



Lasqueti Island Local Trust Committee Regular Meeting Revised Agenda

Date: June 4, 2018
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
	Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."	
2.	APPROVAL OF AGENDA	11:00 AM - 11:05 AM
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 - 11:30 AM
6.1	Local Trust Committee Minutes dated April 23, 2018 for Adoption	4 - 12
6.2	Local Trust Committee Special Meeting Minutes dated April 28, 2018	13 - 18
6.3	Section 26 Resolutions-Without-Meeting Report dated May 24, 2018	19 - 19
6.4	Advisory Planning Commission Minutes - None	
7.	BUSINESS ARISING FROM MINUTES	11:30 AM - 11:40 AM
7.1	Follow-up Action List dated May 24, 2018	20 - 21
8.	DELEGATIONS - None	
9.	CORRESPONDENCE	
	<i>(Correspondence received concerning current applications or projects is posted to the LTC webpage)</i>	
9.1	Correspondence Received from C.Hunt dated April 28, 2018 - for Receipt	22 - 22

10.	APPLICATIONS AND REFERRALS	11:40 AM - 12:00 PM	
10.1	LA-DVP-2018.1 (Fern Road Consulting (Cash & Ross))		23 - 37
11.	LOCAL TRUST COMMITTEE PROJECTS	12:00 PM - 12:30 PM	
11.1	Lasqueti OCP Review Project - for Discussion		
12.	REPORTS	12:30 PM - 12:45 PM	
12.1	Work Program Reports		
12.1.1	Top Priorities Report dated May 24, 2018		38 - 38
12.1.2	Projects List Report dated May 24, 2018		39 - 39
12.2	Applications Report dated May 24, 2018		40 - 41
12.3	Trustee and Local Expense Report dated March, 2018		42 - 42
12.4	Adopted Policies and Standing Resolutions		43 - 43
12.5	Local Trust Committee Webpage		
12.6	Chair's Report		
12.7	Trustee Reports		
12.8	Electoral Area Director's Report		
12.9	Trust Fund Board Report - None		
13.	NEW BUSINESS		
13.1	Water Specialist Visit		
14.	UPCOMING MEETINGS		
14.1	Next Regular Meeting Scheduled for Monday, July 23, 2018 at 11:00 am at the Judith Fisher Centre, #1 China Cloud Bay Road, Lasqueti Island, BC		
15.	TOWN HALL	12:45 PM - 12:55 PM	

16. CLOSED MEETING

12:55 PM - 1:00 PM

16.1 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)(a) for the purpose of considering appointments to the Advisory Planning Commission, s.90(1)(d) for adoption of in-camera minutes dated April 23, 2018 AND that the recorder and staff attend the meeting.

16.2 Recall to Order

16.3 Rise and Report

17. ADJOURNMENT

1:00 PM - 1:00 PM



Lasqueti Island Local Trust Committee Minutes of Regular Meeting

Date: April 23, 2018
Location: Judith Fisher Centre
 #1 China Cloud Bay Road
 Lasqueti Island, BC

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

Staff Present: Sonja Zupanec, Island Planner
 Dave Olsen, Recorder

Others Present: There were seven (7) members of the public in attendance.

1. CALL TO ORDER

Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."

Chair Busheikin called the meeting to order at 11:00 am. She acknowledged that the meeting was being held in territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

7.2 Business arising from minutes - Bylaw 95

13.4 New Business - Connectivity

By general consent the agenda was adopted as amended.

3. TOWN HALL AND QUESTIONS

Official Community Plan (OCP) Review

A brief report was made by Andrew Fall on the Preliminary OCP Review Community Meetings:

- The first meeting was called "OCP 101" and was motivated by Colin Ewan; the intent was to make sure that people know what, why and how our OCP is created.
- On April 8, a second meeting was held and we talked about interests; it was approximately two hours long.
- By request of Camino Cochrane, David Slik typed as people talked, and it was projected overhead. Speakers were asked if what was typed reflected accurately what they intended to say. No names were recorded. Camino requested and received a copy that is publicly

available at False Bay Provisions. We were clear that we recorded some interests, not THE interests. David Slik has offered to pull out the existing interests in our current OCP.

- We then discussed how best to prepare for the April 28 meeting, with our main goal being how would they like to engage and be active. There was no attempt to come to consensus; those that have experience shared it, while new comers asked questions.

LTC Webpage

It was noted by the public that the LTC webpage is assumed to be the place to find all minutes and correspondence for the LTC, but many pieces of correspondence that are known to exist could not be found recently. A bylaw could not be found either.

Staff responded that any correspondence related to projects is listed. Bylaw 95 is not up yet as it is pending the OCP review and once it is formalized as a project, the webpage will have space for it. Staff advised to contact them for any missing information so they can ensure clarity about where it is and create a placeholder if needed.

The public noted that the only application on the webpage is KGL Freight and also noted that finding information could be easier if it was posted on the webpage rather than just being available via agenda packages.

Agenda Packages

The public noted that agenda packages were no longer being provided in public prior to the meetings. It was strongly felt that having these be publicly available in advance was very important for public engagement.

LA-2018-023

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request Staff to print out 5 extra copies of our agenda packages and post them at the Community Hall, False Bay Provisions, Post Office, on the Ferry and at the Lasqueti Hotel Pub.

CARRIED

Advisory Planning Commission (APC) Minutes

Members of the APC noted that often many months go by before they are given the opportunity to approve or amend the previous meeting minutes.

Chair Busheikin asked staff if the previous minutes could be sent out in the next week to the APC and staff responded that they would do so.

Bylaw 95

A member of the public commented that the OCP has been incrementally changed over the years and that Bylaw 95 is another example since it takes away cluster housing. He requested that any amendment to close the current loophole in the Land Use Bylaw (LUB) also include wording to support cluster housing.

Chair Busheikin noted that Bylaw 95 has been rescinded.

Trustees noted that they asked for two items to be taken out of that bylaw, that it has not had first reading yet, and that the loophole is not plugged until the amendment is formally adopted.

Trustees also noted that to add wording to the amendment would require more research and more legal advice, which would delay it and increase the cost. Since a comprehensive OCP review is about to begin, they want to keep that amendment simple.

Code of Conduct

Chair Busheikin reminded the public to refrain from making comments personal and to critique ideas and raise issues instead and then gave some examples of how to do so.

Medical Marijuana

A member of the public distributed a hand-out from the Federal Government regarding Medical Marijuana licensing and noted that one facility has already been approved for Lasqueti. Concern was raised about the levels of noise and pollution that will be created by 24/7 diesel generator use, and that there is no agency to control these new facilities.

4. COMMUNITY INFORMATION MEETING - None

5. PUBLIC HEARING - None

6. MINUTES

6.1 Local Trust Committee Minutes dated February 19, 2018 for Adoption

The following amendments to the minutes were presented for consideration:

- On page 2, under Land Use Bylaw Change, remove “ through a Development Variance Permit if this regulation is within the bylaw” from “Staff noted that the LTC has jurisdiction to waive the lot frontage requirement through a Development Variance Permit if this regulation is within the bylaw.”
- On page 8, under **13.4 Proposed Agenda Items for the Powell River Regional District Meeting**, change “A protocol agreement for this meeting was proposed.” to “Update the protocol agreement.”

By general consent the minutes were adopted as amended.

6.2 Local Trust Committee Special Meeting Minutes dated March 28, 2018 for Adoption

The following amendments to the minutes were presented for consideration:

- On page 4, under **5. Town Hall**, remove the last (i.e., third) sentence in the second bullet following “Trustees responded with the following points:”

By general consent the minutes were adopted as amended.

6.3 Section 26 Resolutions-Without-Meeting Report dated April 12, 2018

Received for information

6.4 Advisory Planning Commission Minutes - None

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated April 12, 2018

Trustee Peterson asked staff if there has been any movement with the Ministry of Transportation and Infrastructure (MOTI) regarding the public ramp issue.

Staff responded by advising that the Trustees could contact the Bylaw Enforcement Officer directly.

7.2 Bylaw 95

Trustees debated whether to give Bylaw 95 First Reading or wait until staff had rewritten it with the amendments made at the last meeting and give it First Reading by Resolution Without Meeting (RWM). Reasons to give it first reading today included the desire to move it forward and avoid having it sit for another two months. Reasons to wait were to avoid technical problems that may slow it down and to have a written copy with which to vote on. It was noted that no discussion can take place during RWMs.

Staff advised that it could be available in two weeks.

Trustees noted that they will look for it in their inboxes and intend to make a RWM soon after.

8. DELEGATIONS - None**9. CORRESPONDENCE - None**

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

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 April 12, 2018**

Received for information

12.1.2 Projects List Report dated April 12, 2018

Received for information

12.2 Applications Report dated April 12, 2018

Received for information

12.3 Trustee and Local Expense Report dated February, 2018

Received for information

12.4 Adopted Policies and Standing Resolutions

Received for information

12.5 Local Trust Committee Webpage

Chair Busheikin referred to the Town Hall discussion regarding Applications.

Trustees agreed that it would be beneficial to have the Applications listed on the webpage.

Staff was asked if there were any issues in terms of posting Applications on the webpage and staff responded by noting that personal information would need to be redacted according to the *Freedom of Information and Protection of Privacy Act* (FIPPA).

LA-2018-024

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request Staff to add the same Application Log that appears in Agenda Packages to the webpage for public information.

CARRIED

12.6 Chair's Report

Chair Busheikin reported that she attended the Association of Vancouver Island and Coastal Communities (AVICC) annual convention and noted the following:

- Island Trust (IT) Executive Committee (EC) met with Jinny Sims, Provincial Minister for Citizen Services, and were excited about the Connectivity projects underway.
- The Province is promoting and financing the laying of fibre optic cables along many coastal communities; the “last mile” is left for individual communities to complete.
- Andrew Weaver, Leader of the Provincial Green Party, spoke about the myth of pursuing fossil fuels to maintain the current economy.
- The Premier (John Horgan) spoke to the AVICC for the first time in nine years.

Chair Busheikin also noted the following:

- The IT's Chief Administrative Officer (CAO) is putting together a report to the EC to help communities take action on the Connectivity initiative.
- EC discussed four year terms. A motion to change it back to three year terms failed. Four years allows more time to get things done, and saves money.
- EC passed a motion to research geoduck farming.
- EC recognized Hornby Island Trustee, Tony Law, for his ferry advocacy as fares have recently gone down.

12.7 Trustee Reports

Trustee Peterson reported on the recent meeting with the Powell River Regional District (PRRD):

- It was agreed that our protocol agreement needs updating since it refers to Acts that are no longer in force.
- It was agreed to meet on a yearly basis, which is a big change compared to recent history.

Trustee Morrison reported on the following:

- The PRRD agreed to next meet with us on Vancouver Island.
- She chaired a meeting on Thetis Island.
- She was on the North Shore of Vancouver to chair a public meeting for Keats Island regarding the biggest project ever in the Trust Area; our planner, Sonja Zupanec, is working on this project and has done a great job of pulling it all together.
- The next day on Gambier Island, she chaired a meeting.
- She has taken local calls about the OCP review and Medical Marijuana production.

12.8 Electoral Area Director's Report - None

12.9 Trust Fund Board Report dated January, 2018

The 'Salish View' Acquisition Project was highlighted as The Trust Fund Board and Lasqueti Island Nature Conservancy have signed an agreement to frame the campaign to purchase and protect "Salish View", an 11.6 hectare property contiguous to Squitty Bay Provincial Park.

It was also noted that the TFB did not accept Dragonfly Commons Conservation Proposal on Salt Spring Island; it was noted that it is rare for the TFB to reject an application.

12.10 Trust Fund Board Report dated April 2018

Chair Busheikin commended the TFB for their work.

13. NEW BUSINESS

13.1 Zoning Regulations for Cannabis Production - for Discussion

The Trustees began the discussion by noting the following:

- The new Bylaw on Bowen Island was read; it has zoned all of Bowen to prohibit Cannabis production and processing, which effectively means that a zoning change and a public hearing are required to allow it.
- Retroactively rezoning isn't possible.
- The Town Hall presenter wanted policies in place before production begins on Lasqueti.
- Bowen is much denser than Lasqueti and may not have a similar history to other islands.
- There is also a movement to change the Agricultural Land Reserve (ALR), since this is considered agriculture.
- Cannabis production is more industrial than agricultural.
- If we do rezone, we want it to be part of the OCP review, because if an application comes in and there is nothing in the OCP, there will be no reason to restrict it.
- It could provide jobs on island.
- The scale of the facility is the biggest question; large indoor facilities could be problematic.
- Some aspects of the production, like packaging, could be a home-based business.
- One approach could be to regulate by sound and set back.

- The micro-brewing industry was cited as an example; it was very difficult for micro breweries to get started 20 years ago, but now there are a plethora of breweries.
- We need to make it a project if we want to make changes.

A member of the public noted that the concerns raised are not about the crop. Especially on Lasqueti, the concerns being raised are about noise and light and big concrete slabs.

Chair Busheikin asked staff for suggestions. Staff responded by advising that the LTC would need to put this on the Priorities List in order to work on it.

Trustees continued the discussion by noting the following:

- We could put industrial farming on our projects list.
- We could leave it under the OCP review.
- David Marlor is putting forward a report to the Executive Committee; we will wait and see what that recommendation is.

13.2 Land-use Planning Implications of Fisheries and Oceans Canada Integrated Geoduck Management Framework 2017 – Briefing

Received for information

13.3 Approval Process for Water Supply Systems on Salt Spring Island – Memorandum

Received for information

13.4 Connectivity

Trustees introduced the subject by noting the following:

- The Provincial Government is laying fibre optic cable along the coast and Lasqueti will have access to it; 145 is Lasqueti's number.
- There is \$17 million available in grant money to complete the "last mile" to the new cable.
- We have a local internet provider already; they would be the logical place to start the discussion.

Richard Chesham was present and identified himself as the Chair of the Lasqueti Island Internet Access Society Board (LIAS). He noted that May 1st was their next Board meeting and that this issue was on their agenda. LIAS is very interested in pursuing this.

Trustee Peterson offered to attend the LIAS Board meeting.

14. UPCOMING MEETINGS

14.1 Special Meeting & Community Information Meeting on Saturday, April 28, 2018 at 11:30 am at the Lasqueti Island Community Hall, Lasqueti Island, BC

Chair Busheikin introduced this item by explaining that our intention is to get clear on what the goals of this meeting are, to ensure the best outcome.

Trustees continued by noting the following:

- First goal is to decide whether the OCP review is broad or narrow. Then we need to come up with preliminary headings for specific issues.
- We do not want to limit the scope for the Special Meeting; we want to leave it open for brainstorming.
- We could also gather input on the process; some people want a slower process, others want to get it done sooner.
- Chair Busheikin explained how Open Space works: station headings come from the participants, and the stations are placed around the room to allow people to circulate and add their ideas at any station.
- One of the stations is open for ideas that don't fall under one of the other station headings.
- Ideas can be put down anonymously.
- We'll have copies of the current OCP.
- We usually spend the first part of the meeting to determine station headings, but can use the suggested topics to make it quicker.
- We will focus on topics that are relevant to OCP and what we can consider.
- Other topics can be pursued outside of the OCP; the Lasqueti Community Association (LCA) has wanted to do this.
- At the following meeting, we could start sifting topics into community groups, regional districts, OCP, and other avenues.
- Madeleine Koch will be attending as Planning Staff and will take graphical minutes.
- Ask people to bring their own lunch; Provisions could provide muffins and coffee.

Chair Busheikin offered to make an informal poster letting people know to bring their own lunch.

Trustee Peterson offered to send the information to the email list.

Trustee Morrison offered to put up the posters.

A member of the public asked that people who do not attend the meeting be informed on how to get their ideas into the process.

Chair Busheikin suggested that the minute taker could talk to staff about Open Space and take pictures of stations in order to record the information later. She will call the meeting to order and explain what Open Space is. She suggested that Andrew Fall could identify the different topics and stations that came out of the preliminary meetings. She also suggested paying someone to do sound with the Hall's public address system.

Staff offered to bring a wireless microphone system.

14.2 Next Regular Meeting Scheduled for Monday, June 4, 2018 at 11:00 am at the Judith Fisher Centre, #1 China Cloud Bay Road, Lasqueti Island, BC

Received for Information

15. TOWN HALL

Medical Marijuana

Trustees reviewed their discussion earlier by reading the handout from Bruce Grant and explaining that they want to wait and see how it comes up in the OCP discussion. They also noted that zoning cannot be used retroactively; zoning can only deal with future developments. Marijuana production is considered farming, which means on ALR land there is very little that the LTC can do. On Bowen Island, there is now a blanket zoning prohibition. At the meeting today, primarily environmental concerns were brought up.

16. CLOSED MEETING

16.1 Motion to Close the Meeting

LA-2018-025

It was MOVED and SECONDED

that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1)(a) for the purpose of considering appointments to the Advisory Planning Commission, s.90(1)(d) for adoption of in camera minutes dated February 18, 2018 AND that the recorder and staff attend the meeting.

CARRIED

The LTC closed the meeting at 1:32pm

16.2 Recall to Order

By general consent the LTC reconvened in open meeting at 1:40pm to Rise and Report.

16.3 Rise and Report

Trustee Morrison reported on the following:

- That Lisa Johnson, Nadine Simpson, Colin Ewan, Jessica Dawe, Andrew Fall, Shelley Garside, Peter Johnston and Doane Grinnell were appointed to the Advisory Planning Commission (APC).

Trustees noted that more OCP Information Handouts were needed for the upcoming Special Meeting and that the Trustees will distribute what is left at today's meeting to downtown businesses today.

17. ADJOURNMENT

By general consent the meeting was adjourned at 1:42pm.

Laura Busheikin, Chair

Certified Correct:

Dave Olsen, Recorder



Lasqueti Island Local Trust Committee Minutes of Special Meeting

Date: April 28, 2018
Location: Lasqueti Island Community Hall
 Main Road, Lasqueti Island, BC

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

Staff Present: Madeleine Koch, Planner 2
 Teresa Rittemann, Planner 2
 Dave Olsen, Recorder

Others Present: Approximately Seventy (70) Members of the Public

1. CALL TO ORDER

Chair Busheikin called the meeting to order at 11:31 am. She acknowledged that the meeting was being held in territory of the Coast Salish First Nations. She introduced all of the Staff and Trustees present.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. BUSINESS ITEMS

3.1 Brainstorming and Planning Workshop Using an Open Space Discussion Format

Chair Busheikin introduced and described the format and process of this Special Meeting, and in particular, how the Open Space Discussion Format works.

Trustee Morrison gave a brief history of how the Islands Trust came to govern Lasqueti Island.

Andrew Fall then described what happened at the preliminary meetings prior to this Special Meeting, as well as the main areas contained in the Official Community Plan (OCP). He then related the main topics that came up at the previous meetings:

- Local economy and job opportunities;
- Housing, including cluster housing and rentals;
- Environmental Issues such as water resources, sheep, etc.;
- Food security, including farming and feeding ourselves;
- Local infrastructure and services;
- Demographic/social issues; and
- Process issues: the process by which the OCP is done.

A member of the public then asked for clarification about which rules this process could change and what areas can only policy be changed?

Chair Busheikin responded that the OCP is a policy only document; the Land Use Bylaw (LUB) makes the rules that follow from the OCP policies.

She also stated that the Local Trust Committee (LTC) would gather all the topics and report back to the community and make suggestions for areas that the Islands Trust (IT) does not have jurisdiction over.

A member of the public suggested that the maximum amount of housing on our island depends on all the other topics.

Another member of the public asked how much of the process is open for discussion.

Chair Busheikin responded that the planners would answer technical details.

A follow-up question was whether the process has already been determined.

Chair Busheikin responded that the process can be made shorter or longer, and that the format, such as the use of subcommittees, is open for discussion.

She then asked for volunteers to staff each of the 8 different stations, which were identified as:

1. Local economy and job opportunities;
2. Housing, including cluster housing and rentals;
3. Environmental Issues;
4. Food security;
5. Local infrastructure and Community services;
6. Community and Social issues;
7. Process by which the OCP is reviewed; and
8. Other (for any other issue not covered by the other seven stations).

The meeting then continued with each of the 8 station volunteers recording the comments at each station on poster-sized paper.

Chair Busheikin recessed the meeting at 1:00pm and reconvened the meeting at 1:20pm.

Chair Busheikin described the afternoon format as a central/circle group with questions/comments made by lining up at the microphone; each speaker was asked to limit themselves to one minute each.

Kristos Seiler spoke and explained that his main concern was short-term rentals/Air B&Bs. He suggested that allowing these would be harmful for young people because land values would increase. He also suggested that there is not the infrastructure to support rentals and that the Fire Department and the First Responders are lacking young people. He closed by suggesting that we bring the bar up in terms of the labour code.

Willy Clark began by thanking the First Nations people. He explained his concern about creating a Lasqueti with a short-term view and identified a need for more input from

younger people. He also requested that we include the Tla'amin people in our OCP process, especially with regard to Crown Land.

Ayrie Cunliffe spoke to the difficulty of coming up with a future oriented plan within our OCP and is in favour of a much wider density profile. Instead of a uniform land use plan, he suggested thinking broader, citing a village at the teapot corner as an example. He stated that services don't necessarily need to be on private property and welcomed more creative ways of inhabiting this place.

Mary-Ellen Ingram explained that she thought a B&B would be a way to make money for young people and asked Kristos Seiler to explain further. Kristos explained that he was thinking of separate cabins where young people are booted out in the summer. He suggested that there are already a lot of young people here wanting land.

Chair Busheikin recommended that a discussion on that topic could follow in another meeting.

Marti Wendt stated that the meeting could focus and work on policy, since we don't have to worry about IT restrictions; everything could be on the table in terms of policy. She stated that Lasqueti is the last place on the planet with an intact Coastal Douglas Fir Eco-system and that the IT's mandate is to Preserve and Protect.

Kathy Rodgers stated that the IT's mandate is to Preserve and Protect and suggested that Lasqueti is very different than almost any other community, with strong individuals that need community services to keep us together.

Suzanne Heron suggested that Lasqueti is a microcosm of the world in the sense of there is no Planet B. She described Lasqueti as a vibrant community amongst the trees and wondered how big could it get before the Coastal Douglas Fir Ecosystem is irrevocably impacted?

Margaret stated that everybody drinks water and breathes air and these come from the forest; she is very proud of what the community has done so far and stated that the forest is the real priority.

Joseph Fall suggested that we simply focus on the "Community" part of our Official Community Plan and not let the "Official" get in the way. It's our document; it should say what we want. He suggested that some planners don't like our current plan because it's difficult to write bylaws from; he encouraged us to say what we want anyway.

Lisa Johnson asked us to think about that 10-acre freeze and what our density is. She asked the community to stand behind that 10-acre freeze. She suggested that we, as a community, figure out our mission statement as part of this process.

Judy Peterson stated that we could support each other in this process as a community. She suggested that we look each other in the eye when we talk about these issues, don't leave anyone out, and to be gentle.

Nadine Simpson stated that one of the things that came up in the Open Spaces part of this meeting is that we really care about each other. She wants us to mentor young people and show them things about our community that aren't on the surface and suggested that all of us are called upon to do this so that they come to these meetings.

Shoshanah Ray stated that she was also speaking on behalf of four other young people that are established here. She stated that their desire is to live in a community with very neighbourly ways. She suggested that living in a clustered manner reduces the use of non-renewables. She asked what our population maximum would be if Lasqueti was fully built-out. She suggested that we think about where the density could be concentrated and to use covenants to preserve the undeveloped parts of the island.

Trustee Morrison responded that the island is 68 square kilometres in size, but didn't have the build-out number.

David Ham cautioned that one problem with cluster housing is polluted air due to the smoke in winter. He stated that he read the OCP and believes it is a good document without need for much change.

Chair Busheikin asked that applause not occur because it takes time and can be intimidating; she suggested twinkling or giving thumbs up.

Wendy Bartholomew also expressed a concern about clean air and suggested it was very challenging with cluster housing because of the practice of damping down stoves at night.

Andrew Fall spoke about the OCP process and that he has heard from many people that they want it to be community driven. He cautioned that this would require the community to provide the time and energy and encouraged everyone to be part of the emerging groups related to the process. He also stated that more people are needed to organize community meetings and that he was glad to help others organize them.

Tom Weinerth suggested that we have a minimum of bylaws because we have a 10-acre minimum, but also suggested that the lack of housing was probably due to the 10 acre minimum.

Richard Chesham stated that he supports the previous and existing by-laws but also encouraged people not to be afraid to change things for the better.

Chair Busheikin briefly described what a comprehensive OCP review would look like and suggested that a targeted OCP review could be much shorter. She then asked for an informal poll of who would prefer a targeted review.

Trustees clarified that the LTC would create the targeted review by way of resolution, based on what they heard.

The informal poll showed that virtually everyone voted for a comprehensive review.

Trustee Morrison stated that she brought other OCP documents from other jurisdictions and that anyone was welcome to borrow them.

Chair Busheikin stated that some OCPs have a vision statement that can be poetic.

Alex Bain asked if it is possible to begin with a comprehensive review and then change to a targeted review later.

Chair Busheikin affirmed that it is possible.

Nadine Simpson suggested that within a comprehensive review, groups could break off to target different areas, so a comprehensive review would not take away that ability.

Willy Clark suggested that we begin with value statements and asked how the issues of marine pump out facilities, Aging at Home and Food Security would fit into a comprehensive versus a targeted review.

Chair Busheikin responded that the Aging at Home Project was on hold now, awaiting the housing assessment to be completed. She suggested that this process would be more comprehensive than any of those one-off projects.

Richard Chesham stated that he believes everyone wants this to be an on-island process but worried about volunteer burnout. He asked if there is any budget to hire someone on-island?

The Trustees responded that the next LTC meeting will discuss this and that the hiring process requires putting any new positions out to tender.

Chair Busheikin added that neutrality is important and if a community member takes the lead, loyalties and history can complicate the process.

Lisa Johnson questioned whether the Trustees could lead the process, and if not, whether the Trustees needed to attend the meetings.

The Trustees responded that they are there to listen, make decisions and stay educated by consulting with the Community.

The Trustees responded that they would need to attend the meetings and listen, but that they could not comment unless it is an official IT meeting with the proper notice given.

Shoshanah Ray commented that many of the ideas at the stations were already contained in the current OCP, so there may not be much to change, but we might add a few things. She also identified many ideas that won't be addressed by the OCP even though they are great ideas, but that we could work co-operatively outside of the IT to address them.

Andrew Fall stated that from an APC point of view, the current OCP is 27 full pages long and that there is value to reading it and not changing it. He also identified himself as the Lasqueti Community Association President and announced their AGM next month. Members that are residents can vote, can volunteer to do Town Halls, and do research. He encouraged others to step forward. He suggested that if funding is needed, the LCA might be able to help; the LCA can rent the Community Hall for free. He suggested that in order to make this process community driven, we need to decide to do it and then worry about funding later.

Shelley Garside added that she wants to involve young people, so we can make Lasqueti a place for young people to live, work and play. She suggested that a grant was available from the Provincial Government to help make our economy sustainable.

Chair Busheikin thanked everyone for coming out to the meeting as well as the staff for their work and she advised that all the material would be collated and presented

publicly. She also advised that, in the interim, meetings could be organized and Trustees invited to these meetings.

Willy Clark advised that a group is putting together information about the Tla'amin Nation and will be approaching the Tla'amin people to ask them to be part of our OCP process. No correspondence has yet occurred so he didn't know their level of interest. He identified four others that are part of this group.

Hilary Duinker asked that the answer to the question of build-out population be included in forthcoming materials.

Ayrie Cunliffe requested photographs of the posters/base documents so we can see the original source and suggested they be posted online.

4. ADJOURNMENT

By general consent the meeting was adjourned at 2:20pm.

Laura Busheikin, Chair

Certified Correct:

Dave Olsen, Recorder



Islands Trust

Print Date: May 24, 2018

Resolutions Without Meeting

Lasqueti Island

Resolution #	Action	Resolution Description	Resolution Date
2018-06	In Favour	"That Lasqueti Island Local Trust Committee Bylaw No. 95, cited as "Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 1, 2017", be read a first time."	10-May-2018
2018-07	In Favour	"That the Lasqueti Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 95, cited as "Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 1, 2017" is not contrary to or at variance with the Islands Trust Policy Statement."	11-May-2018
2018-08	In Favour	"That Lasqueti Island Local Trust Committee Bylaw No. 95, cited as "Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 1, 2017", be referred to the following for comment: Sli'ammon Nation, Agricultural Land Commission, BC Assessment Authority, Ministry of Agriculture, Islands Trust Fund, School District 69, Ministry of Transportation and Infrastructure and Powell River Regional District."	15-May-2018
2018-09	In Favour	"That Lasqueti Island Local Trust Committee Bylaw No. 95, cited as "Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 1, 2017", request staff to refer Bylaw No. 95 cited as "Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 1, 2017" to the Lasqueti Island Advisory Planning Commission for comment and that the planner and at least one Trustee attend the meeting."	17-May-2018

Follow Up Action Report

Lasqueti Island

26-Jun-2017

Activity	Responsibility	Target Date	Status
Staff to follow up with MOTI and discuss feasibility of expanding the M9 zone upland to allow for the loading and unloading of commercial goods and report back to the LTC.	Miles Drew Sonja Zupanec	31-Jul-2017	On Going

19-Feb-2018

Activity	Responsibility	Target Date	Status
That the LTC request the Chair to write a letter to the Ministry of Transportation and Infrastructure regarding the safety of Weldon Road in regard to all subdivisions.	Ann Kjerulf	05-Mar-2018	Done

28-Mar-2018

Activity	Responsibility	Target Date	Status
Subdivision Regulation Review: -by RWM: staff to bring back draft bylaw 95 with amendments to remove section 1 re: subdivision of the ALR and replace section 6 to retain existing 1:5 ratio; -staff to prepare a draft project charter for a subdivision review project that to review conservation based and cluster subdivision options.	Sonja Zupanec		On Going

23-Apr-2018

Activity	Responsibility	Target Date	Status
LTC request RPM to ensure minute taker contract allows for five copies of each LTC package to be printed and distributed at the following locations in advance of each meeting: community hall; provisions; post office; hotel.	Ann Kjerulf		Done

Follow Up Action Report

Request staff to post Lasqueti applications log to the application webpage for public information.	Wil Cottingham	Done
LTC appointed new APC; staff to notify all who applied that they have been appointed and arrange orientation date and binders for each new member.	Penny Hawley Wil Cottingham	On Going

From: Chandra Hunt [REDACTED]
Date: April 28, 2018 at 10:49:20 AM PDT
To: smorrison@islandstrust.bc.ca, tpeterson@islandstrust.bc.ca
Subject: Changes to Lasqueti's OCP

- Hello Susan and Tim,

Re: Discussion Item for Community Plan Discussions

I am writing as you are meeting again about Lasqueti's OCP and can hope that my thoughts might be considered by you and the community during future community plan meetings...

When I first moved to Lasqueti, 40 years ago, I was shocked that in an island community most of the children were not drown-proofed. I ended up teaching swimming lessons the next 10 summers. That experience introduced me to the very small number of public beach accesses, and to the challenges of teaching swimming in the local cool and tidal waters.

Then, about 20 years ago, I began dreaming of a community pool that would extend our swimming season, allow for community gatherings, provide a place for children to learn to swim, and a place for old and infirm to take advantage of hydrotherapy. The best place I found, for many reasons (including sun exposure, public access, centre of Lasqueti community activities, and a part of the foreshore that has already been deeply altered by machines) is atop the boat ramp that was constructed by Randy Taylor at the end of Lang Lane several years ago.

I am retiring this June and returning to live on Lasqueti for six months of the year and plan on devoting time and energy to this notion. I realize that I need to speak with many agencies (many of whom I began contacting last summer (including the Islands Trust, both local - as you are aware! - as well as people in the planning office). I also need to determine what the community will on Lasqueti is regarding the notion before actually embarking on this project.

That said, is is my belief that, if we do have the community will, we can build a beautiful, 'state of the art and science', ecologically sound and sustainable, tidal-fill no chemicals swimming pool/lido/spa for our community, that would include plans to actually enhance marine habitat.

In the meantime, this is what I am hoping you could help with: I am hoping that Goals and Policies in the Lasqueti OCP might include language about sustaining health and wellness of Lasqueti's human population, including young, infirm, and aged. And that foreshore development for community health, wellness, & recreation, if carefully and sensitively undertaken, would be considered.

Thank you, Susan and Tim, for taking your time to read and consider these ideas.

Thank you for the energy you put into the community.

Please let me know if you have any questions, etc.

Chandra

Chandra Hunt

[REDACTED]

[REDACTED]



File No.: LA-DVP-2018.1/LA-SUB-2018.1
Fern Road Consulting (Cash & Ross)

DATE OF MEETING: June 4, 2018

TO: Lasqueti Island Local Trust Committee

FROM: Ian Cox, Planner 1
Northern Team

COPY: Sonja Zupanec, Island Planner
Ann Kjerulf, Regional Planning Manager

SUBJECT: Development Variance Permit to vary 5:1 lot depth/width ratio
Applicant: Fern Road Consulting
Location: BLOCK B, OF THE FRACTIONAL SOUTH EAST ¼ SECTION 9, LASQUETI ISLAND, NANAIMO DISTRICT / BLOCK C, SOUTHEAST 1/4 , SECTION 9, LASQUETI ISLAND, NANAIMO DISTRICT

RECOMMENDATION

1. That the Lasqueti Island Local Trust Committee approve issuance of Development Variance Permit LA-DVP-2018.1 to vary the required subdivision lot depth to width ratio, as per Section 3.11(5) of the Lasqueti Island Land Use Bylaw No. 78, 2005, from 5:1 to 6.3:1 for BLOCK B, OF THE FRACTIONAL SOUTH EAST ¼ SECTION 9, LASQUETI ISLAND, NANAIMO DISTRICT PID: 017-312-183.

REPORT SUMMARY

The purpose of this report is to request that the Lasqueti Island Local Trust Committee (LTC) consider Development Variance Permit (DVP) application LA-DVP-2018.1 to vary the Lasqueti Island Land Use Bylaw No. 77 (LUB) Section 3.11(5) lot depth/width ratio provision from 5 times the average to 6.3 times, in order to permit a subdivision (lot line adjustment) between BLOCK B and BLOCK C as shown in Figure 1. This report addresses both the DVP application and subdivision referral from the Ministry of Transportation and Infrastructure (MOTI) since they are concurrent and subdivision approval is dependent on the LTC granting approval of the variance.

BACKGROUND

The subject lots, as shown in Figure 1, are water-access only and were created prior to the adoption of the current Lasqueti Island Land Use Bylaw (LUB).

The variance permit and subsequent proposed lot line adjustment would bring an existing residential structure on Block C into compliance with the LUB side setback regulation. No new lots would be created and no further subdivision of either lot would be possible based on the minimum average lot size needed for subdivision. Block B is currently 0.57 ha. and proposed to decrease to 0.47 ha. Block C is currently 0.36 ha. and proposed to increase to 0.46 ha.



Figure 1 – Subdivision subject properties, Block B and Block C (Lasqueti Island South-West)

ANALYSIS

Policy/Regulatory

A comprehensive site context is provided in Attachment 1. The DVP application is consistent with Islands Trust Policy Statement and Lasqueti Island Official Community Plan (OCP) policies identified in Attachment 2.

Lasqueti Island Land Use Bylaw (LUB):

Section 3.11(5) of the LUB (Subdivision Regulations) stipulates: *“No lot may be created that has an average depth greater than five (5) times its average width.”*

The current depth/width ratio of Block B is greater than the LUB 5:1 maximum. The proposed subdivision would result in Block B having an average depth of 6.3 times its average width, requiring LTC approval of a variance prior to subdivision approval by the Provincial Approving Officer.

Following subdivision, Block C would comply with the required LUB lot depth/width ratio.

An existing residential building on Block C encroaches onto Block B and is therefore non-conforming. Following subdivision, the existing structure on Block C would be 7.6 metres from the property line and, thus, compliant with the LUB side setback regulation.

Consultation and Statutory Requirements

No Community Information Meeting is required or recommended for this application. Public notice of the proposed Development Variance Permit is required under the Local Government Act. Notice was distributed to neighbouring property owners (see Attachment 3) on May 25, 2018 in accordance with statutory requirements and in order for neighbouring property owners to make additional comments for consideration by the Lasqueti Island LTC.

No correspondence had been received at the time of preparing this report, but may be received before or during the LTC meeting on Monday, June 4, 2018. All correspondence received on or before the LTC meeting will form part of the public record and will be considered by the Gambier Island Local Trust Committee. Correspondence may be sent to LasquetiIslandLocalTrustCommittee@islandstrust.bc.ca

Agencies

All subdivisions (including lot line adjustments) in the Islands Trust Area are applied for through MOTI and considered by the Provincial Approving Officer. At the time of this report, preliminary layout review (PLR) had not been issued. Island Health has indicated approval for the existing onsite sewerage system with no covenant requirement (see attachment 6 - Island Health letter of approval).

Rationale for Recommendation

It is unlikely that approval of the variance would impact neighbouring property owners nor would it result in a potential increase of residential density on Lasqueti Island. The applicant is aware of the requirement to comply with all instruments registered on title (including septic siting, etc.). Although the lot line adjustment is technically a conventional subdivision in legal terms, no new parcels would be created. Further, there is an opportunity to bring a non-compliant structure into compliance through the a lot line adjustment. Therefore, staff recommends that the LTC issue the DVP as presented.

ALTERNATIVES

1. Request further information

The LTC may request further information be provided prior to making a decision. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request.

Resolution: *“That the Lasqueti Island Local Trust Committee request further information prior to making a decision on application LA-DVP-2018.1 including [specify information required].”*

2. Deny the application

The LTC may deny the application. If this alternative is selected, the LTC should state the reasons for denial.

Resolution: *“That the Lasqueti Local Trust Committee deny application LA-DVP-2018.1 for the following reasons [note specific reasons].”*

3. Hold the application in abeyance

The LTC may choose to hold the application in abeyance pending review of Proposed Bylaw No. 95 (LUB – subdivision regulation review project).

NEXT STEPS

Approval of the DVP is required before the subdivision can proceed. If the LTC issues the DVP to vary the lot depth/width ratio, preliminary layout approval (PLA) could be issued by MOTI and subdivision could proceed as per the proposed plan (see attachment 5).

Submitted By:	Ian Cox, Planner 1 Northern Team	May 28, 2018
Concurrence:	Ann Kjerulf, Regional Planning Manager Northern Team	May 28, 2018

ATTACHMENTS

1. Site Context
2. Policies
3. Public Notice
4. DRAFT Permit
5. Plan of Proposed Subdivision (lot line adjustment)
6. Island Health letter of approval

ATTACHMENT 1 – SITE CONTEXT

LOCATION

Legal Description	BLOCK B, OF THE FRACTIONAL SOUTH EAST ¼ SECTION 9, LASQUETI ISLAND, NANAIMO DISTRICT
PID	017-312-183
Civic Address	n/a – Water access only

LAND USE

Current Land Use	Residential , although the LB zone allows for: (1) Permitted Uses Except where otherwise regulated in this Bylaw, the following uses and no others shall be permitted on any parcel of land: (a) Residential; (b) Agriculture; (c) Forestry; (d) Mariculture facilities; (e) Home enterprise, subject to Subsection 3.6; (f) Slipways.
Surrounding Land Use	Residential on adjacent lots to the North, East and West (South parcel line abuts the natural boundary).

HISTORICAL ACTIVITY

File No.	None on record – Concurrently LA-SUB-2018.1 Fern Road Consulting (Cash and Ross)
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POLICY/REGULATORY

Official Community Plan Designations	Land Based - LB
Land Use Bylaw	4.2. Land Based (1) Permitted Uses Except where otherwise regulated in this Bylaw, the following uses and no others shall be permitted on any parcel of land: (a) Residential; (b) Agriculture; (c) Forestry; (d) Mariculture facilities; (e) Home enterprise, subject to Subsection 3.6; (f) Slipways. (2) Maximum Number and Size of Buildings and Structures Except where otherwise regulated in this Bylaw, the following buildings and structures and no

	others are permitted on any parcel of land. (a) Dwellings, subject to Subsection 3.9; (b) Agricultural accessory buildings and structures necessary for the operation of a farm, including accessory buildings that contain temporary living quarters for transient agricultural workers; (c) Accessory buildings and structures; (d) Other non-residential buildings and structures to accommodate the permitted uses set out in this zone. (3) Regulations Sewage generated in the Institutional¹ zone may be disposed of on an adjacent Land Based zoned lot.
Covenants	Covenant EE37544 - sewage disposal area and siting This covenant is addressed through the Island Health letter of approval (see attachment #6)
Bylaw Enforcement	There is no record of any enforcement file activity on on the subject property.

SITE INFLUENCES

Species at Risk	Both the DVP subject property, Block B, and the adjacent parcel as part of the concurrent subdivision application, Block C, lie within a mature forest ecosystem and in an area that is mapped as potential Marbled Murrelet critical habitat. The Marbled Murrelet is listed as a Species at Risk (SAR) and nests in old growth/mature forest trees. The proposed subdivision does not create further direct fracturing of this habitat nor is any development taking place at this time. However, fracturing of any kind either by the creation of new parcel boundaries through subdivision, or by physical development could pose potential risks to the Murrelet in the long term should the owner of either BLOCK B or BLOCK C wish to develop in accordance with the proposed parcel boundaries. Forage Fish habitat is mapped within the bay facing the Strait of Georgia that both properties front on. See Figure 2. Below No direct impact to the fish habitat is expected through the proposed subdivision.
Sensitive Ecosystems	Mature Forest: Conifer - see Figure 1. below
Hazard Areas	Although relatively steep slopes are present at the South end of the property where it abuts the sea, these slopes are not currently mapped as or considered of particular risk in terms of stability stability.
Archaeological Sites	None mapped at this time.
Climate Change Adaptation and Mitigation	Because both BLOCK B and C are water access only lots, owners will continue to access the properties by boat which involves the use of fossil fuel powered marine engines.
Shoreline Classification	Rock Shoreline - Low Rock/Boulder With gravel beach. Narrow, less than 30m in width.
Shoreline Data in TAPIS	Forage Fish habitat is mapped within the bay facing the Strait of Georgia that both properties front on. See Figure 2. Below No direct impact to the fish habitat is expected through the proposed subdivision.

FIGURE 1. MATURE FOREST, FORAGE FISH HABITAT MAPPING



ATTACHMENT 2 – POLICIES

ISLANDS TRUST POLICY STATEMENT

ITPS Policy	Complies	Planner Comments
The ITPS contains a number of policies which are relevant to the application before the LTC, and most notably, provides guidance including:		
POLICIES FOR ECOSYSTEM PRESERVATION AND PROTECTION 3.1.2 It is Trust Council's policy to work towards the establishment of a network of protected areas that preserves representative ecosystems in their natural state and in sufficient size and distribution to sustain their ecological ¹⁴ integrity.	yes	The identified SAR habitat for the Marbled Murrelet on the subject properties should not be affected by the proposed subdivision since the lot line adjustment is meant to bring an existing building in to compliance with required setbacks. Both parcels lie within a Mature Forest: Conifer ecosystem (Islands Trust Sensitive Ecosystem Mapping – SEM). The proposed lot line adjustment would see BLOCK B remain fully within this mapped area, while BLOCK C would increase in area to include more coverage by this forest ecosystem.
3.1.11 Trust Council encourages agents of the government of British Columbia or the government of Canada, Crown corporations, municipalities, regional districts, nongovernment organizations, property owners and occupiers to protect environmentally sensitive areas and significant natural sites, features and landforms through voluntary stewardship, acquisitions, conservation covenants and careful management.	yes	

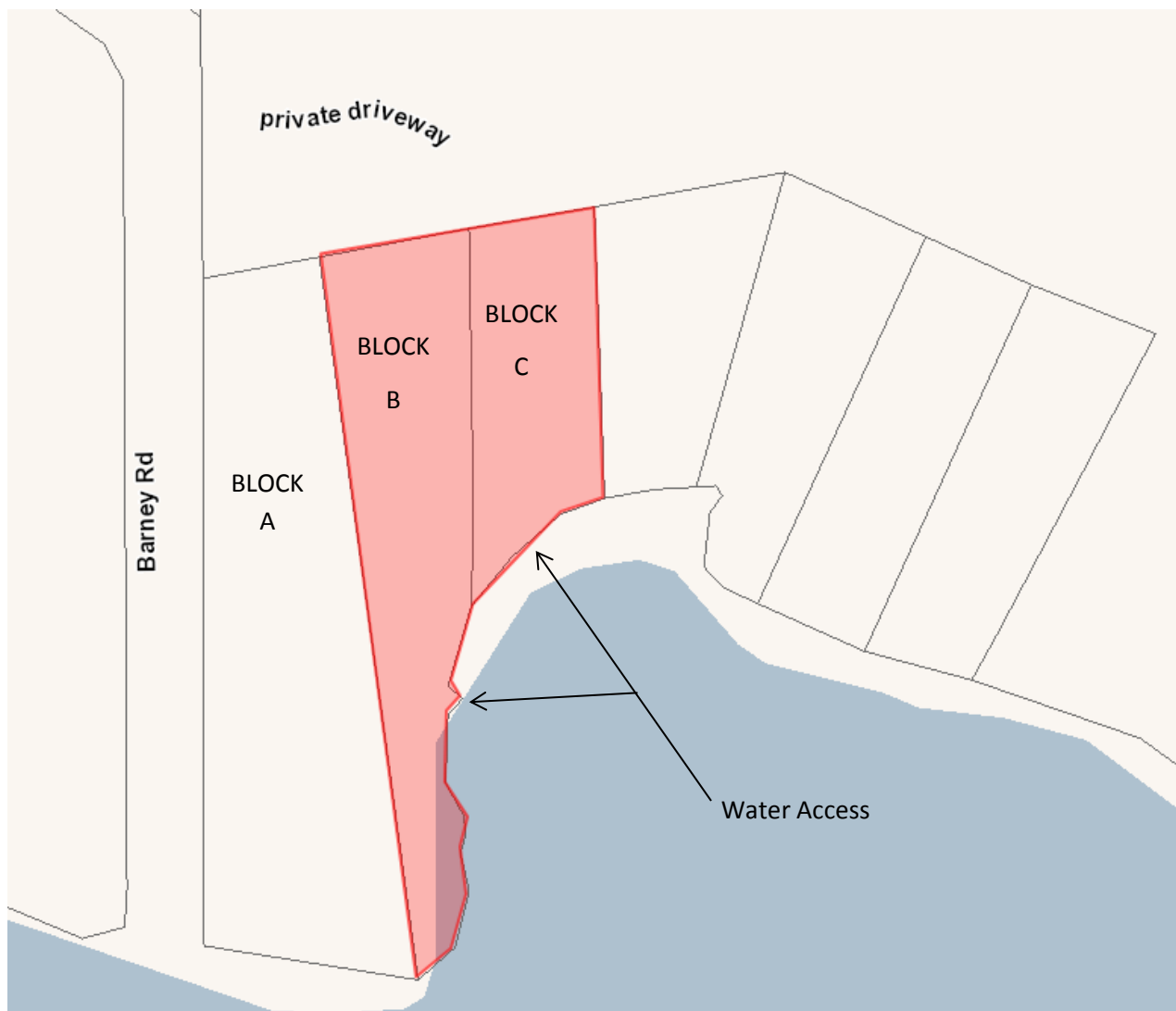
LASQUETI ISLAND OFFICIAL COMMUNITY PLAN

OCP Objective/Policy	Complies	Planner Comments
The OCP contains a number of objectives and policies which are relevant to the application before the LTC, and most notably, provides guidance including:		
OCP 3.1 Residential Land Use Objective 1 To ensure that creation of land parcels are capable of having sustainable living units on which there can be a variety of possible lifestyles.	yes	BLOCK B and C were both created prior to the adoption of the current LUB and are both smaller than 4 acres which is the suggested subdivision parcel size. Further, the OCP states "A pattern of low density residential land use should [not must] apply. 4 hectares (9.88 acres) in Subdivision A."
Policy 1 A pattern of low density residential land	yes	

R:\LTC\Northern Lasqueti\Applications and Referrals\DVP\2018\LA-DVP-2018.1 Fern Road Consulting (Cash & Ross)\Staff reports\Attachments\A2 Policy.docx

use should apply. Parcels should be at least 4 hectares (9.88 acres) in Subdivision District A		
Objective 2 To ensure low density subdivision and land use is maintained	yes	No change in current long term residential use is anticipated as a result of the proposed DVP and subdivision. The current one residential density per lot is maintained.
Policy 2 Dwellings are meant for long term residential use occupied by the owner or a renter on a long term basis.	yes	
Objective 5 To ensure residential development is self-sufficient in terms of freshwater and sewage disposal.	yes	Both lots retain their respective drinking water wells and the matter of sewage disposal is dealt with through the covenant on title for sewerage siting/capacity and most recently via the letter of approval for septic from Island Health – See attachment 6
Policy 6 Residential lots should have a source of fresh water and sufficient capacity for appropriate sewage disposal capability.	yes	
Objective 6 To ensure appropriate access to parcels is provided, taking into account topography, and existing trails and roads.	Access remains by water – not ideal, but no change to existing	Both parcels will remain water access only. However, a private driveway from Barney Road (BLOCK A frontage) provides access to BLOCK C immediately to the East of BLOCKS A and B and could possibly be used for access though these parcels do not share the driveway currently and it is not a MOTI dedicated road. See map Figure 1 below It is generally not recommended to create development which is isolated from and has no transportation connection to the community. The OCP recognizes Lasqueti's unique geography however as is described in Objective 6 ("...taking into account topography, and existing trails and roads"). It is not known at the time of this report if the subject BLOCKS B and C do indeed make use of trails for connectivity on the upland portions of the lots to access Barney Road to the west.

Figure 1 – Subdivision Parcel Map showing access roads





NOTICE
LA-DVP-2018.1 (ROSS)
LASQUETI ISLAND LOCAL TRUST COMMITTEE

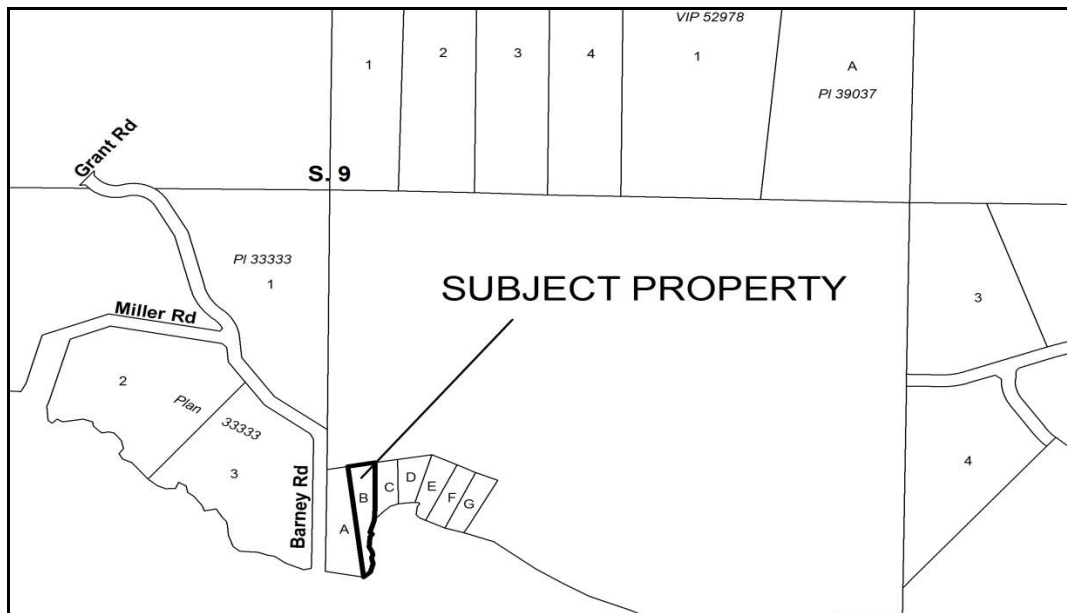
NOTICE is hereby given that the Lasqueti Island Local Trust Committee will consider a resolution to approve issuance of a Development Variance Permit, pursuant to Section 498 of the *Local Government Act*, varying subsections of the Lasqueti Island Land Use Bylaw No. 78, 2005, as follows:

- A variance to Part 3, Section 3.11.(1)(a) and Section 3.11.(5) to permit an average parcel width of 6.3 times the depth to width lot ratio, from 5 times as is set out in Subsection (5) of the Bylaw.

The subject property is legally described as:

PID 017-312-183: Block B, of the Fractional South East ¼ of Section 9, Lasqueti Island, Nanaimo District

The general location of the subject area is shown in the following sketch:



A copy of the proposed Permit may be inspected at the Islands Trust Northern Office, 700 North Road, Gabriola Island, BC, V0R 1X3, between the hours of 8:30 am and 4:00 pm, Monday to Friday inclusive, excluding Statutory Holidays, commencing **May 23, 2018** and continuing up to and including **June 3, 2018**. Also, attached for your convenience, is a copy of the proposed Permit.

If you have any questions or comments regarding the proposed Permit, please contact Ian Cox, Planner 1, at 250-247-2204; for Toll Free Access request a transfer via Enquiry BC, in Vancouver 604-660-2421 and elsewhere in BC at 1-800-663-7867. Written submissions should be sent to: **Mail:** Islands Trust, 700 North Road, Gabriola, BC V0R 1X3; **Fax: 250-247-7514** or **Email:** icox@islandstrust.bc.ca.

Following the end of the notice period, the Lasqueti Island Local Trust Committee may consider issuance of the proposed Permit via Resolution Without Meeting or at its Regular Business Meeting to be held at 11:00 am, Monday, June 4, 2018, at Judith Fisher Centre, #1 China Cloud Bay Road, Lasqueti Island, BC

All applications are available for review by the public. Written comments made in response to this notice will also be available for public review.

Becky McErlean
Deputy Secretary

	LASQUETI ISLAND LOCAL TRUST COMMITTEE DEVELOPMENT VARIANCE PERMIT NO. LA-DVP-2018.1
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TO: Ian Ross

1. This Development Variance Permit applies to the land described below:

PID 017-312-183
Block B, of the Fractional South East ¼ of Section 9, Lasqueti Island, Nanaimo District
2. Pursuant to Section 498 of the *Local Government Act*, the *Lasqueti Island Land Use Bylaw No. 78, 2005* is varied as follows:

PART 3 GENERAL PROVISIONS, Section 3.11 **Subdivision Regulations**, Subsection 1.(a) and Subsection (5) **Lot Width**, "No lot may be created that has an average depth greater than five (5) times its average width"; are varied:

- to permit an average parcel width of 6.3 times the depth to width lot ratio, from 5 times as is set out in Section 3.11.(5) of the Bylaw. BLOCK B average parcel width after subdivision = 25.9m, average parcel depth after subdivision = 163.6m
3. The land described herein shall be developed in accordance with the terms, conditions and provisions of this Permit and in accordance with Schedule "A" attached to and forming part of this Permit. This permit is not a Building Permit, and does it remove any obligation on the part of the Permittee to obtain other approvals necessary for the lawful completion of the development. Any further development, redevelopment, or any changes to this permit may require a new Development Variance Permit.

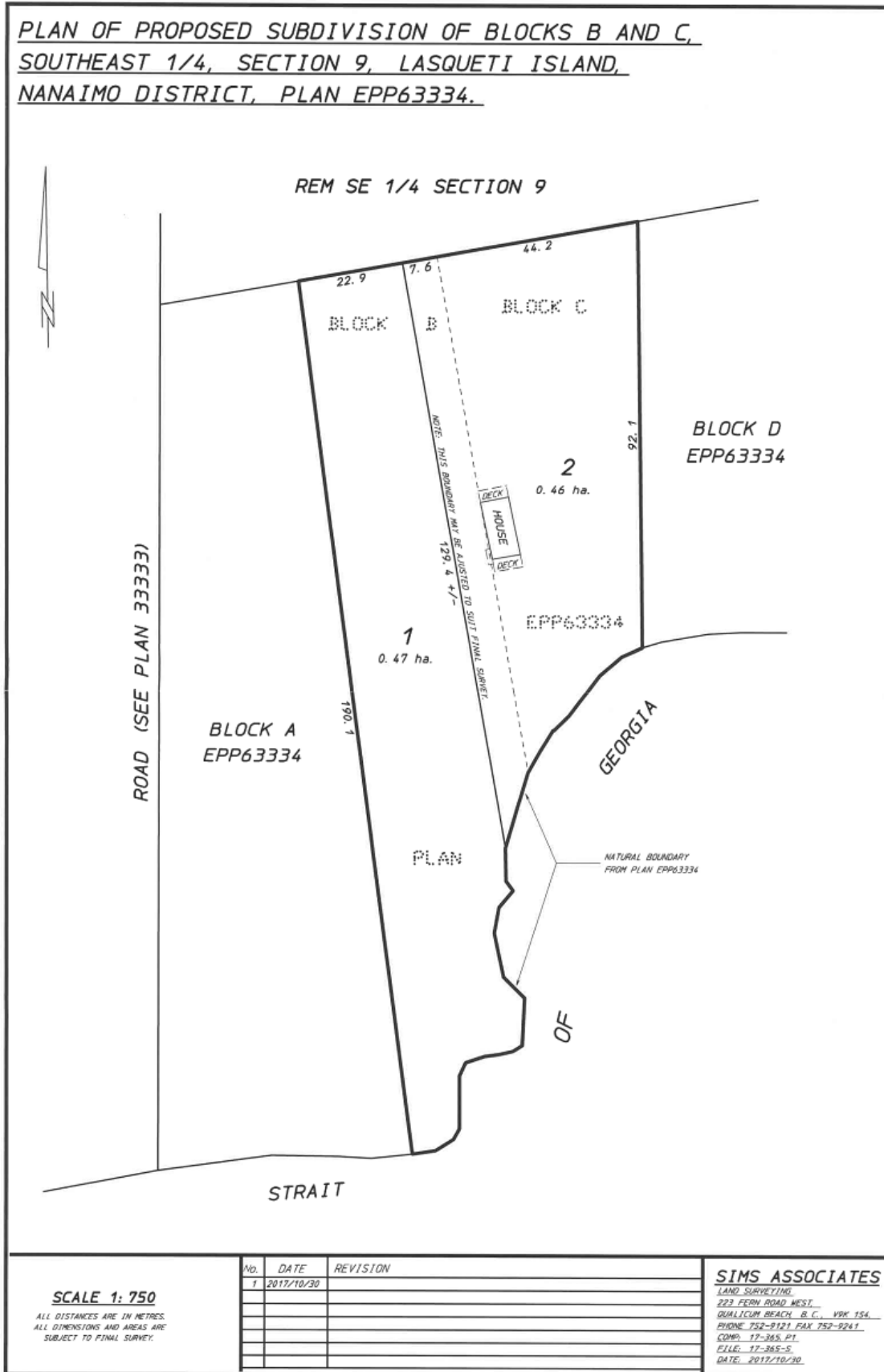
AUTHORIZING RESOLUTION PASSED BY THE LAQUETI ISLAND LOCAL TRUST COMMITTEE THIS ____ DAY OF _____, 2018.

Deputy Secretary, Islands Trust

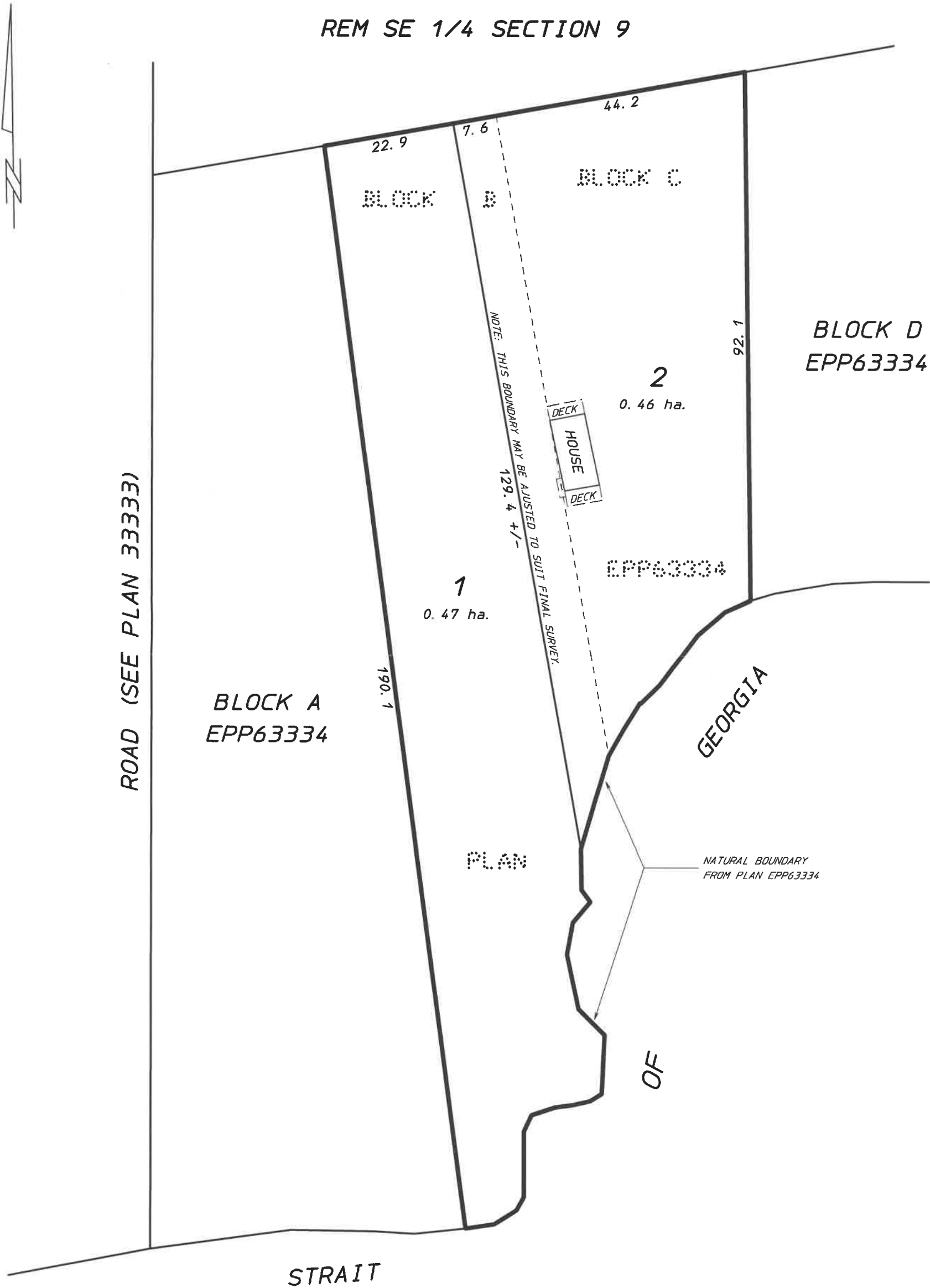
Date of Issuance

IF THE DEVELOPMENT DESCRIBED HEREIN IS NOT COMMENCED BY THE ____ DAY OF _____, 2020, THIS PERMIT AUTOMATICALLY LAPSES.

Schedule "A" – Proposed Subdivision Plan



PLAN OF PROPOSED SUBDIVISION OF BLOCKS B AND C,
SOUTHEAST 1/4, SECTION 9, LASQUETI ISLAND,
NANAIMO DISTRICT, PLAN EPP63334.



SCALE 1: 750

ALL DISTANCES ARE IN METRES.
ALL DIMENSIONS AND AREAS ARE
SUBJECT TO FINAL SURVEY.

No.	DATE	REVISION
1	2017/10/30	

SIMS ASSOCIATES
LAND SURVEYING
223 FERN ROAD WEST
QUALICUM BEACH, B.C., V9K 1S4.
PHONE 752-9121 FAX 752-9241
COMP: 17-365, P1
FILE: 17-365-S
DATE: 2017/10/30

Excellent health and care, for everyone,
everywhere, every time.



March 12, 2017

File # 2017-07357

Bryce Pirozzini
District Development Technician
Ministry of Transportation and Infrastructure
3rd Floor – 2100 Labieux Road
Nanaimo, BC V9T 6E9

Dear Bryce:

**RE: Proposed Conventional Subdivision Application for:
Blocks B and C, Both of the fractional South East ¼ of Section 9, Lasqueti Island,
Nanaimo District (#2 Grant Road, Lasqueti)**

I have inspected this proposal to witness no issues with any onsite sewage system, therefore, I recommend your consideration for approval with no covenant requirements.

If you have any questions I can be reached at (250) 947-8222, Ext 39186.

Yours truly,



Glenn J. Gibson, CPHI (C),
Land Development
Environmental Health Officer

GJG/bas

cc: Shaun Malakoe, Sr. Health Officer
Derek Cash, Ian Ross
c/o Fern Road Consulting Ltd.
Rachel Hamling



Top Priorities

Lasqueti Island

No.	Description	Activity	R/Initiated	Responsibility	Target Date
1	Review of Lasqueti subdivision regulations	-review minimum and minimum average parcel size regulations for each subdivision district	23-Oct-2017	Sonja Zupanec	
2	OCP/LUB Review	A comprehensive review of the Lasqueti Island Official Community Plan and Land Use Bylaw.	08-Jan-2018	Sonja Zupanec	
3	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

**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)	
Aging at home implementation project	-targeted OCP and LUB review -review options to implement Aging at Home on Lasqueti report recommendations #3, 4,5,6,7,9, and 11. -on projects list pending completion of Northern Housing Needs Assessment (spring 2018)	23-Oct-2017
Marine Shoreline Protection Project	Targeted OCP/LUB review and First Nations engagement; Review policies and regulations to support eelgrass and forage fish habitat protection; Work with Coastal Douglas-fir Conservation Partnership to draft recommendations regarding land use planning tools that will effectively conserve Coastal Douglas-fir forest ecosystems	08-Jan-2018



Islands Trust

Print Date: May 24, 2018

Applications

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
LA-DVP-2018.1	Fern Road Consulting	09-Mar-2018	PIDs: 017-312-183 & 017-115-736 Variance required for lot line adjustment Civic addresses: 2 Grant Road, Lasqueti Island, BC
Planner: Ian Cox			
Planning Status			
<u>Status Date:</u>			

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			
<u>Status Date:</u> 17-May-2018			
No change in status.			
<u>Status Date:</u> 09-Jan-2018			
PLA received from MOTI.			
<u>Status Date:</u> 21-Nov-2017			
Amended subdivision plan received. Proposal shows dimensions and lot frontage and depth-width ratio requirements.			
Revised referral report sent 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			
Planning Status			
<u>Status Date:</u> 10-Jan-2017			
Final approval letter sent on August 23, 2016.			

Applications

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-2018.1	Fern Road Consulting	02-Jan-2018	PIDs: 017-115-736 (Cash) Civic address 2 Grant Road, Lasqueti Island BC 017-312-183 (Ross) Lot line adjustment

Planner: Ian Cox

Planning Status

Status Date:

Islands Trust
LTC EXP SUMMARY REPORT F2018
Invoices posted to Month ending March 2018

640 Lasqueti	Invoices posted to Month ending March 2018	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-640	LTC "Trustee Expenses"	750.00	993.46	-243.46
LTC Local				
65200-640	LTC - Local Exp - LTC Meeting Expenses	1,250.00	2,423.50	-1,173.50
65210-640	LTC - Local Exp - APC Meeting Expenses	500.00	384.57	115.43
65220-640	LTC - Local Exp - Communications	1,000.00	0.00	1,000.00
65230-640	LTC - Local Exp - Special Projects	500.00	84.95	415.05
TOTAL LTC Local Expense		<u>3,250.00</u>	<u>2,893.02</u>	<u>356.98</u>
Projects				
73001-640-2015	Lasqueti OCP/LUB	7,000.00	4,618.91	2,381.09
73001-640-4085	Lasqueti First Nations Relations	1,000.00	0.00	1,000.00
		<u>8,000.00</u>	<u>4,618.91</u>	<u>3,381.09</u>

Lasqueti Island Local Trust Committee

POLICIES AND STANDING RESOLUTIONS

No	Meeting Date	Resolution No.	Issue	Policy
1.	July 11, 2013	LA-2013-020	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.
2.	February 28, 2017	LA-2017-006	APC to also act as TAC	It was MOVED and SECONDED , that the Lasqueti Island Local Trust Committee make a Standing Resolution to request the APC to undertake the function of a Transportation Advisory Committee.