLICY STATEMENT COMPLIANCE	
✓	COMPLIANCE WITH TRUST POLICY
	NOT IN COMPLIANCE WITH TRUST POLICY for the following reasons:

Lasqueti Island Advisory Planning Commission Minutes of Regular Meeting

Date: August 11, 2015
Location: Lasqueti Community Hall
Main Road, Lasqueti Island, BC

Members Present Andrew Fall, Chair
Peter Johnson, Secretary
Lisa Johnson
Sue Kristinsson
John O'Halloran
Doane Grinnell

Regrets Nadine Simpson, Deputy Chair
Tom Weinerth

Staff Present Jaylene Scheible, Recorder

Others Present Mike Compston
Dave Rogers

1. CALL TO ORDER

Chair Fall called the meeting to order at 7:05 pm.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. MINUTES

By general consent the minutes from the Advisory Planning Commission meeting of July 6, 2015 were adopted.

4. REVIEW OF WATERSHEDS

Correspondence dated August 10, 2015 received from Doug Hopwood

The following watersheds were reviewed: Billdown Swamp (Fisher), Deanne Creek (Tucker Bay), Hadley Creek, Milne Bay, Monahan Brook (Anderson Bay), Trematon, Tucker Brook (Long Bay), Johnson's Lagoon, Osland, Powder Flask Cove (Driftwood Cove), Windy Bay, and Jenkins Creek.

LA-APC-2015-013

It was MOVED and SECONDED,

that the Advisory Planning Commission recommends that none of the watersheds be excluded from reassessment.

CARRIED

Correspondence dated August 11, 2015 received from Bruce Fleming-Smith and Domena Diesing.

It was noted that this letter will be forwarded to the Local Trustees.

LA-APC-2015-014

It was MOVED and SECONDED,

that the Advisory Planning Commission recommends adding Jenkins Creek to the watersheds to be reassessed.

CARRIED

There was clarification provided of the definitions of the Riparian Areas Regulation (RAR) classifications. Discussion ensued regarding the appropriate season to carry out the re-assessments.

LA-APC-2015-015

It was MOVED and SECONDED,

that the Advisory Planning Commission recommends the re-assessment be done in more than one season to address the needs of different potential species, as appropriate.

CARRIED

LA-APC-2015-016

It was MOVED and SECONDED,

that the Advisory Planning Commission accept Doug Hopwood's recommendations for prioritizing the re-assessment of watersheds.

CARRIED

It was noted that the following recommendations were received from Doug Hopwood for prioritizing the re-assessment of watersheds:

HIGH- Billdown Swamp (Fisher), Hadley Creek, Tucker Brook (Long Bay), Johnson's Lagoon, and Powder Flask Cove (Driftwood Cove).

MEDIUM- Mine Bay, Monahan Brook (Anderson Bay), Osland and Windy Bay.

LOW- Deanne Creek (Tucker Bay), and Trematon.

LA-APC-2015-017

It was MOVED and SECONDED,

that the Advisory Planning Commission recommends that the priority for re-assessing Jenkins Creek be low.

CARRIED

LA-APC-2015-018

It was MOVED and SECONDED,

that the Advisory Planning Commission recommends the Lasqueti Island Local Trust Committee urge the Ministry of Forests, Lands & Natural Resource Operations to reduce Riparian Areas Regulation setbacks above barriers to fish.

CARRIED

5. ADJOURNMENT

By general consent the meeting was adjourned at 8:10 pm.

Andrew Fall, Chair

Certified Correct:

Jaylene Scheible, Recorder

Lasqueti Island Riparian Areas Regulation Compliance Project Charter

Date: September, 2015

Purpose To amend the Lasqueti Island Land Use Bylaw with setback and screening regulations to implement the provincial *Riparian Areas Regulation*.

Background In 2013, Madrone Environmental Services Ltd. was contracted to assess Lasqueti watersheds to determine which watersheds are subject to the provincial *Riparian Areas Regulation*. The March 31, 2013 report broke down the watersheds into the following categories: (1) Watersheds with perennial Fish habitat; (2) Watersheds with Potential Seasonal Habitat for Anadromous Fish below barriers; (3) Watersheds Requiring Further Investigation; (4) Watersheds with no Fish Habitat. Further assessment of three watersheds is required in the 2013-14 fiscal year, and an additional assessment of THREE watersheds in the 2014-15 fiscal year. In addition, at the October 17, 2013 LTC meeting, the LTC decided to endorse the setback/screening method of coming into RAR compliance rather than going the Development Permit Area route.

Objectives

- Have all Lasqueti watersheds assessed to determine RAR applicability
- Ongoing notification and effective engagement with property owners and residents

Scope & Deliverables

- Review all Lasqueti watersheds to determine RAR applicability
- Review setback and screening option and draft bylaw amendment implementing this option to become RAR compliant
- Inform/notify community via newsletters, community consultation; and community information meeting(s) and public hearing

Workplan Overview

Deliverable/Milestone	Date
Draft LUB amendment. Firm up CIM date and time and place.	July 3, 2014
CIM takes place at special meeting to be held September 13th.	Sept 13, 2014
Madrone completes assessment of remaining 3 watersheds.	Sept 15, 2014
Staff presents report summarizing CIM and presenting draft bylaw for possible changes.	Oct 16, 2014
Community consultation: CIM (1), APC referrals (2)	Spring/Summer 2015
Consideration of first reading and any changes based on community consultation, agency and First Nation referrals	Summer/Fall 2015
Consideration of second reading and any changes based on referrals responses.	Fall 2015
Public Hearing, consideration of 3rd reading, EC referral, adoption and amendment consolidation	Winter 2015/16

RPM Approval:

Courtney Simpson

Date: January 22, 2015

LTC Endorsement:

Resolution #: LA-2015-004

Date Received: February 5, 2015

Project Team

Lasqueti Island LTC	
Marnie Eggen, Planner	Project Manager

Budget

Budget Source: RAR Project

Item	Cost
Assessment - 2 watersheds	2000 (done 13/14)
Assessment - 3 other watersheds	5000 (done 14/15)
Community consultation	600 (done 15/16 fiscal)
3rd party watershed assessment	5000 (15/16 fiscal)
Legislative process	1200 (15/16 fiscal)
Total	5000 (15/16 fiscal)



Islands Trust

Print Date: Sep-29-2015

Top Priorities

Lasqueti Island

No.	Description	Activity	Received/Initiated	Responsibility	Target Date	Status
1	Riparian Areas Regulation Compliance . Watershed Assessment and Bylaw Enactment		Aug-17-2011	Marnie Eggen		On Going
1	Lasqueti Official Community Plan and Land Use Bylaw review		Sep-13-2014	Marnie Eggen		On Going
1	Establish relationships with First Nations that have interests in the Lasqueti Local Trust Area.		Jul-30-2015	Marnie Eggen	Nov-30-2016	On Going



Projects

Lasqueti Island

No.	Description	Activity	Received/Initiated	Status
1	Update the Lasqueti Official Community Plan by: 1. adding policy requiring all marinas applying for rezoning or a development permit to provide pump out facilities; and 2. adding advocacy policy encouraging neighbouring local governments to require that marinas servicing vessels traveling within the Trust Area install pump-out facilities when applying for rezoning or a development permit (Recommendations from Trust Council to all LTC's) 3.Update with Intertidal zone policies using specific recommendations from the Forage Fish team and the Greenshores and Eelgrass Project			On Going
2	Update Official Community Plan and Land Use Bylaw to include provisions for food security. (Direction from Trust Council - December, 2010)		Mar-03-2011	On Going
3	Utilize Land Use Planning tools and decisions to protect Coastal Douglas Fir and associated ecosystems.		Jul-30-2015	On Going



Applications w/ Status - Lasqueti Island Status: Open

Applications

Rezoning

File Number	Applicant Name	Date Received	Purpose
LA-RZ-2015.1	KGL Freight Services Ltd.	Aug-26-2015	PID 005-600-081 - 1 Weldon Road. Application to rezone lot to commercial use to put in full service gas station/Laundromat/convenience store and water sales.

Planner: Marnie Eggen

Planning Status

Islands Trust
 LTC EXP SUMMARY REPORT F2016
 Invoices posted to Month ending September 2015

640 Lasqueti	Invoices posted to Month ending September 2015	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-640	LTC "Trustee Expenses"	750.00	321.45	428.55
LTC Local				
65200-640	LTC - Local Exp - LTC Meeting Expenses	500.00	584.66	-84.66
65210-640	LTC - Local Exp - APC Meeting Expenses	500.00	190.97	309.03
65220-640	LTC - Local Exp - Communications	300.00	49.00	251.00
65230-640	LTC - Local Exp - Special Projects	750.00	0.00	750.00
TOTAL LTC Local Expense		<u>2,050.00</u>	<u>824.63</u>	<u>1,225.37</u>
Projects				
73001-640-2015	Lasqueti OCP/LUB	5,000.00	0.00	5,000.00
73001-640-3004	Lasqueti RAR	5,000.00	0.00	5,000.00
		<u>10,000.00</u>	<u>0.00</u>	<u>10,000.00</u>

Lasqueti Island Local Trust Committee

POLICIES AND STANDING RESOLUTIONS

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

Trust Fund Board Report to Local Trust Committees and Bowen Island Municipality August 2015

Wallace Point Covenant signed – North Pender Island

A covenant has been signed to protect over 50% of a property at Wallace Point, the southernmost point of North Pender Island at the mouth of Bedwell Harbour. The 1.63 hectare covenanted area encompasses several distinct ecosystems and includes two wildlife trees, one of which has an active Bald Eagle nest. Dense bull kelp beds grow near the shoreline and there is a Rockfish Conservation Area offshore north and east of this property.

Meeting with Qualicum First Nation - Lasqueti Crown Land acquisition

Trust Fund Board representatives enjoyed a cordial lunch with the chief and councillors of the Qualicum First Nation followed by initial discussions about the possible acquisition of Crown land on Lasqueti for protection. The Trust Fund Board plans to host Qualicum representatives in the fall for a visit to Lasqueti to look at the land and other areas of significance to the Qualicum people.

Fairyslipper Forest Nature Reserve – Thetis Island land acquisition project

Islands Trust Fund is continuing to support its partners, Thetis Island Nature Conservancy and Cowichan Community Land Trust, as the project to protect Fairyslipper Forest moves into a new phase. So far, \$180K has been raised – over one third of the \$560k required to acquire a property on Lower Burchell Hill as Thetis Island's first nature reserve. Visit the Islands Trust Fund website to watch the video that has been created to encourage donations. www.IslandsTrustFund.bc.ca/Fairyslipper

Realtor Outreach – Pender Islands

Islands Trust Fund staff, in collaboration with the Pender Islands Conservancy Association (PICA), organized a land conservation outreach event for real estate and other professionals involved with selling properties on North and South Pender Islands. The event was well received by participants who commented that they felt much more knowledgeable about conservation covenants. Similar events will be considered for other islands. Local trustees will be contacted early in the planning process.

Grace Islet – Salt Spring Island

Islands Trust Fund is in touch with the Nature Conservancy of Canada with respect to a possible role in the ongoing protection and stewardship of Grace Islet.

Trespass at Mount Trematon Nature Reserve– Lasqueti Island

Islands Trust Fund has acted quickly to address a trespass at Mount Trematon Nature Reserve on Lasqueti Island. We are fortunate that such incidents are a rare occurrence but we are prepared to take appropriate action when they do happen.

Coastal Douglas-fir Conservation Strategy – Islands Trust Fund as an example

The Islands Trust Fund is providing a local government scenario for pursuing the Conservation Strategy of the Coastal Douglas-fir and Associated Ecosystems Conservation Partnership (CDFCP). Islands Trust Fund is an active member of this partnership which includes provincial agencies, NGOs, academics, and local governments. More information about the CDFCP Conservation Strategy will be included in September's Trust Council package.