



Lasqueti Island Local Trust Committee Regular Meeting Agenda

Date: June 15, 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 Minutes dated May 14, 2015
for adoption | | 3 - 8 |
| 6.2 Section 26 Resolutions-without-meeting Report
Dated June 4, 2015 | | 9 - 9 |
| 6.3 Advisory Planning Commission Minutes - none | | |
| 7. BUSINESS ARISING FROM MINUTES | 11:25 AM - 11:30 AM | |
| 7.1 Follow-up Action List dated June 4, 2015 | | 10 - 11 |
| 8. DELEGATIONS | | |
| 9. CORRESPONDENCE | 11:30 AM - 11:35 AM | |
| (Correspondence received concerning current applications
or projects is posted to the LTC webpage) | | |
| 9.1 Letter dated May 14, 2015 from Transport Canada
regarding False Bay Public Port Facility | | 12 - 19 |
| 10. APPLICATIONS AND REFERRALS - none | | |
| 11. BREAK | 11:35 AM - 12:05 PM | |

12.	LOCAL TRUST COMMITTEE PROJECTS	12:05 PM - 1:05 PM	
12.1	Riparian Areas Regulation (RAR) Implementation		
12.1.1	Staff Report dated May 15, 2015		20 - 38
13.	REPORTS	1:05 PM - 1:20 PM	
13.1	Work Program Reports		
13.1.1	Top Priorities Report Dated June 4, 2015		39 - 39
13.1.2	Projects List Report Dated June 4, 2015		40 - 40
13.2	Applications Report - none		
13.3	Trustee and Local Expense Report dated May, 2015		41 - 41
13.4	Adopted Policies and Standing Resolutions		42 - 42
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 - May 2015		43 - 43
14.	NEW BUSINESS		
15.	UPCOMING MEETINGS		
15.1	Next Regular Meeting Scheduled for Thursday, July 30, 2015 at 11:00 am at the Lasqueti Arts Centre, Main Road, Lasqueti Island, BC		
16.	TOWN HALL	1:20 PM - 1:30 PM	
17.	CLOSED MEETING - none		
18.	ADJOURNMENT	1:30 PM - 1:30 PM	



Lasqueti Island Local Trust Committee Minutes of Regular Meeting

Date: May 14, 2015
Location: Lasqueti Island Arts Centre
Main Road, Lasqueti Island, BC

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

Staff Present Marnie Eggen, Planner 2
Jaylene Scheible, Recorder

Media & Others Present There were approximately four (4) members of the public in attendance.

1. CALL TO ORDER

Chair Busheikin called the meeting to order at 11:06 am. She acknowledged that the meeting was being held in the traditional territory of the Coast Salish First Nations. She introduced the trustees and the staff.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- Add Section 14.3: False Bay Dock Divestment – Verbal Update

By general consent, the agenda was adopted as amended.

3. TOWN HALL AND QUESTIONS

None.

4. COMMUNITY INFORMATION MEETING

None.

5. PUBLIC HEARING

None.

6. MINUTES

6.1. Local Trust Committee Draft Minutes dated April 9, 2015 - for adoption

The following amendments were presented:

- Change last paragraph under item 13.7 to read “Trustee Peterson suggested that it was not an open brain storming session and some trustees felt that the Strategic Planning was staff driven.
- Add the word “on” in the Motion LA-2015-009, to read as follows “that the Lasqueti Local Trust Committee request staff to research and report on the Riparian Areas Regulation items discussed at today's meeting and at the Community Information meeting.”

By general consent, the minutes were adopted as amended.

6.2. Amendment of Adopted Minutes dated October 16, 2014 as attached

LA-LTC-2015-013

It was MOVED and SECONDED,

that the Lasqueti Local Trust Committee amend the Adopted minutes of October 16, 2014 to include the following resolution, which was omitted due to an administrative error:

LA-LTC-2014-033

It was MOVED and SECONDED,

that the Local Trust Committee eliminate the Annual Lasqueti Environmental and Community Stewardship award.

CARRIED

6.3. Section 26 Resolutions-without-meeting

None.

6.4. Advisory Planning Commission Minutes

None.

7. BUSINESS ARISING FROM MINUTES

7.1. Follow-up Action List dated May 4, 2015

Planner Eggen reported that items referring to website updates are in process and will be completed in the upcoming weeks.

LA-LTC-2015-014

It was MOVED and SECONDED,

that staff prepare an Advisory Planning Commission orientation session for the June 15, 2015 meeting, if possible.

CARRIED

7.2. Board of Variance

7.2.1. Staff Report dated February 2, 2015

Trustee Peterson acknowledged the need for a joint Board of Variance. He asked for solicitation for local community involvement by advertising locally.

LA-LTC-2015-015

It was MOVED and SECONDED,

that the Lasqueti Local Trust Committee direct staff to advertise, including locally, for membership in a Board of Variance appointed jointly with other local trust committees in the Northern Region.

CARRIED

8. DELEGATIONS

None.

9. CORRESPONDENCE

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

None.

10. APPLICATIONS AND REFERRALS

None.

11. LOCAL TRUST COMMITTEE PROJECTS

None.

12. REPORTS

12.1. Work Program Reports

12.1.1. Top Priorities Report Dated May 4, 2015

Trustee Morrison noted that she had been asked to find out if log dumping is permitted off the loading ramp in False Bay. Discussion ensued.

Trustee Peterson indicated that he had received several requests from members of the community to not limit the scope of a future Official Community Plan (OCP) and Land Use Bylaw review.

Trustee Morrison suggested that the Advisory Planning Commission (APC)

could start this process by holding meetings to consult with the community.

12.1.2. Projects List Report Dated May 4, 2015

LA-LTC-2015-016

It was MOVED and SECONDED,
that the Lasqueti Local Trust Committee add a third item to the project list
to establish relations with First Nations.

CARRIED

12.2. Applications Report

None.

12.3. Trustee and Local Expense Report

Report received.

12.4. Adopted Policies and Standing Resolutions

None.

12.5. Local Trust Committee Webpage

None.

12.6. Chair's Report

Chair Busheikin gave her report.

12.7. Trustee Reports

The trustees gave their reports.

12.8. Electoral Area Director's Report

None.

12.9. Trust Fund Board Report - April 2015

Trustee Morrison gave her report.

13. BREAK

14. NEW BUSINESS

14.1. Lasqueti Island Local Trust Committee Submission for 2014-2015 Annual Report

14.1.1. Request for Decision dated April 28, 2015

LA-LTC-2015-017

It was MOVED and SECONDED,

that the Lasqueti Local Trust Committee approve the report above for inclusion in the 2014-2015 Annual Report for approval by Trust Council and submission to the Minister of Community, Sport and Cultural Development.

CARRIED

14.2. Input to Strategic Plan

14.2.1. Request for Decision dated April 8, 2015

LA-LTC-2015-018

It was MOVED and SECONDED,

that the Lasqueti Local Trust Committee recommend to Trust Council that the potential objectives and strategies in the Discussion Draft of the Strategic Plan for 2014-2018 be amended as follows:
to encourage renewable, sustainable and environmentally friendly energy systems and to advocate for efficient and sustainable transportation systems.

CARRIED

14.3 False Bay Dock Divestment -Verbal Update

Planner Eggen reported that she had spoken with a representative of Transportation Canada and that a letter from them would follow regarding the process of the divestment of the False Bay dock. This process would include a three phases; an engagement phase, a sale phase and a divestment phase. She noted that Transport Canada may hold a town hall meeting if there was interest.

Discussion ensued and the trustees indicated that community service and the maintenance of local infrastructure is the mandate of the Powell River Regional District (PRRD); therefore, once the letter was received from Transportation Canada, the PRRD should be contacted to see if they are interested in the divestment.

15. UPCOMING MEETINGS

15.1. Next Regular Meeting Scheduled for Monday, June 15, 2015 at 11:00 am at the Lasqueti Arts Centre, Main Road, Lasqueti Island, BC.

16. TOWN HALL

David Slik noted that the provincial government may be moving towards the divestment of public building inspections, and has asked the PRRD if they would be willing to take this on.

17. CLOSED MEETING

None.

18. ADJOURNMENT

By general consent the meeting was adjourned at 12:55 pm.

Laura Busheikin, Chair

Certified Correct:

Jaylene Scheible, Recorder



Islands Trust

Print Date: Jun-04-2015

RWM From: March 31, 2015 To: June 04, 2015

Lasqueti Island

Resolution #	Action	Resolution Description	Resolution Date
2015-04	In Favour	"That the Lasqueti Island Local Trust Committee appoint Doane Grinnel to the Lasqueti Island Advisory Planning Commission for a term beginning June 1, 2015 and ending April 9, 2018."	May 27, 2015



Islands Trust

Print Date: Jun-04-2015

Follow Up Action Report w/ Target Date

Lasqueti Island Oct-16-2014

No.	Activity	Responsibility	Target Date	Status
1	Update the News Page of the Lasqueti webpages and include links to NAPTEP and the Lasqueti Nature Conservancy	Marnie Eggen	Oct-31-2014	Done

Feb-05-2015

No.	Activity	Responsibility	Target Date	Status
1	Staff will add list of past trustees to the Lasqueti website	Marnie Eggen	Apr-30-2015	Done

Apr-09-2015

No.	Activity	Responsibility	Target Date	Status
1	Add the Strategic Planning Session summary to Lasqueti webpages.	Marnie Eggen	Apr-30-2015	Done
1	Staff to add links to the new Eelgrass mapping and best practices for mooring buoys to the Lasqueti webpages.	Marnie Eggen	Apr-30-2015	Done
1	Staff to research and report on the RAR items discussed at the March 14th CIM mtg and the April 9th LTC mtg with regard to what is feasible: - compliance with RAR, benefits & drawbacks related to costs, time, impact on RAR implementation project, and other projects.	Marnie Eggen	Jun-15-2015	On Going
1	Staff to prepare a draft bylaw to amend "Lasqueti Island Local Trust Committee Meeting Procedure Bylaw No. 74, 2004" in order to incorporate requested amendments as amended.	Carmen Thiel	Jul-30-2015	On Going

May-14-2015

No.	Activity	Responsibility	Target Date	Status
1	Meeting minutes of February April 9th, 2015 be adopted as amended and be posted on the Lasqueti page of the Islands Trust website. Meeting minutes of October 16th, 2014 be amended to include LA-LTC-2014-033.	Theresa Warren	May-28-2015	Done
1	Staff to forward to Trust Council the following amendments to the Strategic Plan: - encourage renewable, sustainable, and environmentally friendly energy systems. - advocate for efficient and sustainable transportation systems.	Marnie Eggen	May-29-2015	Done
1	Staff to arrange an orientation session with the new APC members after the June 15th LTC meeting, if possible.	Marnie Eggen Becky McErlean Theresa Warren	May-31-2015	On Going
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.	Lisa Webster-Gibson	Jun-30-2015	On Going



Transport Canada Transports Canada

Pacific Region
Suite 620
800 Burrard Street
Vancouver, B.C.
V6Z 2J8

Région du Pacifique
800, rue Burrard
Bureau 620
Vancouver, C.-B.
V6Z 2J8

Your file Votre référence

Our file Notre référence
10615883

May 14, 2015



Lasqueti Island Local Trust Committee
Islands Trust, Northern Office
700 North Road
Gabriola Island, BC V0R 1X3
northinfo@islandstrust.bc.ca

Re: Ports Asset Transfer Program – False Bay Public Port Facility

Dear Sir or Madam:

On April 24th, 2015, the Honourable Lisa Raitt, Minister of Transport, announced the new Ports Asset Transfer Program to transfer port facilities currently under the sole responsibility of Transport Canada – including False Bay located on Lasqueti Island, British Columbia.

New ownership can help these port facilities thrive and contribute to economic growth, jobs and investments in the community. New operators may have greater flexibility to expand or improve port facilities for continued marine operations or for alternate uses that are more responsive to meeting local needs.

The Ports Asset Transfer Program is a proactive, structured program that includes engagement, sales, and divestiture phases. We expect the Sales Phase to be launched in summer 2015. Once the Sales Phase is launched, port facilities will be first offered for purchase to other federal departments, the provinces, and municipalities, for public purpose. If there are no expressions of interest from any of these organizations, Transport Canada will then seek expressions of interest from other interested parties, including Aboriginal communities, Canada Port Authorities, non-government organizations, the private sector and the general public. If there is no expression of interest in a sale, or if a negotiation for sale falls through, the port facility will be offered for divestiture.

Enclosed is an information package with a complete list of the port facilities. For further information, please contact Lorraine Gill, Regional Manager of Property and Divestiture at Lorraine.Gill@tc.gc.ca or call 604-666-5390.

Yours sincerely,



Robert Dick
Regional Director General

Enclosures:

Ports Asset Transfer Program backgrounder
List of port facilities available for sale or divestiture
Map of ports under Transport Canada custodianship
Port facility information



Background

Ports Asset Transfer Program

The primary goal of the National Marine Policy, established in 1995, is to improve the efficiency of the marine transportation system. One way to accomplish this goal is by placing port decision-making and operations in the hands of users and other local interests.

Building on the success of Transport Canada's former Port Divestiture Program (1996-2014), the new Ports Asset Transfer Program (PATP) is a proactive and structured program for the sale or divestiture of 50 Transport Canada-owned port facilities to local interests.

The PATP includes engagement, sale and divestiture phases. During the engagement phase, Transport Canada will communicate with other federal departments, provincial/territorial governments, municipalities, Aboriginal groups and other interested parties to provide information about the Program. This phase will be followed by the sales phase, where Transport Canada-owned port facilities are first offered to other federal departments, the provinces and territories and municipalities. If there is no expressions of interest from these organizations, Transport Canada will then seek expressions of interest from other interested parties including Aboriginal communities, non-government organizations, the private sector and individuals. The sales phase is expected to be launched in summer 2015.

The PATP includes specific timelines for negotiations and transactions with interested parties, and greater operational flexibility for new port facility operators including the possibility of developing port sites for desired alternative uses.

If there is no expression of interest during the sales phase, the divestiture phase will follow. This phase could include a grant and/or funding contribution from the Government of Canada to help continue port facility operations and maintenance.

Important notes:

- Interested parties involved in the divestiture phase should be aware that funding support may include a condition that the port facility remains operational for a specified timeframe.
- Parties who consider delaying their participation in the program until the divestiture phase should be aware that Transport Canada cannot guarantee a port facility's availability after the initial sales period.



Port facilities for sale or divestiture under the Ports Asset Transfer Program

Newfoundland and Labrador

Charlottetown
Marystown
Terrenceville

Quebec

Baie-Comeau
Baie-Johan-Beetz
Blanc-Sablon
Cap aux Meules
Carleton
Chandler
Gaspé
Gros Cacouna
Harrington Harbour
Kegaska
La Tabatière
Les Méchins
Matane
Miguasha
Mont Louis
Natashquan
Paspébiac
Point aux Père (Breakwater)
Portneuf
Rimouski
Romaine
Saint Augustin
Saint Francois
Tête-à-la Baleine
Vieux Fort

Nova Scotia

Liverpool (Breakwater)
Lunenburg (Breakwater)

Ontario

Burlington Canal
Cornwall*
Kingston
Owen Sound
Pele Island
South Baymouth
Tobermory

Manitoba

Berens River

Alberta

Fort Chipewyan

British Columbia

Bamfield West
Bella Bella
False Bay
Hartley Bay
Kingcome Inlet
Klemtu
Kyuqot
Quatsino
Rivers Inlet
Sandspit

Note:

The above list reflects the port facilities available under the Ports Asset Transfer Program as of March 2015. Please visit www.tc.gc.ca/ports-asset-transfer-program for updates to this list as port facilities are transferred. Transport Canada reserves the right to change the number of port facilities available as the Program evolves.

* Transport Canada is currently in negotiation with interested parties for the port of Cornwall. If interested in the port, please contact Transport Canada so that we can advise you should the port remain available.

Ports Under Transport Canada Custodianship

Ports sous la garde de Transports Canada





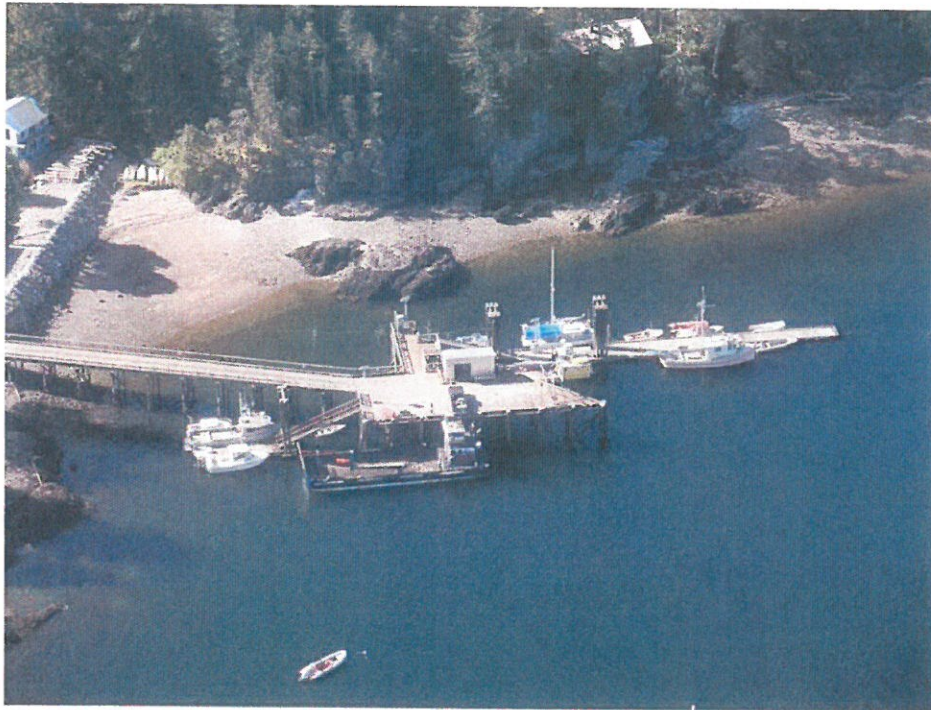
Port Facility Information

False Bay, British Columbia

False Bay is located on Lasqueti Island off the east coast of Vancouver Island.

Facilities

1 Approach	4.3m by 57.9m
1 Wharf	12.2m by 30.5m
2 Gangways	1.5m by 13.8
1 Seaplane Float	2.7m by 13.7m
1 Derrick	3 Ton = 27 kg
2 Floats	4.3m by 36.6m & 2.7 by 12.2m
4 Solar Powered Lights	
1 Shed	



STAFF REPORT

Date: May 15, 2015

File No.: 6500-02 – RAR
Compliance

To: Lasqueti Island Local Trust Committee
For meeting of June 15, 2015

From: Marnie Eggen, A/Island Planner

CC: Courtney Simpson, Regional Planning Manager

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

Interim Report

Riparian Areas Regulation (RAR) compliance is the top priority on the Lasqueti Island Local Trust Committee work program. The purpose of this report is to provide an analysis of the items discussed at the community meeting, held March 14th and the LTC meeting held April 9th, and request direction from the LTC for moving forward with implementing the Riparian Areas Regulation.

Project Objectives

As per the Project Charter for this project, 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 are the following:

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

Project Background

At their regular business meeting of February 5, 2015, the LTC resolved to hold a community meeting in order to further engage the public about implementing the provincial Riparian Areas Regulation:

LA-2015-005

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee requests staff to organize a community information meeting, to be held March 14, 2015 regarding Riparian Areas Regulation implementation and include the following information:

- 1992 Water Allocation Plan Report;
- all reports from Madrone;
- previous bylaw that was rescinded with addendum;

- information regarding PCB facility in Chilliwack and other jurisdictions, including Port Alberni;
- options for implementation of Riparian Areas Regulation.

CARRIED

Also, at that meeting, the LTC resolved to request \$5000.00 be added to the RAR project budget. This was subsequently approved by the Financial Planning Committee.

Following the community meeting March 14th, the LTC passed the following resolution at their April 9th meeting:

LA-2015-009

It was MOVED and SECONDED,

that the Lasqueti Local Trust Committee request staff to research and report on the Riparian Areas Regulation items discussed at today's meeting and at the Community Information Meeting.

CARRIED

The following staff reports give substantial background information on this project:

- Dated April 23, 2014 for LTC meeting on May 1, 2014
- Dated June 11, 2014 for LTC meeting on July 3, 2014
- Dated October 3, 2014 for LTC meeting on October 16, 2014
- Dated January 16, 2015 for LTC meeting on February 5, 2015

Analysis

Summary of Community Meeting:

On March 14, 2015, the second community meeting was held at the Lasqueti Community Hall. The notice for the community meeting and communication materials for the RAR project were provided via mail drop to residents and mailed out to off island property owners prior to the meeting. Communication materials endorsed by the Local Trust Committee at their July 3, 2014 meeting were utilized for the first community meeting in September 2014 and again at the second community meeting on March 14, 2015:

- Developing Near Riparian Areas Information sheet
- Riparian Areas Regulation – Fact Sheet
- Development Exemptions Information sheet

The communication materials were also made available on the Lasqueti RAR Project webpages. At the community meeting, staff presented information with respect to the following:

- riparian areas generally;
- the Riparian Areas Regulation;
- the Madrone reports;
- the proposed bylaw amendment that implements RAR;

- bylaw amendment process; and
- supplemental information as requested by the LTC at their February 5, 2015 meeting.

Approximately, thirty-two members of the public attended the community meeting. Several questions were asked and responded to by staff and the LTC. Several suggestions/concerns were raised, and the main topic areas from the community meeting are included in staff comments below (see March 15th meeting minutes for further detail).

Summary of Other Public Input:

Other public input was received during the April 9th LTC meeting and the main topic areas are included in the staff comments below (see the April 9th meeting minutes for further detail):

Additionally, other public input was received via letters/emails to the LTC and the main suggestions are also included in the staff comments below (see February 5th, March 14th and April 9th agenda packages).

Staff Comments:

Input received and can be categorized into five main categories and staff analysis is provided below:

- Stream Mapping and Re-assessment;
- Changes to Draft Bylaw No. 90;
- Variance Fees/Costs;
- Funding; and
- Advisory Planning Committee.

Stream Mapping and Re-assessment

- interest in more specific mapping e.g. stream mapping instead of watershed mapping;*
- interest in a cost benefit analysis of completing more mapping;*

There is interest in the Local Trust Committee undertaking stream mapping to determine the specific locations of streams in order to provide more certainty of their locations to property owners who may be interested in developing within the setback and screening areas. Staff has researched this and provides the following:

- Stream mapping conducted by a QEP:
Based on the watershed assessment reports produced by Madrone Environmental Services Ltd., there are 14 streams that are considered to be “streams” under the RAR, currently. Madrone has provided a rough estimate of \$5000 per stream for mapping the mainstem and tributaries, without factoring in time for securing landowner permission. Stream mapping is best conducted during the year when there is high water flow, which is typically late winter, but it could be completed earlier should there be sufficient water flows. They estimate that the stream mapping would take approximately a month or so to complete, and more time may need to be factored in to secure landowner permission.

The LTC should note that the main assumption with moving forward with stream mapping is that permission will be granted to the Qualified Environmental Professionals (QEP) to enter on to the properties in order to map the streams.

Table 1: Costs/Benefits Associated with Stream Mapping

Item	Costs to Community	Costs to Property Owner	Benefits
Stream mapping for 14 watersheds	Approx. \$5000/stream, Total approx. cost \$70,000 to map 14 streams	Still require a QEP RAR Assessment Report if development within 30 m of stream - \$1500 – \$2000 approx., plus a variance application fee of \$440 for residential development or \$715 for commercial, industrial, institutional development.	Certainty of location of up to 14 “streams” as defined by RAR, but not essential for the purposes of implementing RAR through screening and setbacks.

At the outset of this project, neither staff nor the LTC anticipated a need or an interest from the community for stream mapping, as reflected in the Project Charter (see attachments). Staff sees benefit to the individual landowner and the community in general with having RAR streams mapped; by helping determine whether or not proposed developments are within the screening and setback areas, and whether a variance is required. However, this mapping is not essential for the purposes of implementing RAR through screening and setback regulations, like it is for designating a specific RAR development permit area, where a development permit area must be mapped.

Staff estimates that the life of the project would be extended by approximately one or two years, in order to be confident with the mapping. More staff time would need to be allocated to the project which would leave less time for other top priorities. Staff does not recommend this undertaking this kind of stream mapping.

- Alternatives to QEP Stream Mapping:
Alternatively, in-house stream mapping could be created as a desk top exercise, based on contours and Lidar (remote sensing technology) and is available at no cost to the LTC. This existing data is really used to form the basis for more accurately locating streams with future GPS data. This type of mapping isn't near as accurate as GPS'ed stream mapping, but perhaps it may serve the purpose of providing a general idea of stream locations (see attachments).

Also, general stream mapping could be a part of the OCP/LUB review (top priority # 2), depending on the objectives determined to be a priority for the project.

- c. *interest in mapping that reduces the screening and setback area of 30 metres and is still RAR compliant;*

As a requirement under RAR, any development within 30 metres of a “stream” as defined under RAR, requires a QEP to complete a “RAR assessment report.” The 30 metre area is called a “Riparian Areas Assessment Area” and for the purposes of the draft Bylaw No. 90, equates to the screening and setback area. This is the 30 metre area on either side of the stream that is assessed by the QEP, should a property owner require a variance to

construct/remove vegetation within 30 metres of the stream. The result of the assessment by the QEP is a RAR Assessment Report, in which the QEP is required to determine the following:

- the Streamside Protection and Enhancement Area (SPEA), where there is to be no development or vegetation removal (this is most often smaller than 30 m, and can be as small as 5 m in some cases);
- a set of measures for the property owner to undertake between the SPEA and 30 metre boundary in order that the SPEA is protected, that include:
 - erosion and sediment control;
 - stormwater management;
 - protection of trees;
 - identifying windthrow potential;
 - slope stability;
 - encroachment;
 - floodplain protection.

There is interest in the community to reduce this assessment area (i.e. the screening and setback area) through further mapping and assessment by a QEP, and that the process is compliant with RAR.

Staff has researched this, which has included discussions with the consulting biologists, Madrone Environmental Consulting Ltd., and staff who have undertaken this type of work on other Islands. Staff determined that further assessment of the streams on Lasqueti, which must adhere to the RAR standards, would not produce a reduced screening and setback area; it would remain at 30 metres.

As mentioned at previous LTC meetings, Gabriola and Salt Spring Island Local Trust Committees were able to achieve some reduction in the 30 metre Riparian Areas Assessment Area under the RAR methodology. The reductions were achievable only because of certain circumstances. On Gabriola for instance, the 30 metres was reduced only along those few stream segments that were classified as non-permanent, non-fish bearing and, located in areas of concentrated development where there were existing permanent structures (buildings with foundations). Salt Spring Island was in a unique position, as they had an extremely high number of already completed RAR Assessments Reports and years of stream/watershed mapping/data to draw upon.

Neither of these circumstances exists on Lasqueti. There are only a total of three completed RAR Assessment Reports for all of Lasqueti Island and very little stream/watershed data, which is not sufficient to draw from as per the RAR standards. Lasqueti doesn't exhibit any areas of such concentrated development with existing permanent structures, where there is a "stream" as defined by RAR.

d. Interest in the administrative costs of undertaking specific mapping vs. mapping of watersheds;

Generally, administrative costs associated with implementing the RAR project are the same for any LTC project. The costs are mainly in respect of staff's time in researching/analysing options, preparing staff reports, reviewing professional/consultant reports, attending LTC meetings, travelling to LTC meetings, talking with community members, etc. Should the LTC

decide to conduct further mapping and it results in extending the life of the project, generally speaking, more staff time would be required to complete the project.

e. Suggestions to re-assess some of the watersheds;

There is some interest in undertaking a re-assessment of watersheds that are designated RAR applicable because some residents disagree with the watershed designations. Staff suggests that a 3rd party review of watersheds could be undertaken as a follow up to public feedback. Staff view the intent of a 3rd party review of the watershed assessments to ensure that the final assessments that will form part of the RAR implementation bylaw be as accurate as possible.

Neither staff nor the LTC anticipated a need for a 3rd party review of the watershed assessments at the outset of this project. Should the LTC choose to conduct a 3rd party review of RAR designated streams, staff estimate that the life of the project would be extended by approximately 6 months to one year. Should the LTC wish to pursue a 3rd party review, staff estimate that a budget of \$6000.00 based on the first watershed assessment conducted by Madrone in 2013 to assess 16 watersheds. Based on the public concern, staff suggests that the watersheds that are currently designated “Watersheds with Potential Seasonal Habitat for Anadromous Fish Below Barriers” in the draft Bylaw No. 90 are reviewed by a 3rd party. There are a total of 11 watersheds with this designation, which currently includes Hadley and Johnson’s Creeks. Johnson’s Creek has not yet been assessed, and could be included.

f. Suggest that landowners obtain their own watershed assessments of Johnson’s and Hadley Creeks, where previous permission was not granted to enter on to private land by the Qualified Environmental Professional for the watershed assessments. And that the assessments are provided to Islands Trust.

Should the landowners hire a QEP on their own accord to assess these watersheds for determination of RAR applicability and submit the reports to the LTC, the LTC could consider these assessments in the determination of RAR designations so long as the QEP is qualified to undertake such assessments and that the RAR methodology is adhered to. The LTC cannot cover the cost of a QEP hired by an individual. Staff advise landowners who are interested in this undertaking, contact planning staff beforehand.

Hadley Lake watershed has been given the RAR applicable designation based the assessment at the time, where landowner permission was not granted to a portion of the watershed. Madrone Environmental Services Ltd. advises that this designation could change to non-RAR applicable if there was a further assessment of the un-accessed portions.

Unnamed Stream (Johnson’s Lagoon) will remain with the RAR applicable designation (must default to RAR applicable, as it was classified as “unverified” by MOE, and not assessed by a QEP) unless a watershed assessment is conducted that concludes otherwise.

Changes to Draft Bylaw No. 90:

g. To Schedule 1 (the text), with regard to the exemptions, section (2) (d):

- *Adding Registered Professional Forester to (iv);*
Staff suggests that there is likely no drawback to adding this profession in addition to arborists who can examine trees that pose an immediate threat to life or property. These are similar professions, and each professional must have the expertise and appropriate training in order to assess and certify trees in this instance.
- *Removing “immediate” to (xi);*
Staff do not see any reason to remove “immediate.”
- *Replacing “for residential use” with “10kW capacity or less” to (xvii) and (vi);*
Staff advises that the replacement wording is suitable as the intent is to allow structures within the riparian area that are equivalent to a residential scale.

h. To Schedule A, RAR Applicable Watershed Designations (the map):

- *interest in adding a “RAR Applicable Pending Further Information” category;*
Staff is supportive of adding this category to the Schedule. In addition, staff is generally supportive of changes to the draft legend that include references to RAR designations or do not include specific references to RAR designations. For example, staff suggest that the draft bylaw and Schedule could be written to reference two distinct areas of Lasqueti on the Schedule (e.g. “Area A” and “Area B”) each with their own set of screening and setback regulations found in the text of the Bylaw; one set for areas applicable to RAR, and one set for areas that are non-RAR.
- *interest in a new watershed designation - “Watersheds with Unknown Presence/Absence of Fish Habitat” and that Hadley Creek be added to this designation;*
Staff is supportive of adding a watershed designation that reflects an “unknown” designation and that Hadley Creek be added to this designation. Also see comments above.
- *suggestion to remove “Watersheds with no Fish Habitat;”*
Staff agrees that this category is no longer necessary, and can be removed from Schedule A.
- *concern that the designations in Bylaw No. 90, Schedule A “Lasqueti Riparian Areas Regulation Watershed Designation” map doesn’t reflect the unknown status of Unnamed Stream (Johnson’s Lagoon);*
Staff agrees that the status of this creek could be more accurately reflected on Schedule A as this watershed has not been assessed.
- *Interest in creating a map that is amendable without having to amend the bylaw with every new assessment, and interest in creating a bylaw to incrementally work towards specific mapping.*
Staff suggests that it may be possible to create a Schedule and bylaw wording that in the event that watershed designations change due to further assessments, a bylaw

amendment won't be necessary. Should the LTC wish to pursue this, staff could research this further and provide some options for bylaw changes.

Also, see above for staff comments on stream mapping.

Variance Fees/Costs

i. interest in lowering variance fees for RAR setback and screening regulations;

Members of the community expressed concern over the cost of developing within the screening and setback area due to the provincial requirement for a report from a Qualified Environmental Professional which can be costly. The LTC was asked to subsidize that cost, but there is no mechanism for the LTC to subsidize the cost of a professional report required as part of a land use application. The LTC can, however, reduce the fee for a development variance permit.

Reducing fees for applications aimed at preserving and protecting sensitive natural areas is a concept that has been used in other jurisdictions to encourage compliance and good stewardship, including Gabriola and North Pender with development permits.

Should the LTC want to reduce the development variance permit application fee in respect of RAR setback and screening regulations, consideration should be given to the amount of the reduced fee. As an example, on Gabriola and North Pender, the development permit fees were reduced to \$200.00.

Also, should the LTC decide to reduce the fees, staff recommends to reduce fees in respect of residential, commercial, industrial, and institutional development. Staff suggests that the LTC may also want to consider reducing the variance fee for screening and setbacks for both RAR and non RAR streams.

j. interest in the administrative fees for processing a variance;

Administrative fees mainly include the costs of admin staff time required to opening and closing an application file, and planning staff time in reviewing the application, conducting a site visit, writing a staff report and attending a meeting. Generally speaking these costs are not fully covered by the application fee.

Funding

k. interest in the cost of mapping being shared by the community or coming from a community fund, rather than being absorbed by the individual;

The LTC has spent \$10,000 so far to identify which watersheds are subject to RAR. Should the LTC decide to conduct further mapping to identify the actual stream locations, further mapping could be completed and would roughly cost \$70,000. These are costs perceivably considered shared by the community, i.e. tax dollars.

Even if stream mapping was completed, in order to construct/remove vegetation within 30 metres of a "stream" under RAR (unless exempt), a QEP must be hired to conduct a RAR assessment, which is a cost estimated at \$1500 - \$2000 to the individual. Plus, there is an application fee for a variance, which is currently \$440 for residential development and \$715

for commercial, industrial or institutional development. (see above for more on variance fees)

Staff has done some research into available options for funds in support of individuals that are subject to RAR and has found that the Cowichan Valley Regional District is exploring a tax incentive to encourage compliance with the RAR. At the time of writing this report, staff does not have any further information.

Advisory Planning Committee

I. interest in utilizing the advisory planning commission for the furthering the project;

Should the LTC decide to utilize the APC to further the project, staff advise the LTC to utilize the APC for their local expertise and that the LTC provide the APC clear and specific direction in their referrals to the APC, that will help further the business of the LTC.

Project Charter

The Project Charter is a useful tool in project planning as it provides a base from which all project work flows and is designed to ensure the timely completion of the project. In addition, it is effective in communicating project goals and timelines to the public. Any significant changes to the project deliverables, budget, or other aspects of the project require an amendment and re-endorsement. As the LTC is considering adding changes to the project, impacts on the project (and other top priority projects) should be carefully assessed, and the Project Charter amended to reflect any changes, and re-endorsed by the LTC by resolution.

Next Steps

Following the analysis of items discussed at the community meeting held in March and the LTC meeting held in April, the following next steps to implement RAR on Lasqueti are outlined. If the LTC would like to proceed with a 3rd party assessment of watersheds, staff understands this is best undertaken by the QEP in the fall/winter. In the meantime, staff recommends that recommended revisions to Draft Bylaw No. 90 can be accomplished now, including providing options for re-wording Draft Bylaw No. 90 so that it is amendable without having to amend the bylaw with information from future stream/watershed assessments. It is conceivable that the draft bylaw could then be considered for 1st reading in July, depending on whether it is viable/desirable in the end to create a bylaw without the new watershed assessment information. Otherwise first reading could be accomplished subsequent to the 3rd party review, which is likely fall/winter.

Summary of Planning Recommendations

- *Stream mapping:*
While staff sees value of stream mapping to individual landowners and the general community of Lasqueti, staff is not supportive of conducting stream mapping for the purposes of implementing RAR, due to the high cost of the mapping and little value to the RAR implementation project through the screening and setback approach. Additionally, staff has determined that further stream mapping with a view to reduce the screening and

setback area of 30 metres is not a possibility for Lasqueti streams under the RAR methodology.

- *Re-assessing watersheds:*
Staff suggests that a 3rd party review of watersheds designated “Watersheds with Potential Seasonal Habitat for Anadromous Fish Below Barriers” be undertaken as a follow up to public feedback. This could be undertaken this fall/winter. The current budget for RAR \$5000. It is a possibility that 3rd party review could be accomplished under budget, but if not budget may be redirected from other LTC budget surpluses.
- *Changes to Draft Bylaw No. 90:*
Staff suggests the following changes:
 - To Schedule 1 (the text), with regard to the exemptions, section (2) (d):
 - Adding Registered Professional Forester to (iv);
 - Replacing “for residential use” with “10kW capacity or less” to (xvii) and (vi);
 - To Schedule A, RAR Applicable Watershed Designations (the map):
 - Remove “Watersheds with no Fish Habitat”
 - 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 - “RAR Applicable Pending Further Information,” and that Hadley Creek and Johnson’s Creek be added to the new designation.
 - Staff suggests to further research the idea of re-wording Draft Bylaw No. 90 so that it is amendable without having to amend the bylaw with information from future stream/watershed assessments, and provide options.
- *Variance Fees:*
Staff is in support of reducing the development variance permit fees in respect of setback and screening regulations for streams (both RAR and non RAR streams) and suggests that the reduction apply to residential, commercial, industrial and institutional development.
- *Advisory Planning Committee:*
Staff is in support of the LTC referring a draft bylaw or other aspects of this project to the APC for their recommendation.

RECOMMENDATIONS:

1. **THAT** the Lasqueti Island Local Trust Committee, in consideration of staff’s analysis of public input received, and review, revise, and adopt the RAR Compliance Project Charter.
2. **THAT** the Lasqueti Island Local Trust Committee request staff to enter into a contract with a QEP to undertake a 3rd 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.

3. **THAT** the Lasqueti Island Local Trust Committee request staff to make the following changes to Draft Bylaw No. 90:
 - To Schedule 1 (the text), with regard to the exemptions, section (2) (d):
 - Adding Registered Professional Forester to (iv);
 - Replacing “for residential use” with “10kW capacity or less” to (xvii) and (vi);
 - To Schedule A, RAR Applicable Watershed Designations (the map):
 - Remove “Watersheds with no Fish Habitat”
 - 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 - “RAR Applicable Pending Further Information,” and that Hadley Creek and Johnson’s Creek be added to the new designation.
4. **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.
5. **THAT** the Lasqueti Island Local Trust Committee request 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 XX 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.

Prepared and Submitted by:

Marnie Eggen

June 3, 2015

A/ Island Planner

Date

Concurred in by:

Courtney Simpson

June 4, 2015

Regional Planning Manager

Date

Attachments:

1. Project Charter, updated February 2015
2. Draft Bylaw No. 90
3. Example Lasqueti stream mapping based on land contours and Lidar

Lasqueti Island Riparian Areas Regulation Compliance Project Charter

Date: May 25, 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)	Spring 2015
Consideration of first reading and any changes based on community consultation, agency and First Nation referrals	Summer 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)
Legislative process	1200 (15/16 fiscal)
Community consultation	600 (15/16 fiscal)
Total	5000 (15/16 fiscal)

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 and certified to pose an immediate 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 for residential use.

(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 for residential use.

(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.

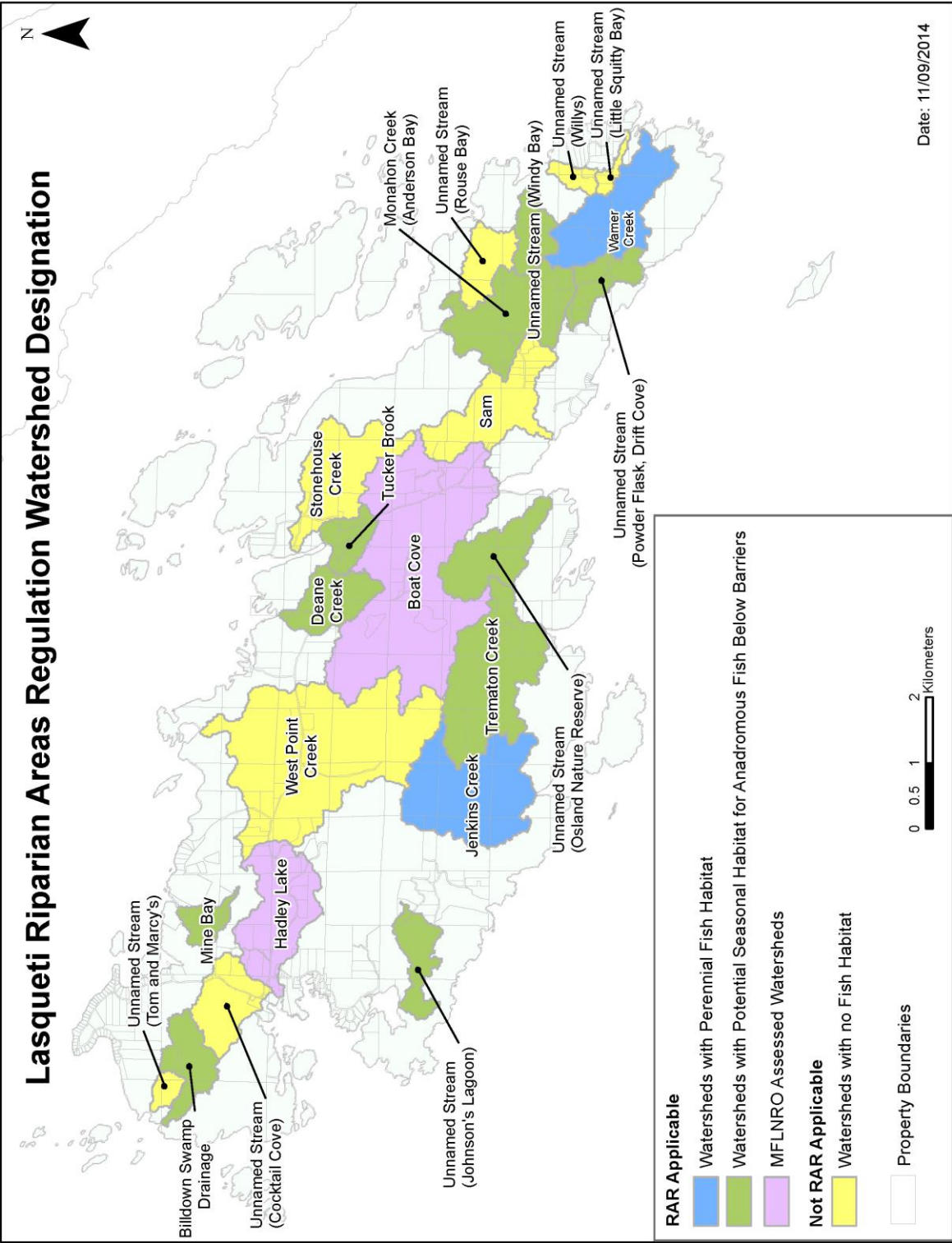
(5) Setbacks and Screening from Nesting Trees

- (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 the continuous 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

Print Date: Jun-04-2015

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	Consider Procedures Bylaw amendment to allow the Local Trust Committee to hold electronic meetings when needed.		Feb-05-2015	Carmen Thiel	Aug-31-2015	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	Establish relationships with First Nations that have interests in the Lasqueti Local Trust Area.		May-14-2015	On Going

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

640 Lasqueti	Invoices posted to Month ending May 2015	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-640	LTC "Trustee Expenses"	750.00	172.60	577.40
LTC Local				
65200-640	LTC - Local Exp - LTC Meeting Expenses	500.00	672.46	-172.46
65210-640	LTC - Local Exp - APC Meeting Expenses	500.00	0.00	500.00
65220-640	LTC - Local Exp - Communications	300.00	17.00	283.00
65230-640	LTC - Local Exp - Special Projects	750.00	0.00	750.00
TOTAL LTC Local Expense		<u>2,050.00</u>	<u>689.46</u>	<u>1,360.54</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 May 2015

ITF Name Change – Meeting with Assistant Deputy Minister

Trust Fund Board Chair Tony Law joined the Executive Committee for a meeting with Jay Schlosar, an Assistant Deputy Minister with the Ministry of Community, Sport and Cultural Development. The main topic was the long-standing request for a legislative amendment to the *Islands Trust Act* to re-name the Islands Trust Fund to Islands Trust Conservancy. Mr. Schlosar agreed that the existing name presents a barrier to fundraising and marketing and that a new name that reflects what we do could make a significant difference for us. Although the proposed change is minor, Mr. Schlosar cautioned those attending that there are always many competing priorities for the legislative agenda. The ADM indicated his willingness to move our request forward and will keep us informed about timelines and process. The Trust Fund Board appreciates the support of Trust Council and the Executive Committee in advancing the name change request, something that has been on the Board's agenda for several terms.

Lasqueti Crown Land Acquisition

Representatives of TFB and staff will be meeting with the Chief and Councillors of Qualicum First Nation to begin discussing a possible Sponsored Crown Grant application on Lasqueti Island. The parcel in question is north of Mount Trematon, an existing Islands Trust Fund nature reserve encompassing the highest point on Lasqueti. The acquisition would contribute to a significant network of protected areas for the island.

Islands Trust Fund Annual Report – A good read!

TFB has approved our annual report for 2014-15 to be included as a section in the Islands Trust Council's annual report to the Minister. While this report meets a statutory requirement, it also offers a good read that provides interesting information about our work. We encourage trustees who want to be more familiar with our activities to read our section when the draft comes to Trust Council's meeting for approval in June 2015.

Conservation Covenants on Salt Spring Island

In February we registered a conservation covenant on 0.3 hectares of a private Salt Spring Island property, providing legal protection to a First Nations burial site, as well as forest ecosystem values. A covenant has also been registered on our Cyril Cunningham Nature Reserve by the Habitat Acquisition Trust and the Salt Spring Island Conservancy, adding a new layer of protection.

Howe Sound Science and Knowledge Workshop

Kate Emmings, Ecosystem Protection Specialist, attended a workshop co-hosted by the Squamish Nation, Vancouver Aquarium, and David Suzuki Foundation to "bring knowledge holders together to identify and share observations, information, experiences, and future knowledge priorities related to the aquatic biophysical features of Howe Sound." Kate shared eelgrass and forage fish data for the area and identified potential resources for the Gambier Island Local Trust Committee.

Strategic Plan

Trust Fund Board has submitted its input for the Islands Trust Strategic Plan. All our suggestions relate to the Policy Statement goal of Ecosystem Preservation and Protection and to achieving objectives of the Regional Conservation Plan. Our input supports activities to protect coastal and marine areas, including utilizing land use planning tools for shoreline protection.

More information?

Please contact any of the three trustees who are members of the Board – Tony Law, Susan Morrison and Kate-Louise Stamford – who will be glad to help answer any questions you may have.