



Lasqueti Island Local Trust Committee Regular Meeting Agenda

Date: February 20, 2017
Time: 11:00 am
Location: Judith Fisher Centre
#1 China Cloud Bay Road
Lasqueti Island, BC

	Pages
1. CALL TO ORDER	11:00 AM - 11:00 AM
<i>Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."</i>	
2. APPROVAL OF AGENDA	11:05 AM - 11:10 AM
3. TOWN HALL AND QUESTIONS	11:10 AM - 11:25 AM
4. COMMUNITY INFORMATION MEETING - None	
5. PUBLIC HEARING - None	
6. MINUTES	11:25 AM - 11:35 AM
6.1 Local Trust Committee Draft Minutes dated November 21, 2016 for adoption	4 - 13
6.2 Section 26 Resolutions-Without-Meeting Report dated February 9, 2017	14 - 14
6.3 Advisory Planning Commission Minutes - None	
7. BUSINESS ARISING FROM MINUTES	11:35 AM - 11:45 AM
7.1 Follow-up Action List dated February 9, 2017	15 - 15
8. DELEGATIONS - None	
9. CORRESPONDENCE - None	
<i>(Correspondence received concerning current applications or projects is posted to the LTC webpage)</i>	
10. APPLICATIONS AND REFERRALS - None	

- | | | | |
|------------|--|---------------------------|---------|
| 11. | LOCAL TRUST COMMITTEE PROJECTS | 11:45 AM - 1:15 PM | |
| 11.1 | OCP/LUB Review - Shoreline Protection Project - Staff Report
Addendum to follow | | |
| 11.2 | OCP/LUB Review - Aging at Home Implementation Project - Staff Report
Addendum to follow | | |
| 12. | BREAK | 1:15 PM - 1:30 PM | |
| 13. | REPORTS | 1:30 PM - 2:00 PM | |
| 13.1 | Work Program Reports | | |
| 13.1.1 | Top Priorities Report dated February 9, 2017 | | 16 - 16 |
| 13.1.2 | Projects List Report dated February 9, 2017 | | 17 - 17 |
| 13.2 | Applications Report dated February 9, 2017 | | 18 - 19 |
| 13.3 | Trustee and Local Expense Report dated December, 2016 | | 20 - 20 |
| 13.4 | Adopted Policies and Standing Resolutions | | 21 - 21 |
| 13.5 | Local Trust Committee Webpage | | |
| 13.6 | Chair's Report | | |
| 13.7 | Trustee Reports | | |
| 13.8 | Electoral Area Director's Report - None | | |
| 13.9 | Trust Fund Board Report - None | | |
| 14. | NEW BUSINESS | 2:00 PM - 2:20 PM | |
| 14.1 | Provincial Private Moorage Policy Update - Memorandum | | 22 - 26 |
| 14.2 | Establishment of a Lasqueti Island Transportation Advisory Committee | | |
| 14.3 | Shoreline Protection Material - Memorandum | | 27 - 27 |
| 15. | UPCOMING MEETINGS | | |
| 15.1 | Next Regular Meeting Scheduled for Monday, April 24, 2017 at 11:00 am at the
Judith Fisher Centre, #1 China Cloud Bay Road, Lasqueti Island, BC | | |
| 16. | TOWN HALL | 2:20 PM - 2:35 PM | |

17. CLOSED MEETING

2:35 PM - 3:20 PM

17.1 Motion to Close the Meeting

That the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1)(d) and (f) for the purpose of considering Adoption of In-Camera Meeting Minutes Dated November 21, 2016 and Bylaw Enforcement and that the recorder and staff attend the meeting.

17.2 Recall to Order

17.3 Rise and Report

18. ADJOURNMENT

3:25 PM - 3:25 PM



Lasqueti Island Local Trust Committee Minutes of Regular Meeting

Date: November 21, 2016
Location: Lasqueti Island Arts Centre
Main Road, Lasqueti Island, BC

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

Staff Present Sonja Zupanec, Island Planner
Teresa Ritemann, Planner 1
James van Hemert, Consultant
Dave Olsen, Recorder

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

1. CALL TO ORDER

Chair Busheikin called the meeting to order at 11:05 am. She acknowledged that the meeting was being held in the territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. TOWN HALL AND QUESTIONS

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

Minute Terminology

The use of the word “audience” was objected to at page 7 of the agenda package (page 4 of the minutes).

Advisory Planning Commission Clarification

On page 11 of the agenda package (page 8 of the minutes), it was pointed out that the Advisory Planning Commission (APC) could only work with the Local Trust Committee (LTC).

Chair Busheikin explained that new information could arise since the minutes were taken, and that the minutes are meant to record what was said and done at the meeting.

Meeting Cancellations/Changes

Trustee Morrison noted that an applicant for the Windy Bay application came to the October meeting that was cancelled.

Trustee Peterson noted that the local paper deadlines have changed.

APC not notified

It was pointed out that on page 14 of the agenda package (the Follow Up Action Report), that the last item states that the APC will be notified of their role as a working group but the APC secretary has not been notified yet.

Staff responded that this item is still On Going.

Ministry of Transportation and Infrastructure (MoTI)

It was suggested that in regards to the False Bay Master Plan, MoTI is cooperating but getting a bad reputation.

Staff Support of Trustees

Staff were questioned about giving political advice to Trustees and page 7 of the agenda package (page 4 of the minutes) was pointed to as an example: “any bylaw work needs to be completed....”

Chair Busheikin responded that it was technical advice along the line of use of resources, given with many years of experience. If a project goes over an election cycle, it allows the project to get diverted. She stated that we don’t always take staff’s advice.

Staff responded that their job is to support the LTC with land use planning recommendations and manage their projects.

4. COMMUNITY INFORMATION MEETING - None

5. PUBLIC HEARING - None

6. MINUTES

6.1 Local Trust Committee Draft Minutes dated August 8, 2016 for adoption

The following amendments were presented for consideration:

1. Call to Order

Remove the word “traditional” from “traditional territory of the Coast Salish First Nations”.

3. Town Hall and Questions

Change “audience” to “members of the public” in the opening paragraph.

Under the “Acknowledgement of First Nations Territory” subheading, change “include” to “get an opinion on the use of” in the sentence, “unceded” in the opening remarks of these meetings.”

11.2 Targeted Official Community Plan and Land Use Bylaw Review Project

Change the fourth bullet in the first paragraph to include “ideally” before “needs to be completed”.

Change “audience” to “members of the public” in the last paragraph of page 7 of the agenda package (page 4 of the minutes).

12.7 Trustee Reports

Change “one year contract” to “temporary contract” in the first bullet of Trustee Morrison’s Report.

Remove the second sentence in first bullet of Trustee Peterson’s Report.

By general consent the minutes were adopted as amended.

6.2 Section 26 Resolutions-Without-Meeting Report - None

6.3 Advisory Planning Commission Minutes - None

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated November 10, 2016

Received for information.

8. DELEGATIONS - None

9. CORRESPONDENCE - None

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

9.1 Letter from Powell River Regional District Dated October 28, 2016 Regarding Tucker Bay Road

Trustee Morrison opened discussion by explaining that the Powell River Regional District (PRRD) sent a letter to the Chair of the Trust Council, who then forwarded it to the Lasqueti LTC. Trustee Morrison reported that she asked the Executive Committee to send a letter to PRRD informing them of their mistake.

LA-LTC-2016-056

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff to prepare a letter in response to the letter from the Powell River Regional District dated October 28, 2016.

CARRIED

10. APPLICATIONS AND REFERRALS

10.1 Advisory Planning Commission Bylaw No. 93

Staff explained that page 16 of agenda package contains this Bylaw, which stipulates new notice requirements for APC meetings.

LA-LTC-2016-057

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee Bylaw No. 93, cited as the "Lasqueti Island Local Trust Committee Advisory Planning Commission Bylaw, 2012, Amendment No. 1, 2016", be adopted.

CARRIED

10.2 Lasqueti Island Fees Bylaw No. 94

The proposed changes to the Development Variance Permit application fees would take effect April 1, 2017, if adopted.

LA-LTC-2016-058

It was MOVED and SECONDED,

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

CARRIED

12.2 Official Community Plan and Land Use Bylaw Review

12.2.1 Shoreline Protection Community Information Meeting 2017 - for discussion

Staff opened discussion by stating that it may be helpful to have two different Project Charters: one focussed on guest cabin policies and regulations with Aging at Home recommendations, and the other focussed on policies and regulations to support eelgrass and forage fish habitat protection. Staff suggested proceeding in the New Year with a presentation to the LTC and the community at large, on Lasqueti's First Nations interests, shoreline habitats and sensitive ecosystems.

Trustee Morrison added that a shoreline workbook could be a part of this.

After receiving verbal approval regarding the above suggestions, staff continued to report about next steps.

Staff reported that LTC meetings have been shifted to Mondays. Staff indicated a desire to video record the proposed community information meeting and post it on the website for those residents and property owners who might not be able to attend in person.

There was discussion regarding whether a Saturday would allow more of the public to attend. Members of the public suggested that either Saturday or Monday could work but that later in February would allow more people to attend.

Chair Busheikin requested staff to prepare a menu of planning approaches and planning tools regarding shoreline protection options and specifically asked for what other islands are doing and how they are working.

13. REPORTS

13.1 Work Program Reports

13.1.1 Top Priorities Report dated November 10, 2016

Chair Busheikin opened discussion by asking how staff work on these Top Priorities, whether number one is prioritized over number two and so on.

Staff responded by reporting that the Aging at Home Project had an external consultant primarily leading it, which freed up staff to work on other items, so the priorities were all weighted as #1 so they could be advanced concurrently

13.1.2 Projects List Report dated November 10, 2016

Received for information.

13.2 Applications Report dated November 10, 2016

Trustee Morrison asked if the LA-RZ-2016.1 rezoning was still on hold. Staff responded that it was. Trustee Morrison also reported that she spoke with the applicant from the Windy Bay application, who came to the cancelled October meeting. Trustee Morrison advised that she wanted to give the applicant lots of notice for when her application comes up at a future meeting. Staff responded that they are in direct contact with applicants to advise them of which LTC meeting their applications will be presented at.

13.3 Trustee and Local Expense Report dated September 2016

Received for information.

13.4 Adopted Policies and Standing Resolutions

Received for information.

13.5 Local Trust Committee Webpage

Trustee Morrison requested that the Aging at Home Report be added to the project webpage.

13.6 Chair's Report

Chair Busheikin reported on the following:

- The Executive Committee (EC) met with MoTI;
- EC met with the Regional Board of the Agricultural Land Commission (ALC) and it was a good meeting.
- Trust Council will be meeting in December on Salt Spring Island.
- The Senior Government Policy Advisor was hired under contract and will develop an action plan. She has also brought forward advocacy for foreshore protection and suggested that we do not move forward with marine advocacy until we have better relations with First Nations.

13.7 Trustee Reports

Trustee Peterson reported that not a lot has happened since the last meeting and he is still looking for a printer for Islands Trust use.

Trustee Morrison reported on the following:

- Regarding the EC meeting with MoTI, they talked about the poor quality of gravel on the roads on Lasqueti, but two days later the poor quality gravel was already in place on the roads.
- She received Mike Pearson's report from MoTI regarding Tucker Bay.
- Clean Energy BC gave Lasqueti their award for greening in recognition of False Bay School's new solar array.
- The Federal Government's oil spill response program now has \$1.5 billion and she suggested that Trust Council advocacy helped achieve this.
- She attended seven meetings in nine days.
- The Green Choice for Homes program on Gambier Island is fabulous.

13.8 Electoral Area Director's Report

Director Anderson reported on the following:

- There are two current RD Standing Committees on Lasqueti: Lasqueti Island Waste Management Advisory Committee (LIWMAC) and the Emergency Dispatch Advisory Committee (E-DAC).
- The PRRD Board has extended the term of the LIWMAC.
- At the Union of BC Municipalities (UBCM) conference, PRRD appealed to Mary Polak, BC's Minister of Environment to approve the PRRD's waste management plan as soon as possible because the PRRD received a \$6 million grant that must start by June, 2017.
- E-DAC will present their options to the community on Sunday, November 27, 2016.
- AT UBCM, the PRRD had a good meeting with Todd Stone, Minister of Transportation and Infrastructure and Norm Parkes, Executive Director of Highway Services. He presented Lasqueti's evidence on Tucker Bay Road and sent a pointed letter to Todd Stone.
- He has an appointment with Mike Pearson of MoTI in Nanaimo.
- He reported that the gravel on Texada Island is poor quality as it is full of clay dust. After a rain, all the potholes are back.

- He suggested bringing it up with Trust Council to raise their standards.
- He advised that the proposed meeting with the LTC and the PRRD Board would be difficult to get the entire Board together.

Discussion ensued and the following points were made:

- Trustee Morrison offered to join the meeting in Nanaimo with Mike Pearson and Director Anderson accepted her offer.
- Trustee Morrison advised that the LTC wants to clarify their role to the PRRD Board so that future correspondence is sent to the correct place and received in a more timely manner.
- Chair Busheikin expressed interest in as many Board members as possible attending to learn a little bit more about the role of the LTC, since they all have a vote that affects Lasqueti Island.
- Trustee Peterson added that the meeting doesn't need every Board member, but we would like more than just Lasqueti's Director and the Chair to be present.

13.9 Trust Fund Board Report Dated September 2016

Trustee Morrison highlighted a few of the items that were included in the agenda package.

11. BREAK

Chair Busheikin recessed the meeting at 11:55am.

Chair Busheikin recalled the meeting at 12:19pm.

12. LOCAL TRUST COMMITTEE PROJECTS

12.1 Aging at Home on Lasqueti Island Project

12.1.1 Presentation on Draft Report Recommendations - Consultant James van Hemert: Draft Report Dated September, 2016

Consultant van Hemert presented the Draft Report. He noted that Lasqueti Island is a remarkable place with remarkable people, with a demographic that is atypical compared to most other places in BC. Currently, more than 30% of the population is over 65, which is a higher percentage than even the retirement community of Qualicum Beach.

He highlighted the following points:

- The Priority Needs from page 18 of the Report.
- The aging assessment on Pender Island helped to obtain the Community Shuttle that provides a similar service as the one on Saturna Island, which has a smaller population than Lasqueti.
- Many can stay in their homes, according to statistics.
- Some people identified themselves as feeling lonely, which has serious health implications.
- SOS offers services that are available to Lasquetians for free.

- It is possible to get seed funding to start a volunteer-based home support service program.
- Thirteen recommendations throughout the report are consolidated on page 45.
- High priority to find a way to make it safer for all people, including people in wheelchairs, to get to and from Lasqueti Island.

12.1.2 Public Question and Answer Period

Trustee Morrison began by thanking Consultant van Hemert for the report. She pointed out that of the Priority Needs identified on page 18 of the report, number four (4) was tried but failed, number five (5) is in progress, the Lasqueti Committee Association's (LCA, not LTC) Ferry Committee has been advocating for wheelchair retrofits, that density transfer has been asked of her by residents, and another new service has started on Lasqueti for groceries, propane, laundry, etc.

Trustee Peterson thanked the consultant for coming and for getting to know Lasqueti Island. He noted that the Last Resort Society (LRS) has already arranged for occasional doctor's visits. He reported that Island Health came for a visit recently and that this Report will help the LRS supply the data requested by Island Health.

Chair Busheikin opened up discussion to the public and expressed her hope that this conversation would continue into the future.

The following points were made:

- Lasqueti Island is not a place that is fully accessible.
- Lasqueti's MLA, who uses a wheelchair for mobility, chose to come and go in a private boat.
- People here are fiercely independent and don't want a lot of structures to take care of us.
- Almost everyone will help, if asked.
- That clustered buildings be publicly owned on public land, and are possible under current regulations.
- The advantage of a second kitchen is that it may allow another family to reside in the same dwelling, like a secondary suite or a duplex.
- Some people are so fiercely independent, that even if they are not capable, they still say "no" to help.
- Some people don't want to live at the Last Resort Society instead of in the forest.
- The data compiled in the Report is wonderful and useful.

12.1.3 Local Trust Committee Discussion on Next Steps

LA-LTC-2016-059

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee receive the Aging at Home Report with the following amendments:

- Page 39, subheading 5.4.1, change LTC to LCA regarding the active Ferry Committee.
- Page 42, subheading 6.3.3, remove Elgin McKillop as the contact person at Western Pacific Marine.

CARRIED

Trustee Morrison asked that the Report be posted on the LTC's webpage.

Trustee Peterson asked that copies be posted on the Lasqueti Island Ferry, at False Bay Provisions, at the LRS and at the Hall.

Discussion ensued regarding next steps.

Staff noted that there is an existing project charter and that the next step would be to create a new project charter to detail and direct implementation of the recommendations. Trustees were then asked for direction regarding which of the Report's recommendations they wanted to be included in the draft project charter. Staff also suggested dividing the LUP/OCP review into two projects: one related to Aging at Home amendments and another for foreshore/eelgrass protection changes.

Trustee Morrison stated that she agrees with the comment about accessibility, and that recommendations 1 and 2 may require Lasqueti to go on the grid, which would be contrary to our values.

Trustees agreed that Recommendations 3, 4, 6, 7 should be pursued, as well as Objective 1 of Recommendation 5.

Trustees also agreed on the following:

- That Objective 2 of Recommendation 5 is the LRS.
- Recommendation 8 does not fall under the jurisdiction of the LTC but that they could be supportive.
- APC input be received on Recommendation 9.
- With respect to Recommendation 10, that in the recent past, the LTC was told by residents that False Bay is not to be considered special compared to any other area of the island.
- Recommendation 11 needs more discussion.
- This is not the ideal time to pursue Recommendation 12.
- Leave Recommendation 13 with the LRS and if they need assistance in the future, the LTC will be willing to help.

Chair Busheikin pointed out that OCP policies could be useful when we need to point them out to other government agencies.

14. NEW BUSINESS - None

15. UPCOMING MEETINGS

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

Trustee Morrison will email staff regarding changing this date.

Trustee Peterson noted that he is unavailable on February 18, 2017.

16. TOWN HALL

Two (2) members of the public spoke and the following was summarized:

Meeting with Qualicum First Nation

Concern was expressed that if the LTC meets with the Qualicum First Nation, other First Nations may be insulted by their exclusion.

Evidence of First Nation Use of Lasqueti Island and Neighbouring Islands

Two clam gardens were found on Jedediah Island last year. Five obsidian pieces were tested: Three were from an unknown source, which suggests that Lasqueti was a hub for trade.

Natural History

The PRRD has a two-year contract with three (3) naturalists on species at risk. They are Interested in Screech Owls, Sharp-tailed snakes, California Newts, Rigid Apple Moss and Bats (there are as many as nine varieties on Lasqueti). The naturalists were excited about how many amphibians live on Lasqueti.

There was a report of a Screech Owl call on Lasqueti, so they may not be extirpated.

35-40 people came out to a recent mushroom walk. There are plans to bring four or five other mycology experts next time.

17. CLOSED MEETING - None

18. ADJOURNMENT

By general consent the meeting was adjourned at 1:58 pm.

Laura Busheikin, Chair
Certified Correct:

Dave Olsen, Recorder



Islands Trust

Print Date: February 9, 2017

Resolutions Without Meeting

Lasqueti Island

Resolution #	Action	Resolution Description	Resolution Date
2016-07	In Favour	"THAT the Lasqueti Island Local Trust Committee reschedule its Regular Business Meeting of February 27, 2017 to February 20, 2017".	23-Nov-2016
2017-01	In Favour	"THAT the Lasqueti Island Local Trust Committee request the Executive Committee to request the Ministry of Transportation and Infrastructure to reconsider their position regarding Tucker Bay Road."	05-Jan-2017

Follow Up Action Report

Lasqueti Island

21-Nov-2016

Activity	Responsibility	Target Date	Status
Bylaw 93 (APC) ADOPTED. Update, consolidate and post to web.	Becky McErlean	30-Nov-2016	Done
Bylaw 94 (Fees) ADOPTED. Update, consolidate and post to web (with notation that DVP fee reduction for RAR is in effect April 1, 2017).	Becky McErlean	30-Nov-2016	Done
Aging at Home Project - post corrected report to website and send to funding agency. Print 12 copies and send to Tim for distribution on island (or request Tim print copies on-island with purchased printer).	Sonja Zupanec	25-Nov-2016	On Going
Aging at Home Implementation Project: staff to prepare a draft project charter for LTC consideration in February. Incorporate select consultant report recommendations as in-scope and propose timeline and consultation with APC and residents/property owners.	Sonja Zupanec Teresa Ritemann	20-Feb-2017	On Going
Shoreline Protection Project: staff to arrange a Community Information Meeting in early 2017 to bring together First Nation knowledge keepers; ecosystem protection specialist and planner to present on Lasquetis shoreline uses, habitats, natural history and land use planning considerations. Saturday in February preferred and RWM to be prepared once date is confirmed with presenters.	Sonja Zupanec	31-Jan-2017	On Going



Islands Trust

Print Date: February 9, 2017

Top Priorities

Lasqueti Island

No.	Description	Activity	R/Initiated	Responsibility	Target Date
1	Lasqueti Official Community Plan and Land Use Bylaw review	-Review policies and regulations to support eelgrass and forage fish habitat protection -Staff to work with CDFCP to draft recommendations regarding land use planning tools that will effectively conserve Coastal Douglas-fir forest ecosystems.	13-Sep-2014	Sonja Zupanec	
1	Lasqueti Official Community Plan and Land Use Bylaw Review	-review options to implement Aging at Home on Lasqueti report recommendations #3, 4,5,6,7,9, and 11.	15-Feb-2016	Teresa Rittemann	
1	Community to Community Forum	Establish relationships with First Nations that have interests in the Lasqueti Local Trust Area.	09-Jun-2016	Sonja Zupanec	31-Mar-2017

Projects

Lasqueti Island

Description	Activity	R/Initiated
Lasqueti OCP Update	1. adding policy requiring all marinas applying for rezoning or a development permit to provide pump out facilities; and 2. adding advocacy policy encouraging neighbouring local governments to require that marinas servicing vessels traveling within the Trust Area install pump-out facilities when applying for rezoning or a development permit (Recommendations from Trust Council to all LTCs) 3. Update with Intertidal zone policies using specific recommendations from the Greenshores Project 4. Update with policies and applicable regulations to support Food Security (Trust Council 2010)	



Rezoning

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

Planner: Sonja Zupanec

Planning Status

Status Date: 27-Jun-2016

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

Status Date: 30-Sep-2015

Planner reviewing. Further information requested.

Subdivision

File Number	Applicant Name	Date Received	Purpose
LA-SUB-2014.1	Collings, Aileen	18-Mar-2014	Boundary Adjustment and then a 9 lot strata subdivision

Planner: Teresa Rittemann

Planning Status

Status Date: 30-Jan-2017

No change in status.

Status Date: 08-Jul-2015

Applicants requested MOTI to give a one-year extension to their PLA from the original August 25, 2014 letter date. MOTI forwarded the request for IT input. IT responded via email that our office has no concerns with the PLA extension request at this time.

Status Date: 31-Mar-2015

REVISED Proposed Subdivision Review Status received from MOTI. File still in abeyance until applicant proceeds with required information to MOTI.

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

Planner: Sonja Zupanec

Applications

Planning Status

Status Date: 10-Jan-2017

Final approval letter sent on August 23, 2016.

Status Date: 09-May-2016

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

Status Date: 18-Mar-2016

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

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

Planning Status

Status Date: 30-Jan-2017

Staff Report regarding frontage waiver to be considered at the LTC meeting on 20-Feb-2017.

Status Date: 25-Jul-2016

Referral report complete. Requires a frontage waiver.

Status Date: 18-Jul-2016

Planner reviewing.

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

640 Lasqueti	Invoices posted to Month ending December 2016	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-640	LTC "Trustee Expenses"	750.00	472.73	277.27
LTC Local				
65200-640	LTC - Local Exp - LTC Meeting Expenses	1,250.00	1,017.74	232.26
65210-640	LTC - Local Exp - APC Meeting Expenses	500.00	0.00	500.00
65220-640	LTC - Local Exp - Communications	1,000.00	59.50	940.50
65230-640	LTC - Local Exp - Special Projects	500.00	0.00	500.00
TOTAL LTC Local Expense		<u>3,250.00</u>	<u>1,077.24</u>	<u>2,172.76</u>
Projects				
73001-640-2015	Lasqueti OCP/LUB	5,000.00	20.00	4,980.00
73001-640-3004	Lasqueti RAR	2,500.00	1,067.87	1,432.13
		<u>7,500.00</u>	<u>1,087.87</u>	<u>6,412.13</u>

Lasqueti Island Local Trust Committee

POLICIES AND STANDING RESOLUTIONS

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



DATE: January 24, 2017
TO: Local Trust Committees (Northern Region)
FROM: Ann Kjerulf, MCIP, RPP
Northern Team
SUBJECT: Provincial Private Moorage Policy Update

PURPOSE

The Ministry of Forests, Lands and Natural Resource Operations (FLNRO) has recently amended its private moorage policy to no longer require applications for private moorage (i.e. docks) in certain locations and under certain conditions. These are now authorized as 'General Permissions'.

However, applications will continue to be required in 'Application-Only Areas' (see attached West Coast and South Coast Region Private Moorage Application-Only Area maps). In 'Application-Only Areas', all proposed new private docks, regardless of size, will continue to be subject to review and decision under the *Land Act*, and all proponents of new private docks will be required to submit an application to FrontCounter BC. However, tenure replacements for existing docks within 'Application-Only Areas', which meet the terms and conditions of a General Permission, will fall under the new General Permission policy and as such will not require an application and statutory decision.

Denman, Hornby, and Lasqueti Islands and the North Pender Associated Islands south of Piers and Moresby Islands, are excluded from the 'Application-Only Areas' and private moorage is permitted under the General Permission policy (with no application to FLNRO or referral to Islands Trust). Correspondence from FLNRO indicates their staff will be carrying out of a review of the 'Application-Only' areas with the intention of applying the General Permission provision to a larger area over the coming months.

Please note the changes to the Private Moorage policy do not affect local government zoning or bylaws. Local zoning bylaw requirements must be met regardless of location. Prospective dock owners must continue to ensure compliance with local zoning bylaws.

The Private Moorage Policy and supporting documents are available on the Province of BC website:
<http://www2.gov.bc.ca/gov/content/industry/natural-resource-use/land-use/crown-land/crownland-uses/residential-uses/private-moorage>.

Submitted By:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	January 24, 2017
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ATTACHMENTS

1. Letter from FLNRO to UBCM (January 17, 2017)
2. South Coast Region Private Moorage Application-Only Areas Map
3. West Coast Region Private Moorage Application-Only Areas Map



Date: January 17, 2017

Gary MacIsaac, Executive Director
Union of British Columbia Municipalities
525 Government Street
Victoria, BC V8V 0A8
(Sent by e-mail)

Re: Notice of amendments to the Private Moorage Program

To local government members:

The purpose of this letter is to advise you of recent changes to the Provincial Private Moorage Land Use policy that provides direction on the authorization of residential docks.

The Ministry of Forests, Lands and Natural Resource Operations (MFLNRO) has made changes to the private moorage program that will reduce red-tape and streamline administration, while maintaining public safety and environmental standards.

Effective January 17, 2017 more residential docks will be eligible to be authorized under a “General Permission” rather than an application-driven Crown land tenure. The General Permission will grant authority for a residential dock, subject to a dock owner complying with a set of specific conditions. These conditions have been established to avoid environmental impacts and interference with the public and other stakeholders, as well as to provide a high level of certainty that the dock will satisfy provincial and federal legislation. Some of the key requirements include:

- the dock owner must be the owner or lessee of the property fronting the foreshore where the dock is sited;
- the dock is not located in an area designated as being environmentally sensitive, or overlapping with other authorizations or Crown land reserves;
- the dock is not in a designated “application-only area” (i.e. where special circumstances dictate that all private moorage proposals require submission of an application);
- the dock is built to a specified standard and within set size limits; and
- the dock is constructed and placed to not unduly impede public access and to avoid impacts to neighbouring property owners.

**Ministry of Forests,
Lands and Natural
Resource Operations**

Land Tenures Branch

Mailing Address:
PO Box 9352
Victoria BC V8W 9M1

Phone: 250 387-6730
Fax: 250 356-6791

Docks that do not satisfy the conditions of the General Permission will require an application for a tenure, which will be subject to the standard ministry application review process, currently in place.

The policy changes expand the applicability of the private moorage General Permission which was introduced in 2008 and previously only applied to certain types of freshwater docks. The new policy now provides for moderately-sized docks, and docks located in marine waters to be eligible for general permission, subject to meeting all required conditions.

The changes to the private moorage policy do not affect local government zoning or bylaws. Prospective dock owners must continue to adhere to all local government requirements.

The rules and regulations of the Water Sustainability Act, including compliance with “works in and about a stream (waterbody)”, and those of other agencies, such as Federal Fisheries and Oceans Canada, and Transport Canada – Navigable Waters program, will continue to apply to all docks whether covered under a General Permission or not.

For further details of the Private Moorage Policy, as well as, the full list of conditions and requirements of the General Permission, please refer to the following website:
<http://www2.gov.bc.ca/gov/content/industry/natural-resource-use/land-use/crown-land/crown-land-uses/residential-uses/private-moorage>

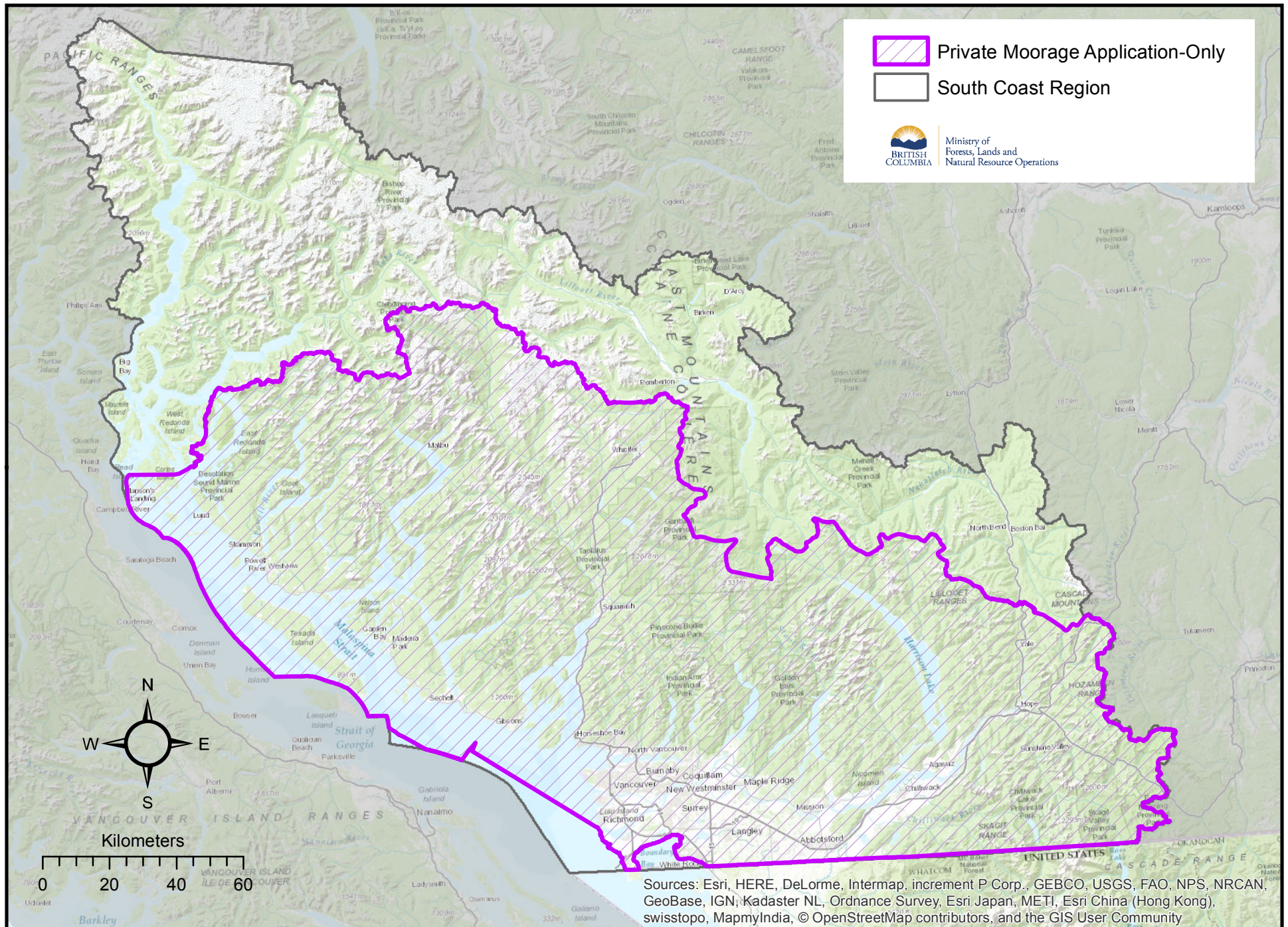
If you have questions or would like further information on how this may affect docks in your area please contact FrontCounter BC at: <http://www.frontcounterbc.gov.bc.ca/contact/>.

Sincerely,

Greg Kockx, Manager
Land Tenures Branch
Ministry of Forests, lands and Natural Resource Operations

E-mail: Greg.Kockx@gov.bc.ca

South Coast Private Moorage Application-Only Areas: January 2017



MFLNRO - West Coast Region

Private Moorage Application Only Area

Legend

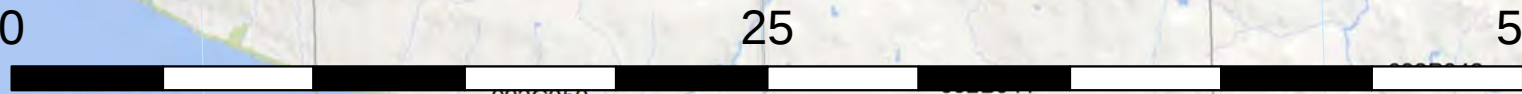
Private Moorage Application Only Area

MFLNRO - West Coast Region

Mapsheet Grid (1:20,000)

Private Moorage Application Only Area Description :

The natural boundary beginning at Englishman River Estuary (Parksville) and running south along the east coast of Vancouver Island to the Goldstream Estuary (Goldstream Park) and protruding up the left half of Sannich Inlet towards the middle of Satellite Channel including Piers Island and all the southern Gulf Islands.



Kilometers



Memorandum

700 North Road Gabriola Island BC V0R 1X3

Telephone **250. 247-2063** FAX: 250. 247-7514

Toll Free via Enquiry BC in Vancouver 660-2421. Elsewhere in BC **1.800.663.7867**

northinfo@islandstrust.bc.ca www.islandstrust.bc.ca

Date December 18, 2016 File Number 3030-01
General

To Denman Island Local Trust Committee
Gabriola Island Local Trust Committee
Hornby Island Local Trust Committee
Lasqueti Island Local Trust Committee

From Aleksandra Brzozowski
Island Planner
Northern Office

Re New Resource Material regarding shoreline protection information for property owners

This memorandum provides information to Northern Region Local Trust Committee (LTCs) on a recently produced shoreline protection information guide.

Your Marine Waterfront Guide

Islands Trust Staff and the Green Shores for Homes – BC Pilot Project (GSH-BC) Advisory Group have coordinated an additional written resource for waterfront properties in BC. *Your Marine Waterfront: a guide to protecting your property while promoting healthy shorelines (Canadian Edition)* is a modified version of a Washington Department of Fish and Wildlife (WDFW) guide, aimed to provide waterfront property owners with detailed information on how to assess a site's waterfront features and vulnerabilities, as well as provide information about design techniques to soften shorelines.

The original version of this guide was possible due to a grant from the United States Environmental Protection Agency and was budgeted at \$50,000; the opportunity to modify this resource for the BC context at no further cost is very much appreciated by the Green Shores for Homes - BC Pilot Project. Furthermore, staff at the WDFW modified the changes pro bono, a commitment for which the GSH-BC Advisory Group is particularly grateful.

The 48-page guide is available on the Islands Trust website at <http://www.islandstrust.bc.ca/media/341720/your-marine-waterfront-canadian-edition-final-web-version.pdf> (large file - 12MB). Please advise staff should you wish to post a link to this resource on your LTC website.

If the LTC wishes to arrange for hard copy printing of the guide, please advise staff of how many copies would be needed. The Thetis and Gambier LTCs as well as the Local Planning Committee have committed funds to hard copy printing; slight economies of scale are possible with a grouped print run. Printing estimates cost the guide at approximately \$10/guide.