



A NOTICE OF A BUSINESS MEETING OF **THE LASQUETI LOCAL TRUST COMMITTEE**
to be held at 6 PM on Thursday, August 30, 2012 at the Lasqueti Arts Centre,
Main Road, Lasqueti Island, BC

AGENDA

		Page No.	*Approx. Time*
1.	CALL TO ORDER		6:00 pm
2.	APPROVAL OF AGENDA		
3.	TOWNHALL SESSION		
4.	MINUTES		6:15 pm
4.1	Local Trust Committee Special Meeting Adopted Minutes of June 21, 2012 – <i>attached for information</i>	1-3	
4.2	Local Trust Committee Meeting Draft Minutes of July 12, 2012 – <i>attached for adoption</i>	4-12	
4.3	Section 26 Resolutions Without Meeting Log dated August 13, 2012 – <i>attached for information</i>	13	
5.	BUSINESS ARISING FROM MINUTES		
5.1	Follow-up Action List dated August 13, 2012- <i>attached</i>	14-15	
6.	DELEGATIONS - <i>none declared</i>		
7.	CORRESPONDENCE		
7.1	Letter dated July 18, 2012 to David Graham, Chair, Lasqueti Island Local Trust Committee from Grietje Van Kijk, Manager, RCE Program, BC Hydro regarding BC Hydro's Remote Community Electrification (RCE) program - <i>attached</i>	16-18	
8.	APPLICATIONS AND PERMITS		
9.	LOCAL TRUST COMMITTEE PROJECTS		6:30 pm
9.1	False Bay Parking Master Plan		
	9.1.1 Brochure from Advisory Planning Commission – <i>for discussion</i>		
	9.1.2 Making Parking a Permitted Use – <i>for discussion</i>		
9.2	Guest Cabin Regulation Review	19-26	
	Staff Report dated July 23, 2012 - <i>attached</i>		
9.3	Riparian Areas Regulation Working Group – <i>verbal update</i>		
9.4	Community Stewardship Award – <i>verbal update</i>		
9.5	Workshops – <i>verbal updates</i>		

10.	REPORTS		7:15 pm
10.1	Work Program		
	Top Priorities Report and Projects List dated August 13, 2012 - <i>attached</i>	27-28	
10.2	Applications Log		
	Report dated August 13, 2012- <i>attached</i>	29	
10.3	Trustee and Local Expenses		
	Expenses posted to July 31, 2012 - <i>attached</i>	30	
10.4	Adopted Policies and Standing Resolutions - <i>attached</i>	31	
10.5	Chair's Report		
10.6	Trustees' Report		
11.	NEW BUSINESS		
11.1	Lasqueti Island Local Trust Committee Business Meeting Schedule – <i>for discussion</i>		
11.2	Islands Trust Trust Fund Board Referral of Five-Year Plan - <i>attached</i>	32-47	
12.	BYLAWS		
13.	ISLANDS TRUST WEBSITE		
13.1	Lasqueti Page – <i>attached</i>	48	
14.	TOWN HALL SESSION		7:30 pm
15.	CLOSED MEETING: The Lasqueti Island Local Trust Committee closes the next part of the August 30, 2012 business meeting to discuss matters pursuant to Section 90(1)(b) Community Stewardship Award and that Staff be invited to attend this meeting.		7:45 pm
16.	RECALL TO ORDER		
	Rise and Report from Closed Meeting		
17.	NEXT MEETING DATE		
	Thursday, October 18, 2012 at The Lasqueti Arts Centre, Main Road, Lasqueti Island, BC – <i>time to be determined</i>		
18.	ADJOURNMENT		8:00 pm

*Approximate time is provided for the convenience of the public only and is subject to change without notice.

MINUTES OF THE LASQUETI ISLAND LOCAL TRUST COMMITTEE
SPECIAL MEETING TO HOLD A COMMUNITY INFORMATION MEETING
HELD AT 7:00 p.m. ON THURSDAY, JUNE 21, 2012
AT THE ARTS CENTRE, LASQUETI ISLAND, BC

PRESENT: Peter Johnston Local Trustee
Susan Morrison Acting Chair, Recorder

REGRETS: David Graham Chair

There were approximately forty-five (45) members of the public present.

1. **CALL TO ORDER**

The meeting was called to order at 7:00 pm. It was agreed by consensus that Trustee Morrison would Chair the meeting.

2. **APPROVAL OF AGENDA**

The agenda was approved by consensus with the only item being a Community Information Meeting to discuss the Bylaw Enforcement Notification Bylaw.

3. **COMMUNITY INFORMATION MEETING**

Trustee Johnston gave a brief review of the bylaw enforcement history on Lasqueti Island as well as a description of the Bylaw Enforcement Notification Bylaw. The meeting was opened to the public for comments, questions and opinions.

Tom Weinerth noted that the staff report does not reflect the actual fines associated with infractions. He had three questions:

1. Why is this good for Lasqueti Island?
2. Who initiated the bylaw amendment?
3. Can a complainant be anonymous?

Tim Peterson asked how many complaints Lasqueti generates. He felt that the present system was okay.

Trustee Johnston responded stating that Lasqueti has few complaints.

Keith Morris asked that issues be kept in the community and let the community deal with its own offenders.

The public were polled asking if there was support or opposition to the bylaw, and the entire group was opposed to the bylaw.

Janna Vannanen asked to receive all information and for the information to be heard.

Richard Chesham stated that governance should work for the people and this felt backwards.

Everett Lindstrom felt that the island is a diamond and does not need change.

Barry Hawkshaw agreed with Keith Morris and wondered why more islanders where not present.

Joseph Fall spoke in opposition to the bylaw and felt the issues had been covered.

Dennis Buchan asked if they did not pass the bylaw, would it matter Trust-wide.

Trustee Johnston answered that it would not matter Trust-wide.

Jane McKay asked why the bylaw was given First reading by the Lasqueti Island Local Trust Committee.

Trustee Johnston responded noting that it was necessary to bring the information to the community for discussion.

Doane Greinnell spoke against the bylaw and also wanted issues kept within the Lasqueti community.

Natasha Czuber felt that information meetings such as this one are valid and allow people to express thought in a constructive manner. She spoke in opposition of the bylaw.

Vivian stated she came to Lasqueti to live without interference from bylaw and feels that this bylaw will make enforcement easier.

Tim Peterson said that the list of infractions in the bylaw seems absurd and that the community should look at changing some of the existing bylaws.

Don Dempster agreed that the community should look at its bylaws.

Ross asked if other trustees can impose this bylaw on Lasqueti Island.

Trustee Johnston responded that they could not.

Tio Macaque felt that Lasqueti has the perfect number of people and that the island does not need more burocracy. He said that they did not want to police each other and could behave properly.

Tom Weinerth thanked the Trustees for having the community information meeting. He feels that fines are irrational. He also wanted to see action taken on the guest cottage portion of the bylaw and stated that their five year review is overdue.

Keith Morris called again for a vote in opposition to the bylaw and got unanimous support.

Kristos Seiler enquired about scheduling of Local Trust Committee business meetings and stated that working people could not attend. He would like to see the business meetings held in the evening.

Chair Morrison asked for any other speakers and thanked everyone for coming and giving their comments.

4. **ADJOURNMENT**

Chair Morrison adjourned the meeting at 7:45 pm.

Chair and Recorder

**MINUTES OF THE LASQUETI ISLAND LOCAL TRUST COMMITTEE MEETING
HELD AT 11:00 AM ON THURSDAY, JULY 12, 2012
AT THE CHURCH OF THE GOOD SHEPHERD
LASQUETI ISLAND, BC**

<u>PRESENT:</u>	David Graham	Chair
	Peter Johnston	Local Trustee
	Susan Morrison	Local Trustee
	Linda Prowse	Planner
	Chris Jackson	Regional Planning Manager
	Miles Drew	Bylaw Enforcement Coordinator
	Melinda Auerbach	Recorder

There were sixteen (16) members of the public present.

1. CALL TO ORDER

Chair Graham called the meeting to order at 11:05 am.

2. APPROVAL OF AGENDA

The agenda was approved by consensus.

3. TOWN HALL SESSION

Dennis Bergen spoke against the enforcement bylaw and also said that daytime meetings were not convenient.

Bob Dunlop asked Trustee Johnston if he was in favour of the Bylaw Enforcement Officer coming to the Island.

Tom Weinerth advised that, as a member of the Advisory Planning Commission, the motion from the Advisory Planning Commission that was noted in a staff report was incorrect. He further stated his opposition to proposed Bylaw No. 87; funding for the dry toilet workshop and the notation of an anonymous person referred to in the request for funding for a recharging station.

Keith Morris spoke against proposed Bylaw No. 87 and also stated that the daytime meetings were inconvenient.

Art Huston thought that the original community plan was gradually dismantled over time.

Richard Chesham spoke, and expressed concern about bureaucracy.

4. **MINUTES**

4.1 *Lasqueti Island Local Trust Committee Public Meeting Minutes – for adoption*

It was noted that on Page 6 Item 9.3 the word “lead” should be amended to the word “led”.

LA-029-2012

It was **MOVED** and **SECONDED** that Lasqueti Island Local Trust Committee Business Meeting Minutes dated May 3, 2012 be adopted as amended.

CARRIED

4.2 *Local Trust Committee Special Meeting Adopted Minutes of June 21, 2012 – to be distributed*

This item was deferred to the next meeting as the adopted minutes were not attached to the agenda package.

4.3 *Resolutions Without Meeting*

The resolution without meeting report was not available and the Planner noted that it would be available for the next meeting.

5. **BUSINESS ARISING FROM MINUTES**

5.1 *Follow up Action List dated June 29, 2012*

It was noted that both Local Trustees had attempted to organize an oil and effluent spill workshop with the French Creek Harbourmaster to no avail.

It was noted that Trustee Johnston had contacted the Internet Centre volunteers who would be happy to have a Local Trust Committee meeting held at the Internet Centre. It was further noted that there was movement underway to attempt to have an internet connection installed at the Arts Centre.

6. **DELEGATIONS**

None.

7. **CORRESPONDENCE**

There was no correspondence for the Local Trust Committee's consideration.

8. **APPLICATIONS AND PERMITS**

None

9. **LOCAL TRUST COMMITTEE PROJECTS**

9.1 *False Bay Parking Master Plan – Advisory Planning Commission Response*

A staff memo dated June 29, 2012 with attached Advisory Planning Commission notes dated April 23, 2012 was discussed. It was noted that there was an error in the staff report recommendation, and staff explained that this recommendation was taken directly from the Advisory Planning Commission notes. Advisory Planning Commission member, Tom Weinerth, stated that he was the member making the motion which was:

“THAT the APC requests the local trust committee to enter into discussion with the Powell River Regional District and the Department of Highways regarding getting temporary use for the road access to Plan 36232, Lot 1, Section 27, for the use of long term parking in False Bay”

Mr. Weinerrth further suggested that the Advisory Planning Commission would like direction from the Local Trust Committee to explore the matter of making for profit parking a permitted use in the Lasqueti Land Use Bylaw.

It was noted that the Powell River Regional District Regional Director and staff would be attending today's Local Trust Committee meeting in the afternoon, and that this subject would be brought up at that time.

LA-030-2012

It was **MOVED** and **SECONDED** that funds up to \$150 be allocated to the Advisory Planning Commission for the production of a brochure about parking in the False Bay area.

CARRIED

LA-031-2012

It was **MOVED** and **SECONDED** that the Advisory Planning Commission use some of their 2012-2013 fiscal year funding for hiring a minute taker for Advisory Planning Commission meetings.

CARRIED

9.2 *Riparian Areas Regulation (RAR) Compliance – Verbal Updates*

9.2.1 *Staff Report – Riparian Areas Regulation Working Group*

Regional Planning Manager Jackson presented a verbal report.

LA-032-2012

It was **MOVED** and **SECONDED** that staff be directed to proceed with establishing a northern working group made up of northern trustees and staff in order to develop community consultation options and education materials for Riparian Areas Regulation implementation.

CARRIED

9.2.2 Trustee Update – Riparian Areas Regulation (RAR) Workshop

Trustee Morrison noted that it is important that Riparian Areas reports received from applicants be compiled, distributed and used in Lasqueti RAR mapping so that subsequent applicants do not need to double up on obtaining RAR reports that gives the same information as previous reports.

9.3 Workshops – Oil and Effluent Spills and Forage Fish Workshops – update

9.3.1 Oil and Effluent Spills

Trustee Morrison and Trustee Johnston provided an update on this item.

9.3.2 Forage Fish July 2012 Workshop

Trustee Morrison provided an update on this item, and noted that five beaches have now been mapped as forage fish areas.

LA-033-2012

It was **MOVED** and **SECONDED** that the Local Trust Committee requests an integrated foreshore mapping presentation workshop for Lasqueti Island

CARRIED

10. REPORTS

10.1 Work Program Reports

The Top Priorities Report and Projects Report dated June 29, 2012 was presented for review.

LA-034-2012

It was **MOVED** and **SECONDED** that staff add “Review of Guest Cabin Land Use Bylaw Regulations” to Top Priorities item 3, and that “Review of Lasqueti Official Community Plan with intertidal zone policies using specific recommendations from the forage fish workshops” be moved from the Top Priorities list to the projects list.

CARRIED

10.2 Applications Log dated April 24, 2012 – attached for review

Planner Prowse presented the Applications Log for review.

10.3 Trustee and Local Expenses

10.3.1 Expenses posted to May 31, 2012

Received

10.3.2 Expenses posted to June 30, 2012

Received

10.4 Adopted Policies and Standing Resolutions – attached

Planner Prowse provided this item for review and noted that it included the Annual Lasqueti Stewardship Awards.

10.5 Chair's Report

Chair Graham gave his report.

10.6 Trustees' Report

The Trustees gave their reports.

11. NEW BUSINESS

11.1 Community Stewardship Award – For information

Planner Prowse gave a verbal report on this matter. Trustee Morrison noted that she would ask for requests for nominations in her Trustee Notes in the Our Isle and Times newspaper, and that the Local Trust Committee will decide whom should receive the award and the award could be presented at the Lasqueti Fall Fair.

11.2 Subdivision – verbal report for information

11.2.1 10% Road Frontage Waivers

Trustee Johnston had asked if there was a list of criteria that the Local Trust Committee could consider when there was a request for a 10% road frontage waiver. Planner Prowse noted that she had been in contact with the Ministry of Transportation and Infrastructure staff and found out the following:

- That this was mostly a requirement for pan handle lots that have further subdivision potential
- That this was also used as a safety measure mechanism to ensure that there is adequate room to have a driveway
- That this is something that does not seem to really fit in rural areas so much as in urban areas.

11.2.2 Road Requirements for Subdivisions

Trustee Johnston asked if there was any possibility of requesting the Ministry of Transportation and Infrastructure to require a subdivision applicant to continue a new road into land locked parcels to provide them with road access. Planner Prowse noted that the Ministry is the authority on deciding how roads are to be built in new subdivisions. However the Local Trust Committee could have an advocacy policy in

the Lasqueti Official Community Plan, requesting the Ministry to consider this. The Planner further noted that this matter would be placed onto the list of potential Official Community Plan amendments.

11.3 *Communication with First Nations Expressing an Interest or Claim within the Lasqueti Island Local Trust Area – for discussion*

Planner Prowse provided information to the Local Trust Committee on this matter.

11.4 *Renewable Energy Technology in the Trust Area: Topic 1 – Domestic Small Scale Wind Energy – Report dated June 25, 2012 by Planner Marnie Eggen – verbal report for information*

Planner Prowse presented a verbal report to the Local Trust Committee.

11.5 *Lasqueti Island Local Trust Committee Business Meeting Schedule Memorandum dated June 26, 2012 - attached*

The Local Trust Committee discussed the time for the upcoming business meeting on August 30, 2012.

LA-035-2012

It was **MOVED** and **SECONDED** that the Lasqueti Island Local Trust Committee Business Meeting of August 30, 2012 be set to begin at 6:00 pm.

CARRIED

11.6 *Bylaw Enforcement Policy to Suspend Enforcement Pending a Review of Guest Cabin Regulations – attached*

Bylaw Enforcement Coordinator Drew presented his staff report.

LA-036-2012

It was **MOVED** and **SECONDED** that as the Lasqueti Island Local Trust Committee intends to review guest cabin regulations in Land Use Bylaw No. 78, bylaw enforcement activity pertaining to guest cabins is suspended unless there are issues related to health, safety, or environmental damage; and that nothing in this enforcement policy shall be interpreted as giving permission to violate the Land Use Bylaw and the Lasqueti Island Trust Committee may change this policy at any time and may give direction to expand enforcement activities at any time; and unless the Lasqueti Island Local Trust Committee extends the effective period on this enforcement policy it expires on August 1, 2013 or when the guest cabin regulation review is complete, which ever is sooner.

CARRIED

11.7 *Request for Funding for a Level 2 Charging Station at False Bay – attached.*

Trustee Johnston gave a verbal report on this matter, and it was decided not to proceed with funding.

12. **BYLAWS**

12.1 *Bylaw enforcement Notification System*

12.1.1 *Staff Report dated June 28, 2012 - attached*

Bylaw Enforcement Coordinator Drew presented his report to the Local Trust Committee.

12.1.2 *Proposed Bylaw No. 87 cited as “Lasqueti Island Local Trust Committee Bylaw Enforcement Notification Bylaw, No. 87, 2011 – for consideration of second and third readings and submission to the Executive Committee for approval*

LA-037-2012

It was **MOVED** and **SECONDED** that proposed Bylaw No. 87, cited as “Lasqueti Island Local Trust Committee Bylaw Enforcement Notification, No. 87, 2011” proceed no further.

CARRIED

12.2 *Advisory Planning Commission Proposed Bylaw No. 88 – attached*

12.2.1 *Memorandum dated June 19, 2019 – attached*

Planner Prowse presented a staff report on Draft Bylaw No. 88 for consideration by the Local Trust Committee.

12.2.2 *Proposed Bylaw No. 88 cited as “Lasqueti Island Local Trust Committee Advisory Planning Commission Bylaw, 2012 – for consideration*

LA-038-2012

It was **MOVED** and **SECONDED** that Lasqueti Island Local Trust Committee Bylaw No. 88, cited as “Lasqueti Island Local Trust Committee Advisory Planning Commission Bylaw, 2012” be amended as follows:

Section 2(a) – Change the words “Trust Committee” to “local trust area”, and change the reference “Municipal Act” to “Local Government Act”, so that Section 2(a) reads as follows:

“2(a) The Advisory Planning Commission (APC) consists of up to a maximum of nine members. Every member must be an elector of the local trust area, as defined in the *Local Government Act*, and at least two thirds (2/3) of the members must be residents of the Local Trust Area.”

CARRIED

12.2.2 *Proposed Bylaw No. 88 cited as “Lasqueti Island Local Trust Committee Advisory Planning Commission Bylaw, 2012 – for consideration of adoption as amended.*

Planner Prowse presented Draft Bylaw No. 88 for consideration by the Local Trust Committee.

LA-039-2012

It was **MOVED** and **SECONDED** that Bylaw No. 88 cited as “Lasqueti Island Local Trust Committee Advisory Planning Commission Bylaw, 2012 be adopted as amended.

CARRIED

13. ISLANDS TRUST WEBSITE – LASQUETI PAGE

A copy of the Lasqueti Page of the Islands Trust Website was presented for review.

14. TOWN HALL SESSION

Tom Weinerth: Reiterated all the points he made in the first Town Hall Session.

Craig McFeely spoke about preservation of lands reducing the area for human living.

15. POWELL RIVER REGIONAL DISTRICT AND LASQUETI ISLAND LOCAL TRUST COMMITTEE

15.1 Protocol Agreement – for discussion

Chair Graham welcomed and introduced Powell River Regional District Chief Administrative Officer Mac Fraser and Area E Director Merrick Anderson.

Regional Planning Manager Jackson provided background on the existing Protocol Agreement.

Chief Administrative Officer Fraser gave an overview of actions occurring in the Powell River Regional District.

15.2 Funding for Dry Toilet Workshop Email dated June 28, 2012 – attached for information

The Local Trust Committee decided not to proceed with this item.

16. NEXT MEETING DATE

The next regular business meeting of the Lasqueti Island Local Trust Committee will be held on Thursday, August 30, 2012 at 6:00 pm at the Lasqueti Arts Centre.

17. **ADJOURNMENT**

Chair Graham adjourned the meeting at 3:10 pm.

Recorder

Chair



RWM From: April 26, 2012 To: August 13, 2012

Lasqueti Island

Resolution #	Action	Resolution Description	Resolution Date
2012-06	In Favour	"That the Lasqueti Island Local Trust Committee begin exploring the issue of making "parking" a permitted use in the False Bay area."	Aug 03, 2012
2012-05	In Favour	"That the Lasqueti Island Local Trust Committee adopt the minutes of its Special Meeting of June 21, 2012"	Jul 05, 2012
2012-04	In Favour	"THAT the Lasqueti Island Local Trust Committee hold a Community Information Meeting for the benefit of the public to discuss and have questions answered regarding the proposed Bylaw Enforcement Notification Bylaw"	Jun 05, 2012



Islands Trust

Follow Up Action Report w/ Target Date

Lasqueti Island

Jan-12-2012

No.	Activity	Responsibility	Target Date	Status
1	Up to \$250 from Local Trust Committee expense account be used to conduct a community information workshop on oil and effluent spills.	Nancy Roggers	Feb-28-2012	On Going

May-03-2012

No.	Activity	Responsibility	Target Date	Status
1	Trustee Johnston to try to arrange the oil and effluent spill workshop.	Peter Johnston	May-30-2012	Done
1	Staff to prepare draft watercourse setback provisions for LTC review that would be in accordance with the Riparian Areas Regulation	Linda Prowse	Jun-06-2012	On Going
1	Establish a northern working group of trustees and staff to develop community consultation/education materials for Riparian Areas Regulation implementation.	Chris Jackson Linda Prowse	Jul-04-2012	On Going

Jul-12-2012

No.	Activity	Responsibility	Target Date	Status
1	That the August 30, 2012 LTC meeting be rescheduled so that it begins at 6 pm instead of beginning at 11am	Linda Prowse Theresa Warren	Jul-19-2012	Done
1	Proceed no further with proposed Bylaw No. 87 (BEN Bylaw)	Jacquie Hill	Jul-20-2012	Done
1	Trustee Morrison mention the Community Stewardship Awards in her newspaper trustee notes	Susan Morrison Linda Prowse	Jul-23-2012	On Going

1	Staff to present a report to the LTC regarding first steps to be taken regarding the guest cabine regulation review and residential density issue relating to the cabins.	Linda Prowse	Jul-27-2012	On Going
1	That APC Bylaw No. 88 be amended and adopted as amended.	Jacquie Hill Linda Prowse	Jul-31-2012	Done
1	Make note of 'subdivision road requests to MOTI' in the list of potential OCP amendments	Linda Prowse	Jul-31-2012	Done
1	Amend top 3 priorities to replace the No. 3 priority being 'Shoreline Management and Forage Fish policies' and make the new No. 3 priority 'Guest Cabin regulation review'. Put the shoreline management and forage fish policies onto the Projects list.	Linda Prowse	Jul-31-2012	Done
1	LTC wishes to fund up to \$150 for the APC to draft a False Bay Area parking brochure to educate the public about parking regulations	Linda Prowse Nancy Roggers	Jul-31-2012	On Going
1	That the APC use some of their allocated \$200 to hire a minute taker for APC meetings	Linda Prowse Nancy Roggers	Jul-31-2012	On Going
1	That the LTC requests an integrated shoreline and watershed mapping workshop for Lasqueti.	Chris Jackson Linda Prowse	Jul-31-2012	On Going
1	Agreed that Trustee Morrison write about the Forage Fish Workshop in her newspaper Trustee notes, and that a flier regarding Lasqueti Forage Fish be sent out in the mail.	Susan Morrison Linda Prowse	Jul-31-2012	On Going

Grietje Van Dijk
Manager, RCE Program
BC Hydro
6911 Southpoint Drive
Burnaby, BC V3N 4X8



July 18, 2012

David Graham
Chair, Lasqueti Island Local Trust Committee
Islands Trust
700 North Road
Gabriola Island, BC V0R 1X3

Dear Mr. David Graham & Lasqueti Island Local Trust Committee,

RE: Lasqueti Island and BC Hydro's Remote Community Electrification (RCE) program

Thank you for your letter dated April 20, 2012 regarding Lasqueti Island and BC Hydro's Remote Community Electrification (RCE) program. I appreciate the time and effort that was spent engaging the community and gathering suggestions on this matter.

To clarify, the purpose of the RCE program is to offer BC Hydro electric utility service to residents of remote communities in accordance with the *BC Hydro Electric Tariff*. Typically in a remote community such as Lasqueti Island, BC Hydro service would include BC Hydro owning and operating a diesel generating station and overhead electricity distribution lines and billing customers for service. In some communities, the community or a private entity might also develop renewable projects to sell electricity back to BC Hydro to displace or reduce diesel generated electricity.

Although BC Hydro would prefer to completely eliminate the use of diesel generation by using clean and renewable electricity sources in remote communities, diesel generation will likely be required in most, if not all, communities either as a primary or back-up resource for three reasons:

- In many communities there is no alternate firm source of energy that will allow for the complete replacement of diesel;
- Diesel generation will likely be required to meet BC Hydro's operational and reliability targets; and

- Renewable energy opportunities that have been identified usually take years to implement.

For these reasons, electrification projects undertaken by the RCE program are typically undertaken in two phases, with diesel generation, distribution infrastructure and house wiring upgrades implemented first, and renewable energy projects integrated into the existing infrastructure as they become available.

Based on conversations with members of the Lasqueti Island Clean Energy Working Group last year, BC Hydro identified the following potential issues with pursuing BC Hydro electric utility service on Lasqueti Island:

- *Diesel Generation:* BC Hydro service to Lasqueti Island would require a diesel generating station to provide reliable service to customers. The use of diesel is not aligned with Lasqueti residents' strong preference to expand renewable energy production on-island and reduce the community's reliance on fossil fuels.
- *Obligation to Serve:* The *BC Hydro Electric Tariff* requires BC Hydro to serve any potential customer within 200m of its existing infrastructure, and consequently, once BC Hydro has a presence on Lasqueti Island, the community would have little ability to control the expansion of the service area.
- *Underground Distribution:* The Lasqueti Island 2005 Official Community Plan encourages undergrounding of electrical wires to maintain the rural character of the island. BC Hydro's standard service involves overhead distribution lines. Costs for undergrounding are borne by the customer and can be cost-prohibitive.
- *Community Support:* In BC Hydro's experience, RCE projects require strong community support to be successful. Based on our understanding of community interests for self-sufficiency, reduced reliance on fossil fuels and autonomy, substantial community support was not considered likely at this time.

The community's suggestions outlined in your letter indicate a strong commitment to renewable energy and self-sufficiency. Unfortunately, RCE participation in these activities is contingent on BC Hydro being the electricity service provider to Lasqueti Island. It is our impression that broad community support for BC Hydro service does not exist for the reasons outlined above.

I understand that Lasqueti Island is working with the Provincial Government and other remote communities to obtain grant funding to explore different models of renewable energy in remote communities. BC Hydro has provided a letter of support for this application. We hope that you are successful in receiving the grant funding and in learning more about renewable energy models that might be a better fit for Lasqueti Island.



FOR GENERATIONS

Should members of the Lasqueti Local Trust Committee, the Lasqueti Island Advisory Planning Commission and/or members of the community wish to discuss this matter further, I would be happy to meet with you.

Sincerely,

A handwritten signature in black ink, appearing to read "Grietje Van Dijk". The signature is fluid and cursive, with the first name "Grietje" and last name "Van Dijk" clearly distinguishable.

Grietje Van Dijk
Manager, RCE Program

CC:

Peter Johnston –Lasqueti Island Trustee, Islands Trust

Susan Ann Morrison –Lasqueti Island Trustee, Islands Trust

Merrick Anderson – Area E Director, Powell River Regional District

STAFF REPORT

Date: July 23, 2012

File No.: LA 6500-20 – Guest Cabins

To: Lasqueti Island Local Trust Committee
For meeting to be held August 30, 2012

From: Linda Prowse, Planner 2

CC: Chris Jackson, Regional Planning Manager

Re: Lasqueti Land Use Bylaw Guest Cabin Regulations Review

At the July 12, 2012 Lasqueti Island Local Trust Committee meeting, the Local Trust Committee (LTC) identified “Review of Land Use Bylaw Guest Cabin Regulations” as one of its top priorities. This report will provide background information, identify issues relating to the current guest cabin regulations, and propose first steps that could be undertaken to review this issue with the community.

BACKGROUND:

Since 1986, on private land that is not in the Agricultural Land Reserve (ALR), the Lasqueti Island land use regulations allowed a residential density of one single-family residence and one guest cabin per 10 acre parcel of land or per each 10 acres on larger parcels. These guest cabins are intended for the temporary use of non-paying guests of the owners, and are not to be rented, nor occupied by the owner while the residence (dwelling) is being rented.

In 1999, two drafts of revisions to the old Rural Land Use Bylaw proposed to modify the prohibition of rental use and owner occupancy of guest cabins. After much public input during the review process, both drafts were rejected, and the LTC of the day stated that it would review the issue.

In 2001, a questionnaire was launched attempting to find out the community wants regarding use of guest cabins on private, non-ALR land. A summary of the results of this questionnaire is not available; however a copy of the questionnaire is attached (see Attachment No. 1).

In 2004, the LTC undertook a review of the Official Community Plan (OCP) and Land Use Bylaw (LUB) and circulated an Options Workbook (see Attachment No. 2) to the Lasqueti community to gauge the community’s sense of priorities. There were 86 responses to the workbooks distributed, and 63 of those responders stated that Guest Cabins should be the No. 1 priority. Moreover, the following was noted when tallying all of the workbook responses relating to Guest Cabins:

- 29 said the bylaw regulations shouldn't change, and to keep the current definition and other provisions
- 17 said to change the definition of guest cabin so that the owner is allowed to live in the guest cabin while the main house is rented out on a long-term basis (i.e. rented for more than 30 days).
- 14 said to change the definition of guest cabin so that both the house and cabin can be rented out on a long-term basis (i.e. more than 30 days), provided that the property is more than 10 acres in size.
- 24 said to change the definition of guest cabin so that both the house and cabin can be rented out on a long-term basis (i.e. more than 30 days), regardless of the property size.
- Some general notes taken from the Workbook included: Owners should be allowed to use their guest cabins; bylaws must be enforced; it would be OK to rent the cabin if there is a 6 month maximum; What if the owner lives on the adjacent lot – this should be Ok too!; and density should be subject to proof of potable water.

In 2005, a community information meeting and working session was held, as well as an Advisory Planning Commission (APC) meeting on the subject of Guest Cabins. The APC did not pass any formal resolutions, but commented that there was general agreement on the following:

- Leave rules as they are
- Usage as desired could be allowed through Temporary Use Permits
- Enough people want rental of some sort and they should be given consideration
- There needs to be a public process before any changes are made
- Do we need to change the bylaw?
- Guest cabins should be considered on any size lot, not just on those over 10 acre
- The cost of TUPS or rezoning (or otherwise getting public process on guest cabins rentals) should be kept low.

In 2006, Lasqueti Island Official Community Plan Bylaw No. 78 and accompanying Land Use Bylaw No. 78 were adopted and are presently in effect. Below is a summary of the current regulations relating to guest cabins:

CURRENT POLICY AND REGULATIONS:

FROM OFFICIAL COMMUNITY PLAN NO. 77

3.1 Residential Land Use

Objective 4 – To support the establishment of affordable housing, special needs housing and provide the opportunity for Island seniors to remain in the community.

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

Policy 3 – Guest cabins are not intended to be used for long term residential purposes

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

3.2 – Enterprise and Resource: Commercial, Industrial, Agricultural and Forest Lands

Policy 22 – The zoning bylaw may provide a zone in which guest cabins may be used for short term visitor and tourist accommodation on a commercial basis.

Policy 23 – An applicant who wishes to conduct vacation rentals on a short term basis must rezone either the entire property or individual guest cabins before such a tourist accommodation use is permitted.

FROM LAND USE BYLAW NO. 78

Definitions:

“dwelling” means a building containing one kitchen, sleeping and living areas, in either a self-contained room or set of habitable rooms, used or intended for use as one (1) residence; for clarity, a travel trailer, mobile home, bus, vessel or other recreational vehicle actively used for long term habitation is considered a dwelling;

“floor area” means the total area of each floor in a building where the floor to ceiling height is greater than 1.5 metres (5 feet), measured to the interior surface of the perimeter walls, and includes the floor area of lofts, balconies, decks, porches and similar projections enclosed by siding, glazing, screening or other materials;

“guest cabin” means a stand alone, detached building used for the accommodation of non-paying guests of the occupants of a dwelling on the same parcel;

“residence” means occupancy or use of a building or structure or part thereof as a place where an individual or group of individuals live together in common occupancy sharing kitchen and living areas;

“sleeping unit” means a building intended for sleeping, which contains not more than one bedroom and does not contain a kitchen or living area.

Section 3.8 – Guest Cabins and Temporary Use of Recreational Vehicles

(3) Where permitted, a travel trailer, mobile home, bus, vessel or other recreational vehicle may be used in place of a guest cabin on a lot for non-commercial

accommodation provided that the floor area does not exceed 56 square metres (602.7 square feet).

(4) A guest cabin shall not exceed 56 square metres (602.7 square feet) in floor area.

(5) A guest cabin is not a dwelling and not to be actively used for long term rental accommodation purposes.

(6) A guest cabin may only be used as a commercial short-term rental or less than 30 days provided the appropriate Commercial 3 zoning is in place.

Section 3.9 – Dwellings and Guest Cabins Per Lot

(1) Unless otherwise regulated in this Bylaw, any upland lot is permitted to have one dwelling.

(2) Unless otherwise regulated in this Bylaw, the following number of dwellings is permitted per lot:

(a) Subdivision District A: one dwelling per four hectares (9.88 acres) of lot area

(b) Subdivision District B: one dwelling per eight hectares (19.79 acres) of lot area

(c) Subdivision District C: one dwelling per 65 hectares (160.61 acres) of lot area.

(3) For each permitted dwelling, a guest cabin not exceeding 56 square metres (602.7 square feet) in floor area is permitted.

Section 4.6 – Commercial 3 – Tourist Accommodation (C3)

(1) Permitted Uses

The uses permitted in Section 4.2 plus the following uses and no others are permitted in the Commercial 3 zone:

(a) Tourist accommodation, for accommodating tourists, visitors and the traveling public.

(2) Maximum Number and Size of Buildings and Structures

The following buildings and structures and no others are permitted in the Commercial 3 zone:

(a) Buildings and structures permitted in Section 4.2;

(b) Despite Section 3.9, the following density of dwellings and guest cabins apply to land in the Commercial 3 zone:

(i) One residential dwelling and one guest cabin is permitted per parcel, and

(ii) One additional dwelling and one additional guest cabin is permitted for each 4 hectares (9.88) of parcel area over 4 hectares (9.88).

(c) A guest cabin shall not exceed 56 square metres (602.7 square feet) in floor area.

(d) Despite Section 3.8 one (1) guest cabin of a maximum size of 70 square metres (753 square feet) is permitted on Lot A, Plan VIP69547 Section 4, Lasqueti Island, Nanaimo District.

Interpretations of Land Use Bylaw

What is a guest cabin?

A guest cabin is determined by type of structure (detached building); size (not more than 56 sq. metres); use (temporary use by non paying guests), and its association with an already existing permitted dwelling on the same lot. All four factors must be present before a structure can be considered a “guest cabin”.

Since there is already a definition for “sleeping unit”, a guest cabin is more than a detached building for sleeping. Since the bylaw specifies that a “sleeping unit” cannot have a kitchen or living area, the bylaw must intend that guest cabins are to be distinct from sleeping units and can having kitchens and living areas.

How is a guest cabin different than a dwelling?

A guest cabin is regulated by size and cannot be larger than 56 square metres, AND it must be associated with an already existing dwelling on the same lot, AND it can be occupied by non-paying guests.

How do you define “long term”?

“Short Term” rental is less than 30 days according to Section 3.8(6) of the bylaw that states “a guest cabin may only be used as a commercial short-term rental of less than 30 days provided the appropriate Commercial 3 zoning is in place”. If “short term” is less than 30 days, “long term” is 30 days or more.

ISSUES SUMMARY:

1. Current Regulations

In the Land Based zone, a dwelling must exist on a lot that is 10 acres or larger for a guest cabin to exist, and the guest cabin is regulated by size and can only be used by non-paying guests of the resident of the dwelling.

In the Commercial 3 zone, guest cabins may be used for short term vacation rental purposes. A person who owns property in the Land Based zone could apply for a rezoning to the Commercial 3 zone to allow for short term vacation rental of their guest cabin.

2. Bylaw Enforcement

A complaint has recently been received by the Islands Trust about a guest cabin being used as a dwelling. This has raised the issue of the way guest cabins are used or could potentially be used on Lasqueti and has prompted the Local Trust Committee to make this issue one of its top three priorities.

Land Use Bylaws, such as Lasqueti's, which permit guest cabins to be occupied only part time for non-paying guests invite violations to take place as the temptation to occupy them and earn revenue from rent is very high. Enforcing bylaw provisions relating to non-paying and length of stay of guests can be difficult.

3. Density

According to the 2008 Lasqueti build out map, there are approximately 376 existing lots, with 136 of those lots having subdivision potential and from those, 860 new lots could potentially be created for a total of 1236 maximum lots. Therefore, it is currently possible to have 1236 dwellings and 1236 guest cabins if the build out potential is realized.

STAFF COMMENTS

Below are a number of potential ways for guest cabins to be used that are currently not permitted under the Lasqueti Official Community Plan and Land Use Bylaw.

1. Short Term Rental Accommodation

Short term guest cabin rental accommodation is ONLY permitted in the Commercial 3 zone, but could be extended to the Land Based zone. Currently, a rezoning is required for this scenario to take place. The current fee for an Official Community Plan and Land Use Bylaw amendment is \$4,400; a Land Use Bylaw amendment is \$3,520.

2. Long Term Rental Accommodation

All dwellings can currently be rented long term (i.e. more than 30 days), but the Official Community Plan and Land Use Bylaw do not allow guest cabins to be rented or used long term.

The following have been identified as potential situations when long term rental accommodation of dwellings and/or guest cabins may be desired:

a) Resident lives in the dwelling, but provides long term accommodation (either non paying or rental) in a guest cabin to helpers and/or caregivers who live in the guest cabin. This situation can arise due to an aging population and the need of owners to have help maintaining property, and themselves, so that they can stay on Lasqueti when they are older.

b) Land owner rents the dwelling, and wishes to stay in the guest cabin from time to time. This situation can arise when an owner wishes to temporarily stay in their guest cabin while their house is rented out on a long term basis. For example - an owner leaving the island in the winter and returning to the island in the spring, summer and autumn months.

c) Land owner rents the guest cabin for the long term for financial gain. This situation can arise if there is a need for providing housing for people requiring long term rental accommodation on Lasqueti. This situation can also arise when people are purchasing property as an investment and do not necessarily intend to live at the property, either immediately or otherwise.

3. Temporary Use Permits

Since the last bylaw review, the *Local Government Act* was amended. One of the changes was to Temporary Use Permits (TUP), and includes the ability to issue permits for residential uses on a temporary basis, with the ability for the LTC to consider renewals. The option of using Temporary Use Permits to determine when a guest cabin may be used for long term rental and/or short term rental is an option that may now be viable. Temporary Use Permit condition should be drafted and approved by the LTC, after an extensive public consultation process.

Temporary Use Permit applications are dealt with on their own merits, and the community would have the chance to comment on each application. There is no precedent, and the LTC has complete discretion on each application. These permits are valid for up to three years, with an option to renew for a further three years. After that, a new application can be submitted and new Temporary Use Permit issued. This differs to a rezoning application which is permanent.

The current fee for a Temporary Use Permit application is \$770, and a renewal is \$165. These fees may be modified. The maximum amount that may be charged is the average processing cost of applications.

RECOMMENDATIONS:

As first steps, it is recommended that the Lasqueti Island Local Trust Committee:

1. Forward the July 23, 2012 Guest Cabin Regulation Review Report to the Advisory Planning Commission;
2. Request the Advisory Planning Commission to hold a public information meeting regarding regulation review and guest cabin use on Lasqueti; and
3. Request the Advisory Planning Commission to make recommendations to the Local Trust Committee regarding guest cabin regulation review and guest cabin use on Lasqueti.

Prepared and Submitted by:

Linda Prowse

Planner 2

July 23, 2012

Date

Concurred in by:

Chris Jackson

RPP, MCIP,
Regional Planning Manager

July 24, 2012

Date

Cc:

Attachment No. 1 – Guest Cabin Community Questionnaire circulated in 2001
- LUB and OCP Workbook circulated in 2005 – portion relating to
guest cabin questions



Islands Trust

Top Priorities

Lasqueti Island

No.	Description	Activity	Received/Initiated	Responsibility	Target Date	Status
1	Riparian Areas Regulation Compliance Mapping and Bylaw Enactment		Aug-17-2011	Linda Prowse		On Going
2	False Bay Parking and Master Plan		Jun-30-2011	Linda Prowse		On Going
3	Review of Land Use Bylaw Guest Cabin Regulations		Jan-12-2012	Linda Prowse	Dec-13-2012	On Going



Projects

Lasqueti Island

No.	Description	Activity	Received/Initiated	Status
1	Draft a protocol agreement with Sliammon First Nation. Work with RPM and TAS.		Jun-20-2008	On Going
1	Lasqueti Crown Lands - TAS informed LTC this is currently on hold until Protocol Agreement is finalized.		Feb-16-2007	On Going
1	Update the Lasqueti Official Community Plan by: 1. adding policy requiring all marinas applying for rezoning or a development permit to provide pump out facilities; and 2. adding advocacy policy encouraging neighbouring local governments to require that marinas servicing vessels traveling within the Trust Area install pump-out facilities when applying for rezoning or a development permit (Recommendations from Trust Council to all LTC's)			On Going
1	Update Official Community Plan and Land Use Bylaw to include provisions for food security. (Direction from Trust Council - December, 2010)		Mar-03-2011	On Going
1	Enter into an informal discussion and take part in a cultural exchange with the Sliammon First Nation		Sep-02-2010	On Going
1	Update the Lasqueti Official Community Plan with intertidal zone policies using specific recommendations from the Forage Fish workshops.		Jul-12-2012	On Going

Applications w/ Status - Lasqueti Island Status: Open

Applications

Subdivision

File Number	Applicant Name	Date Received	Purpose
LA-SUB-2012.1	Peter Mason	Mar-16-2012	Main Road, Lasqueti (Santor & Ogden Lake Holdings Ltd.) 2 lot subdivision (lot line adjustment)

Planner: Linda Prowse

Planning Status

Status Date: Jun-29-2012

Staff sent e-mail to Ministry of Transportation stating that Islands Trust requirements have been met as long as the final plan of subdivision is the same as the one submitted. Staff noted that if the final plan of subdivision changes, that it must be forwarded to the Islands Trust for review and staff will re-confirm if it meets Trust requirements.

Status Date: Jun-26-2012

Report received from a registered Biologist stating that as a result of his Juen 11, 2012 survey there were no observed triggers for an assessment under the Riparian Areas Regulation.

Status Date: May-11-2012

Referral Response sent to the Ministry of Transportation and Infrastructure

From: Nicole Ranger
Sent: August-09-12 9:38 AM
To: Lasqueti Island Local Trust Committee; Theresa Warren; Becky McErlean
Cc: Cindy Shelest
Subject: Lasqueti LTC Expenses - July 31/12

Islands Trust
LTC EXP SUMMARY REPORT F2012
 Invoices posted to July 31, 2012

640 Lasqueti	Invoices posted to July 31, 2012	Budget	Spent	Balance
65000	LTC "Trustee Expenses"	1,500.00	-	1,500.00
65200	LTC Local Exp LTC Meeting Expenses	1,000.00	423.75	576.25
65210	LTC Local Exp APC Meeting Expenses	200.00	-	200.00
65220	LTC Local Exp Communications	200.00	74.00	126.00
65230	LTC Local Exp Special Projects	1,000.00	-	1,000.00
65240	LTC Local Exp Miscellaneous	600.00	-	600.00
TOTAL LTC Local Expense		3,000.00	497.75	2,502.25
72300	Project OCP update	-	-	-

Thanks,

Nicole Ranger
 Finance Clerk

Lasqueti Island Local Trust Committee

POLICIES AND STANDING RESOLUTIONS

No	Meeting Date	Resolution No.	Issue	Policy
1.	November 4, 2010	LA-LTC-34-2010	Annual Lasqueti Stewardship Award	It was MOVED and SECONDED that the Local Trust Committee establish a standing resolution for an Annual Lasqueti Stewardship Award to be presented in the spring by way of voluntary nominations up to a maximum of two awards to show public recognition.

From: Jennifer Eliason
Sent: August-02-12 1:50 PM
To: Robert Kojima; Chris Jackson; Leah Hartley; Courtney Simpson
Cc: David Marlor; Lisa Gordon
Subject: Trust Fund Board referral of ITF Five-Year Plan

Hello Regional Planning Managers,

Please find attached a briefing and draft of the Islands Trust Fund Five-Year Plan 2013-2017. Our *Islands Trust Fund and Local Planning Services Coordination* policy and memoranda of agreement between the Trust Fund Board and all LTCs and IMs dictate that any new or revised version of the Islands Trust Fund Five Year Plan be referred to the LTCs/IMs for comment. Could you please provide these documents to the relevant planners to ensure it is brought to the next local trust committee meeting for each area? We are asking for responses by September 30th, but would appreciate receiving them as soon as possible. We do not require a resolution of the LTC or endorsement, but do ask that any comments provided are those of the LTC (not individual trustee responses). The Plan itself is quite straightforward, and reflects the Board's current policies and the Regional Conservation Plan. If you or the planners have any questions, or would like additional information, please do not hesitate to contact me.

With thanks,

Jennifer Eliason
 Manager
 Islands Trust Fund
 200-1627 Fort St.
 Victoria, BC V8R 1H8

tel: (250) 405-5191 fax: (250) 405-5155
www.islandstrustfund.bc.ca

A conservancy for Canada's islands in the Salish Sea.

ISLANDS TRUST FUND BRIEFING

DATE: August 2, 2012

TOPIC: ISLANDS TRUST FUND FIVE YEAR PLAN 2013-2017

DIRECTED TO: All Local Trust Committees and Bowen Island Municipality

COPIES TO: Lisa Gordon, Director, Trust Area Services
David Marlor, Director, Local Planning Services
Kathy Lalonde, Interim CAO, Bowen Island Municipality

DESCRIPTION OF ISSUE: The *Islands Trust Act* requires that the Trust Fund Board prepare and submit to the Minister, at least once every 5 years, a plan for the trust fund respecting policies on acquisition, management, and disposal of property, investment of money, goals for major acquisitions, and other matters as required.

Islands Trust Policy 3.3.ii) *Islands Trust Fund and Local Planning Services Coordination* (TFB Policy 96010) requires the Plan to be referred to every LTC and Island Municipality for comment (not endorsement). The Trust Fund Board will also be submitting the Plan to Trust Council for endorsement at its September 2012 meeting.

BACKGROUND: The Islands Trust Fund Plan is administrative in nature, and explains current Trust Fund Board policies on land acquisition, management and disposition of land, and investment of funds. It also summarizes the Regional Conservation Plan.

It is important to distinguish between the Islands Trust Fund Five-Year Plan which requires Ministerial approval under the *Islands Trust Act*, and the Regional Conservation Plan, which provides science-based operational direction to the Trust Fund Board and its staff. The documents are complementary, but serve different functions.

DESIRED OUTCOME: The Trust Fund Board seeks comments from local trust committees / Bowen Island Municipality (LTCs/BIM) on the content of the plan. Comments should be received no later than **September 30, 2012**, although earlier comment is appreciated.

ATTACHMENT(S): Draft Islands Trust Fund Five-Year Plan 2013-2017

FOLLOW-UP: LTC and BIM comments are due to **Jennifer Eliason, Manager of the Islands Trust Fund** jeliason@islandstrust.bc.ca by **September 30, 2012**.

While we do not require a resolution of the LTC/IM, we would appreciate any comments provided being those of the LTC/IM (not individual trustee/councilor responses). A final version of the Islands Trust Fund Board Five-Year Plan 2013-2017 will be submitted to the Minister of Community, Sport and Cultural Development in October 2012.

PREPARED BY: Jennifer Eliason, Manager, Islands Trust Fund

REVIEWED BY: Lisa Gordon, Director of Trust Area Services

ISLANDS TRUST FUND

FIVE-YEAR PLAN

2013-2017

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Appendices

- A) List of properties protected by the Trust Fund Board**
- B) List of Trust Fund Board policies**

1. The Trust Fund Board Mandate, Vision and Mission

The Legislated Mandate of the Trust Fund Board

In 1974 the Province of British Columbia recognized the islands between Vancouver Island and the mainland as a special place within the province where the unique beauty, rural character and diverse ecosystems should be protected for future generations. Through the *Islands Trust Act*, the province established the Islands Trust, a local government, with the following mandate (known as the Object of Islands Trust):

To preserve and protect the trust area and its unique amenities and environment for the benefit of the residents of the trust area and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, other persons and organizations and the government of British Columbia.

In 1990, through the enactment of a section of *Islands Trust Act*, the Islands Trust Fund was established as a conservation land trust to assist in carrying out the “preserve and protect” mandate. Part 6 of the *Islands Trust Act* establishes the corporate status, responsibilities, and governance structure of the Trust Fund Board.

Under the *Islands Trust Act* (Section 44)

- (1) the Trust Fund Board must prepare and submit to the Minister, at least once every five years, a plan for the Trust Fund respecting
 - a) policies on acquisition, management and disposal of property of the trust fund,
 - b) policies on investment of money of the trust fund,
 - c) goals for major acquisitions of property by the trust fund, and
 - d) other matters as required by the Minister of Community Services.
- (2) The Trust Fund Board must not, without the prior approval of the Minister, acquire, hold or dispose of land except in accordance with a trust fund plan under subsection (1) that has been approved by the Minister.

The Trust Fund Board is one of fifteen corporate entities* charged to uphold the Object of the Islands Trust. It is responsible for the actions of the Islands Trust Fund and since 1990 has protected almost 1,075 hectares of land as nature reserves, nature sanctuaries or conservation covenants.

The **vision of the Islands Trust Fund** is that the islands and waters of the Strait of Georgia and Howe Sound will be a vibrant tapestry of culture and ecology

* The Corporate entities charged to uphold the Object of the Islands Trust include the Trust Council, twelve local trust committees, one island municipality and the Trust Fund Board.

where humans live and work in harmony with the natural world. This special place will have a network of protected areas that preserve in perpetuity the native species and natural systems of the islands. Engaged residents and conservation partners will work together to protect large natural areas and key wildlife habitat. Viable ecosystems will flourish alongside healthy island communities.

The **mission of the Islands Trust Fund** is to protect special places by encouraging, undertaking, and assisting in voluntary conservation initiatives within the Islands Trust Area.

The Coastal Douglas-fir zone is one of B.C.'s rarest biogeoclimatic zones and is of great conservation concern. Many of the ecosystems of this zone are globally rare. In 2007, scientists advised the provincial government that the Coastal Douglas-fir zone is at high risk of disappearing. In 2010, the Forest Practices Board found that the amount of Crown land available for ecosystem protection was insufficient to maintain the viability of the Coastal Douglas-fir zone. It wrote "private landowners, federal and local governments, and non-government conservation agencies will have to fill the gap".

The Islands Trust Area holds 46% of British Columbia's Coastal Douglas-fir zone, the largest percentage of any local government jurisdiction in the province. The Islands Trust Fund's work encouraging and assisting private landowners to protect ecologically valuable land in this zone is vital to the government's efforts to protect these important and imperiled ecosystems.

The undeniable beauty of the Islands Trust Area attracts visitors and residents to this region each year. More than 65% of the Islands Trust Area is privately owned, and over 3.3 million people live in the surrounding areas. The pressure to develop and change the natural landscape in the islands is tremendous. Biodiversity here is exposed to some of the highest threat levels in British Columbia. The conservation work of the Islands Trust Fund is critical in ensuring that the natural beauty that draws so many to the region is not lost.

2. Trust Fund Board Successes

Protected Lands

Since its inception in 1990, the Trust Fund Board has protected over 1000 hectares of ecologically-significant natural area on the islands. As of July 2012, the Trust Fund Board has acquired 21 properties, and worked with private landowners to register 63 conservation covenants for a total of 84 protected areas, covering 1,074 hectares (2,654 acres).

See Appendix A for a list of properties.

Collaboration

The Trust Fund Board supports and enhances the capacity of the local island-based conservancy groups through funding grants, partnership projects and facilitating education opportunities. The Trust Fund Board's Opportunity Fund is funded by private donations and has provided more than \$40,000 in grants to local conservancies, helping protect more than 300 additional hectares of land¹ since it was developed in 2005.

Strategic Planning

In 2010 the Trust Fund Board approved a new Regional Conservation Plan. The 2011-2015 Regional Conservations Plan was developed using the most up-to-date information on sensitive ecosystems, species at risk and the current threats to their survival. Island communities and conservation experts throughout the region were consulted during the development of the plan, resulting in a guide that sets a course for protecting island landscapes through collaboration and cooperation.

Private Land Stewardship

The Trust Fund Board's innovative financial incentive program for private landowners to place conservation covenants on their properties, the Natural Area Protection Tax Exemption Program (NAPTEP), is now available in 12 local trust areas. The program provides a permanent 65% reduction on property taxes on the portion of an eligible property protected by a conservation covenant. Many local governments in BC are now interested in seeing a program like NAPTEP expanded throughout the Province.

Growth and Organizational Stability

Other accomplishments in the last five years include the establishment of a Covenant Management and Defence Fund to help provide for the long-term stewardship needs of covenant lands, the protection of two parcels of Crown land in Howe Sound (Mt. Artaban Nature Reserve on Gambier Island and Fairy Fen Nature Reserve on Bowen Island) and the development of two geographically-restricted funds dedicated to land acquisition, the Lasqueti Island Acquisition Fund and the Gambier Island Acquisition Fund.

The Trust Fund Board also launched a new logo and website in 2012, revitalizing the image of the Islands Trust Fund as an important conservation organization, connected to, yet distinct from, the Islands Trust.

¹ Opportunity fund grants have been awarded to the Salt Spring Island Conservancy, Galiano Conservancy Association, Mayne Island Conservancy Society, Lasqueti Island Nature Conservancy, and TLC The Land Conservancy of BC.

3. Trust Fund Board Strategic Direction (2013-2017)

Organizational Development

Over the past several years, the Trust Fund Board has given increased attention to anticipating and addressing the long-term funding needs of the Islands Trust Fund, to ensure adequate funding exists into the future to meet its stewardship commitments. The Trust Fund Board's Long-term Funding Committee worked for two years, with the assistance of a consultant, to develop a strategy to address this need. Refinement and implementation of this strategy continues to be a focus of interest for the Board, with a current emphasis on building community and donor support. Current efforts to raise the organizations profile include a new logo and website, launched in 2012.

Stakeholder research undertaken in 2010 as part of the development of a communications strategy clearly identified the name *Islands Trust Fund* as a source of confusion and an impediment to effective fundraising and organizational development. This confirmed for the Trust Fund Board that changing the name and corporate structure, as set out in the *Islands Trust Act*, would be necessary to fully realize the organization's potential. Several prospective names were reviewed by the Board, and after thoughtful consideration and focus group testing, the name *Islands Trust Conservancy* was selected. The name maintains the connection to the Islands Trust, but better reflects the land conservation function of the organization. The Board is currently seeking legislative change to make the required changes.

The requested legislative amendments put forward by the Trust Fund Board would simplify the corporate structure of the organization under the name *Islands Trust Conservancy* and would greatly assist efforts to develop the brand, communicate and fundraise effectively, and improve operational efficiencies.

Regional Conservation Plan

In December 2010, the Trust Fund Board approved a new five-year Regional Conservation Plan (2011-2015). The Regional Conservation Plan is a tool used by the Islands Trust Fund to focus its resources – staff, board, financial – on areas with the highest biodiversity values and greatest need for conservation. It can also be used by Islands Trust decision makers to support ecologically responsible land use planning and has been designed as an information resource for citizens and organizations working towards conservation of biodiversity within the Islands Trust Area.

Based on scientific information and local knowledge, the 2011-2015 Regional Conservation Plan identifies areas of interest for conservation within the Islands Trust Area and strategies for achieving better levels of land conservation. Some of the strategies involve land acquisition and conservation covenants with willing

landowners. Other strategies involve working with partner agencies and local trust committees to increase our knowledge base, encouraging protection of private land within the Islands Trust Area and managing existing conservation lands effectively.

Goals of the 2011-2015 Regional Conservation Plan

To protect biodiversity, the 2011-2015 Regional Conservation Plan focuses the Islands Trust Fund's future conservation efforts on these priorities:

- **Rare and fragile ecosystems** such as cliffs, wetlands, old forests, woodlands, riparian, herbaceous, and freshwater ecosystems
- **Representative ecosystems** - reasonable levels of all ecosystem types
- **At risk species and ecosystems**
- **Nearshore zone areas** such as beaches, bluffs, forage fish habitat, and kelp and eelgrass beds
- **Islets and small islands**

The 2011-2015 Regional Conservation Plan sets out seven long-term goals that reflect the enduring aspirations of the Islands Trust Fund to work with landowners and partner organizations to protect the rich biodiversity of the Islands Trust Area:

Goal 1. Secure* core conservation areas that effectively conserve biodiversity priorities within the Islands Trust Area and within individual local trust areas or island municipalities

- Based on the identified biodiversity priorities, identify 3,000 hectares of priority lands for conservation within the Islands Trust Area
- Develop a strategic plan for the creation of core conservation areas that protect biodiversity priorities, including a proposed budget/financing plan
- Implement the recommendations of the core conservation area strategic plan, including acquiring sufficient funding, with the aim of securing, through acquisition, bequest, donation or conservation covenant, at least 500 hectares within the timeframe of the 2011-2015 Regional Conservation Plan
- Work with partner organizations to acquire at least 20 hectares of publicly accessible natural park or nature reserve on Thetis Island
- Assist other organizations with efforts to protect lands in the Islands Trust Area that protect the biodiversity priorities identified in the 2011-2015 Regional Conservation Plan

* Land is secured through direct purchase, land donation, bequests, conservation covenant (including through the Natural Area Protection Tax Exemption Program) or through the granting of a Life Estate. It is intended to be a permanent protection of land. The Islands Trust Fund does not acquire land through expropriation.

Goal 2. Investigate the protection of biodiversity priorities on lands outside of core conservation areas, including working landscapes

- Improve mapping of current land uses, especially of areas under active agricultural and forest management. Note areas where Environmental Farm Plans or Ecoforestry Management Plans are in place
- Identify residential neighbourhoods where there are high biodiversity priority areas that are impractical for land securement efforts. In consultation with local conservation organizations and local trust committees/island municipalities, conduct focused landowner contact programs in these areas
- Identify organizations managing working lands that also protect natural values and provide information and links to these organizations on the Islands Trust Fund website
- Research staff and resource requirements of organizations that protect conservation lands that include working landscapes and cultural features. Assess capacity of Islands Trust Fund and prepare a report, for consideration by the Trust Fund Board, detailing requirements (staff & budget) for acquiring and managing working and cultural lands

Goal 3. Work with partner organizations to conserve marine ecosystems and habitats

- Provide support to partners for improved nearshore mapping and data collection projects, including mapping of eelgrass and kelp beds and forage fish habitat, which cover the entire Islands Trust Area
- As nearshore mapping becomes available for the entire Islands Trust Area, work with partner agencies to perform data analyses to identify important habitat areas and provide this information to local trust committees and island municipalities
- Coordinate a reporting system for Trust Area Services and Local Planning Services to provide regular updates on the progress of marine initiatives such as the Green Shores for Homes program and the National Marine Conservation Area

Goal 4. Work with the Islands Trust Council, local trust committees and island municipalities to implement and accentuate Regional Conservation Plan goals and objectives within official community plans and land use bylaws

- Assist local trust committees and island municipalities with obtaining the information required to include provisions for the protection of sensitive ecosystems in official community plans and land use bylaws

- Develop mapped protected area networks based on the biodiversity priorities for each of the thirteen major islands and larger associated islands, as needed
- Assist local trust committees and island municipalities with obtaining the information required to include provisions for the creation of protected area networks in official community plans and land use bylaws
- Assist local trust committees and island municipalities with obtaining the information required to include provisions for the protection of nearshore marine habitats in official community plans and land use bylaws
- Work with Islands Trust Council to encourage incorporation of the goals and objectives of the 2011-2015 Regional Conservation Plan into Islands Trust policies and strategic planning documents
- Work with Local Planning Committee to establish a program for ongoing terrestrial ecosystem and sensitive ecosystem mapping updates

Goal 5. Promote community participation in conservation within the Islands Trust Area through effective stewardship and management of private lands, information sharing and support of conservation education

- Produce and distribute an Islands Trust Fund newsletter (currently, the Heron) at least twice each year
- Contribute two articles per year about the natural history and stewardship of the Islands Trust Area to local papers and newsletters
- Research and develop landowner contact programs that educate about biodiversity priorities and conservation options. Conduct a pilot landowner contact program in an area that is not served by a local conservancy organization. Evaluate the success of this program and explore future opportunities in other areas as appropriate

Goal 6. Support and enhance the work of conservation partners working in the Islands Trust Area

- Provide funding and support for networking opportunities between island conservation groups on an annual basis
- Provide training opportunities to organizations involved in conservation in the Islands Trust Area
- Provide mapping and other data as needed to organizations involved in conservation in the Islands Trust Area

- With proceeds from donations and fundraising revenue, continue to operate the Opportunity Fund as a source of startup funds for land protection projects of partner organizations

Goal 7. Monitor and manage existing Islands Trust Fund conservation areas to maintain and enhance existing biodiversity and cultural features, with the understanding that ecosystems are continuously in a state of change

- Establish a species at risk monitoring program on Islands Trust Fund owned and covenanted lands where known populations of species at risk have been found. Adapt property management based on monitoring program findings
- Where previous populations of species at risk have been identified historically and where areas have high capacity to support species at risk on Islands Trust Fund owned and covenanted lands, conduct inventories to locate species at risk or record their absence
- Establish an invasive species monitoring and removal program for Islands Trust Fund owned and covenanted lands
- Where significant ecosystems exist, as identified by Islands Trust Fund staff, establish ecosystem monitoring programs to monitor their change over time with a view towards managing for maintenance of ecological integrity

Progress is being made in many of these areas. The Regional Conservation Plan is reviewed annually as part of an adaptive management process which can include revising or adding goals, depending on new data or changing circumstances. The full 2011-2015 Regional Conservation Plan is available on-line at www.islandstrustfund.bc.ca

4. Trust Fund Board Policies

The Trust Fund Board is a member of the Land Trust Alliance of BC and, except for practices that are not applicable to a government agency, meets the Standards and Practices of the Canadian Land Trust Alliance.

Below is a summary of Trust Fund Board policies affecting the public interest. A full list of policies can be found in Appendix B.

4.1 Acquisition of Property and Covenants

Under the *Islands Trust Act*, the Trust Fund Board can accept donations and grants of private land, Crown Land, conservation covenants, cash and securities, and other real property in support of the protection of the Islands Trust Area.

The Trust Fund Board is a corporation that is, for all purposes, an agent of the government, and accordingly can issue receipts for income tax purposes for donations and is exempt from paying property taxes on its lands.

The Trust Fund Board is an approved recipient of gifts of land and interests in land through Environment Canada's Ecological Gifts Program.

The Trust Fund Board is not limited to acquiring property for itself. It can, for example, contribute to the acquisition of a property within the Trust Area by another agency or group provided that protection in perpetuity is reasonably assured.

Land donation is the preferred method of protecting land. The Trust Fund Board also accepts donations of conservation covenants, applies for Sponsored Crown Grants and partners in the purchase of exceptional properties within the Islands Trust area. In all cases, the Trust Fund Board will work with Trust Council to ensure that sufficient resources will be available for long-term management of those properties.

The Trust Fund Board will encourage owners of land within ecologically significant areas or with significant characteristics or values identified in the Regional Conservation Plan to protect their land using binding conservation covenants and will work with interested owners to achieve protection of significant areas on all the Islands.

The Trust Fund Board will continue to work with Trust Council to promote and expand the Natural Area Protection Tax Exemption Program (NAPTEP) to the entire Trust Area. The program provides a property tax incentive for property owners who register conservation covenants on their lands to protect the natural features and values of their properties.

As a further measure of protection, wherever possible, the Trust Fund Board will develop and register a conservation covenant on each of its owned lands if an appropriate conservation agency can be found to hold the covenant and if the values on the land warrant the investment of staff time and legal fees.

The Trust Fund Board may refuse to acquire properties with existing conservation covenants that include rent charges². Rent charges will not be included in covenants to be registered on Trust Fund Board owned properties as the Board cannot incur liabilities without Ministerial approval.

² "Rent charge" is similar to a fine and is a charge registered against the land to enable enforcement of a breach of a covenant agreement.

4.2 Management of Property and Covenants

The acquisition of land or registration of conservation covenants does not by itself guarantee the long term protection of the significant features and values. Active management of protected areas is also necessary. The Trust Fund Board's objective in managing its properties is to protect public safety and ecological values. Lands owned by the Trust Fund Board are not parks but are nature reserves and nature sanctuaries, and this concept is considered in both acquisition discussions and management planning initiatives of the Trust Fund Board. The Trust Fund Board's properties are privately insured as nature reserves, and not as public parks.

In order to effectively preserve and protect ecologically significant areas, the Trust Fund Board works cooperatively with landowners, Local Trust Committees, Island Municipalities, Trust Council, other conservation groups, individuals and various levels of government.

Qualified personnel will develop management plans for all lands owned by the Trust Fund Board. Management plans will be used to provide long term direction regarding allowable public use, the reduction of risk to public safety and the reduction of risk to ecological values and other significant features.

When the Trust Fund Board receives donations of land, it will consult with the donor(s) regarding any specific wishes they might have for the property and will take these comments into account in management planning.

Generally, management plans will address the following matters:

- purpose and objectives for the site;
- background information including the site history and local and regional context;
- environmental inventory;
- management issues such as the extent and nature of protection required, appropriate uses and level of use, research guidelines, risk management, special needs at the site;
- strategies and actions to achieve the purpose and objectives for the site and to address management issues and needs; and
- traditional use and protection of cultural sites.

The Trust Fund Board will seek assistance from local community groups to implement management plans and, where appropriate, will request such groups to enter into management agreements with the Board regarding management operations and responsibilities.

The Trust Fund Board will monitor all of its lands and covenanted areas regularly to assess the character and key features of the sites, evaluate the effectiveness of the management program, identify any new issues that need to be addressed by the Board or the management group, and identify and respond to any breaches to the terms of a covenant.

The Trust Fund Board will request, where necessary, that the Local Trust Committee or Island Municipality re-designate and rezone Trust Fund Board lands to the most appropriate designation and zone for nature protection when it is reviewing its Official Community Plan and/or Land Use Bylaw and will work with the Local Trust Committee to determine the most appropriate designation and zone.

Where land or interests in land have been donated through Environment Canada's Ecological Gifts Program, the Trust Fund Board will manage them to maintain the values protected under the program.

4.3 Disposition of Property

The Trust Fund Board intends to maintain its protected areas in perpetuity. However, there are circumstances where the Trust Fund Board will consider transferring property (or interests in a property, such as a conservation covenant) it has acquired to another agency.

If the Trust Fund Board receives an unrestricted donation of land with little or no ecological value, and if no other barriers to disposition exist, the Trust Fund Board may sell the land and use the proceeds to further its conservation objectives.

If the Trust Fund Board receives a proposal to transfer an ecologically significant property (or an interest in land) to another conservation agency, and determines that there is no legal barrier to transfer and that the proposal is worthy of consideration, the Trust Fund Board will direct staff to conduct and prepare a thorough assessment of the proposal for consideration by the Board.

The Trust Fund Board will only dispose of the fee simple title or an interest in ecologically significant land if it can be determined that the recipient agency has the expertise and long-term financial resources to manage the property or interest as well as, or better than, the Board. If the land, or interest in land, was acquired as an Ecological Gift, prior written authorization from Environment Canada must be received before proceeding with a disposition.

When considering a transfer of ecologically significant land, the Trust Fund Board may:

- a. transfer the land on condition that it be used for conservation purposes, or transfer the land as determinable fee simple providing that the land will revert to the Trust Fund Board if the land is no longer being used for the specified purposes.
- b. register a conservation covenant on title to the land before the transfer, to ensure the protection of the land's ecological values, provided an appropriate agency can be found to hold the covenant, and the recipient agency has the legal authority to accept the encumbrance.

4.4 Investment of Funds

Trust Council approves an annual budget for the administrative operations of the Trust Fund Board. This funding covers operating expenses including, but not limited to, board meetings and training, staff salaries and benefits, conservation planning, communications, land and covenant negotiations, and property management costs. However, the operating budget is not intended to be used for direct acquisition of properties (i.e., purchase costs). Accordingly, to buy land or contribute to acquisitions by other agencies, the Trust Fund Board must raise additional funds. The *Islands Trust Act* provides the Board with the ability to raise funds in a variety of ways.

The Trust Fund Board is now routinely suggesting cash endowments with land donations, to ensure that there are funds available to manage the land in perpetuity. The Board invests these endowments only with institutions whose investment policies are consistent with the *Trustee Act*, and whose withdrawal policies allow retrieval of the full investment if required.

4.5 General Accounting

The financial transactions of the Trust Fund Board are carried out using standard accounting procedures and are subject to an annual audit by a recognized financial management company.

To ensure financial accountability, the Trust Fund Board will:

- follow the purchasing policies established by Trust Council,
- direct staff to track all income and expenses and provide the Trust Fund Board with updates at regular board meetings,
- require prior approval from the Islands Trust Fund Manager for expenditures up to and including \$5,000, and

- require prior approval of the Board Chairperson for expenditures in excess of \$5,000 unless a prior resolution from the Board approves a plan, project or policy authorizing such an expenditure.

The Trust Fund Board will not incur any liabilities without the prior approval of the Minister responsible for the Islands Trust.

5. Conclusion

Guided by the Regional Conservation Plan, the Trust Fund Board will continue to pursue its mandate in accordance with its policies and in partnership with island communities as well as local, regional, provincial and national conservation agencies.

The Board will continue to strive for organizational excellence, and to eliminate barriers to its continued success. If the requested legislative amendment is achieved, resulting in a change of name and corporate structure for the organization, the Board hopes to embark on a new era of fundraising and growth. With excellent working relationships with the island-based and regional land trusts and strong connections to local governments, the Trust Fund Board is well positioned to take a lead role in the protection of the ecologically significant areas found in Canada's islands in the Salish Sea.

We look forward to the next five years of conservation successes, inspired by the generosity and perseverance of our island partners and donors, and the endless beauty of fragile island ecosystems.



Population (2011):
Approximately 426

Size:
6,645 hectares (16,420 acres)

Location:
20 kilometres north of French Creek located on Vancouver Island.

- [Land Use Planning](#)
- [Related Planning Services](#)
- [Related Resources](#)
- [Trust Area Mapping](#)
- [Related Links](#)

Lasqueti Island Local Trust Committee

Latest News

In this section you will find current news items that are relevant to your Local Trust Area and your community. [Subscribe](#) to the Lasqueti Island Latest News updates and receive the latest information on official community plan reviews, staff reports, notifications and other documents published in the latest news section.

January 2012

- [Lasqueti Island Local Trust Committee Meeting Schedule for 2012](#)

January 2011

- [Tax Incentive to Conserve Land Arrives on Lasqueti](#)

October 2008

- [Living on Lasqueti Brochure](#)

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Lasqueti Island Local Trust Committee Projects

False Bay Parking and Master Plan

- [APC Report on Parking in False Bay- June 13, 2011](#)
- [Staff Report on False Bay Parking and Master Plan - July 21, 2011](#)

Climate Change Actions

- [2007 Community Energy and Emission Inventory Reports \(CEEIs\) now available](#)
- [Climate Wise Islands](#)
- [Fact Sheets](#)
- [Community Information Meeting Minutes - December 3, 2009](#)
- [Adopted Bylaw No. 86](#)
- [Lasqueti Island Woodburning Workshop Report](#)
- [Lasqueti Greenhouse Gas Baseline Report by Joseph Fall - October, 2011](#)

General

- [Best Practices for Building and Living on Lasqueti Island](#)
- [Understanding "Guest Cabin" Definition in Lasqueti Land Use Bylaw No. 78 - September 2, 2010](#)
- [Lasqueti Island Draft Build Out Map - October 2008](#)
- [Powell River Regional District Parks and Greenspace Plan](#)

Ecosystem Mapping

- [Draft Lasqueti Island Local Trust Area ecosystem maps and feedback form](#)

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Committee Links

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- [Trustee Membership](#)
- [Contact Trustees](#)
- [Contact Planning Staff](#)
- [Planning Bylaws](#)
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- [Meetings Schedule](#)
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- [Land Use Application Forms](#)