



Lasqueti Island Local Trust Committee Regular Meeting Addendum

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

	Pages
10. APPLICATIONS AND REFERRALS	
10.1 LA-SUB-2016.3 (10% Frontage Waiver) - Staff Report	2 - 11
11. LOCAL TRUST COMMITTEE PROJECTS	11:45 AM - 1:15 PM
11.1 OCP/LUB Review - Shoreline Protection Project - Staff Report	12 - 29
11.2 OCP/LUB Review - Aging at Home Implementation Project - Staff Report	30 - 40



File No.: **LA-SUB-2016.3 – ALEXANDER**
(Norex Consultants)

DATE OF MEETING: February 20, 2017

TO: Lasqueti Island Local Trust Committee

FROM: Teresa Ritemann, Planner 2
Northern Team

SUBJECT: **Waiver Request for Subdivision Frontage Requirement**

Applicant: Dorothy Alexander (for Norex Consultants)

Location: The South ½ of the North ½ of Section 2, Lasqueti Island, Nanaimo District, shown on Plan deposited under DD 508051 (Windy Bay); PID 009-718-117

RECOMMENDATION

1. That the Lasqueti Island Local Trust Committee not waive the 10% road frontage requirement for Proposed Lot A, on the South ½ of the North ½ of Section 2, Lasqueti Island, Nanaimo District, shown on Plan deposited under DD 508051 (Windy Bay) for subdivision referral LA-SUB-2016.3.

REPORT SUMMARY

The applicant has applied for a conventional two-lot subdivision through the Ministry of Transportation and Infrastructure (MOTI), and MOTI has referred the application to Islands Trust for review. Islands Trust has sent MOTI a Subdivision Referral Report, and a Preliminary Layout Approval (PLA) was issued on September 22, 2016. The Lasqueti Island Local Trust Committee (LTC) is asked to consider waiving the 10% road frontage requirement, in order that the subdivision may receive final approval.

BACKGROUND

Under Section 512 of the *Local Government Act (LGA)* – *minimum parcel frontage on a highway*, each lot being created by subdivision must have a minimum road frontage of either 10% of the perimeter of the lot that fronts on the highway OR the minimum frontage required by a local government bylaw, unless exempted by the local government.

ANALYSIS

Policy/Regulatory

Islands Trust Policy Statement

The Islands Trust Policy Statement (ITPS) contains numerous statements respecting the preservation and protection of the environment, and also provides guidance to Local Trust Committees with respect to proactive land use planning. Relevant ITPS statements are noted in Attachment 3.

Lasqueti Island Official Community Plan

The Lasqueti Island Official Community Plan (OCP) contains a number of objectives and policies which are relevant to the application before the LTC (see Attachment 3). Notably, the OCP provides guidance including:

- Appropriate access should be provided to parcels (Residential Land Use, Objective 6; Community Servicing and Utilities, Objective 2 and Policy 2);
- The number of docks should be reduced and ecological damage alleviated (Boats and Maritime Vessels, Policy 16);
- Marine foreshore areas should be preserved and protected with provision for public trail access (Residential Land Use, Policy 8; Community stewardship, Policy 6; Environmental management, objective 3);

Lasqueti Island has no Development Permit Areas designated for the purpose of protecting the environment including sensitive ecosystems such as those found on the subject property. Thus, there are no guidelines respecting beneficial subdivision layouts or covenants to protect the environment.

Lasqueti Island Land Use Bylaw

Subsection 3.14(4) of the current Lasqueti Island Land Use Bylaw No. 78 (LUB) requires that the highway frontage of any lot in a proposed subdivision must be at least ten percent of its perimeter unless waived by the LTC. See Proposed Plan of Subdivision (attachment 1), which shows the following:

- Lot A (9.7 ha) would have an approximate perimeter of 1,705 m and would be accessible by water only with zero road frontage; this requires a waiver of the LUB frontage requirement of 10%;
- Remainder Lot (29.64 ha) would have an approximate perimeter of 2,838 m and road frontage of 509 m or 17.9% of the perimeter (thus meeting the 10% frontage requirement).

Subsection 3.14(4) of the Lasqueti Island Land Use Bylaw (LUB), No. 78 notes that the LTC may pass a resolution to waive the 10% lot frontage requirement.

Staff note that although private dock structures are not expressly permitted in the M2 zone aside from a select few locations, marine based uses general regulation 4.13(1)(b) would apply in this case:

“Despite any other provision of this Bylaw, one (1) dock per contiguous upland parcel that abuts the foreshore on Lasqueti Island is permitted where the dock is providing access to a parcel abutting the foreshore which parcel is not accessible by a dedicated public right-of-way or registered easement and where no valid tenure for a dock exists on the date of the enactment of this regulation; such docks shall be located in a manner that minimizes visual and environmental effects and does not restrict access to shellfish sites as shown on Schedule B structures shall not be sited or extended towards the sea beyond 37 metres from the surveyed high water mark or where no plan exists, from the natural boundary of the sea.”

Schedule C of the LUB notes that the subject property is within Subdivision District A (1 parcel per 4 ha (9.88 acres) of land); meaning that Proposed Lot A (9.7 ha) is large enough to be permitted further subdivision of two lots in the future.

Schedule D of the LUB notes that the subject property is partially within a Lasqueti *Riparian Areas Regulation* (RAR) Watershed Designation (for RAR-applicable watersheds with Fish Habitat). It was also noted in the referral

report that any new building, structures and vegetation removal will need to be consistent with the 'setbacks and screening for streams' regulations in the LUB. Should this subdivision proceed, staff have requested that the applicant obtain a Riparian Areas Assessment Report completed by a Qualified Environmental Professional (QEP) who can professionally assess the property in relation to any future development issues which may potentially impact RAR habitat. Given the cost associated with this request, Staff have suggested to the applicant that they wait before hiring a QEP to write the report, until after the LTC has made a decision on this frontage waiver request.

Issues and Opportunities

This subdivision proposes to create an additional density in the form of a water-access only lot, with the potential to subdivide along the waterfront at a future date. As shown in the proposed plan of subdivision (attachment 1), the Remainder Lot has a portion of proposed road dedication to provide access to the lot through connection to Lakota Road in the future; however, the plan also notes that that portion of Lakota Road is still "pending registration". So in reality, the Remainder Lot will also continue to be water access only until Lakota Road is extended, and therefore also subject to regulation 4.13(1)(b), which would permit another dock for access. This is problematic as OCP policies speak to reducing the number of docks and alleviating ecological damage that may be caused by docks on shorelines and the foreshore.

Furthermore, the LTC should contemplate the potential development of the site resulting from granting a frontage waiver. In addition to the two proposed water access only lots currently proposed through subdivision at this time, at least one more water access only waterfront lot could potentially be created in the future, thereby potentially tripling the private moorage infrastructure (mooring buoys, docks, slipways etc.) required to serve multiple water-access only lots. Staff suggest that the LTC take this potential scenario into consideration before making a decision on this frontage waiver request.

Notwithstanding Lasqueti OCP policies and LUB regulations concerning marine foreshore areas and docks, it is generally not a recommended best planning practice to create development which is isolated from and has no transportation connection (vehicular or otherwise) to the remainder of a community. This would be the result if the LTC were to approve the frontage waiver as requested. The OCP does recognize Lasqueti's unique geography however and states that "Where roads are either not feasible nor desirable, public walking trails should be required as an acceptable substitute." The OCP also provides policy to increase public access to the marine foreshore. While this would not address the issue of dock proliferation, should the LTC choose to grant the frontage waiver, staff suggest that this waiver be granted with the condition that a public access right-of-way be established from Lakota Road to the marine foreshore.

Lastly, while the Lasqueti LTC has no development permit area guidelines to reference for subdivision applications or frontage waiver requests such as this, the LTC retains exclusive decision-making authority with respect to whether or not the frontage waiver may be granted (similar to a development variance). Should the LTC choose to not approve the frontage waiver, the subdivision may not proceed in its current configuration and the applicant could either withdraw their application from MOTI or consider a revised subdivision layout. The LTC may wish to advise the applicant, in the event of a waiver refusal, whether or not it would be amenable to a revised subdivision plan (that either meets the full requirements of the LUB or provides some road frontage or otherwise addresses the concerns noted by staff).

Consultation

No public hearing or consultation is required or recommended for this application.

Rationale for Recommendation

Given the foregoing explanation in the analysis section of this report, and that the LTC is simultaneously pursuing a shoreline protection project, the LTC may wish to hold off on making decisions such as this one, which propose to create additional or potential water-access only lots and potential for an increase in the number of private docks and negative impacts on marine foreshore ecology, contrary to OCP policies. Thus, Staff would not support a recommendation in favour of a frontage waiver for this subdivision. The staff recommendation is noted on page 1 of this report.

ALTERNATIVES

1. Request further information

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

2. Waive the 10% road frontage requirement (with or without a condition that a statutory right-of-way be registered on title to secure public access to the marine foreshore, or other conditions).

The LTC may decide to waive the 10% road frontage requirement for this application. If this alternative is selected, the LTC should provide reasons to support the waiver, despite OCP policies, and indicate what if any conditions should be met by the applicant in conjunction with the waiver.

3. Hold the application in abeyance

The LTC may choose to hold the application in abeyance pending receipt of a Riparian Areas Assessment Report from a Qualified Environmental Professional (QEP).

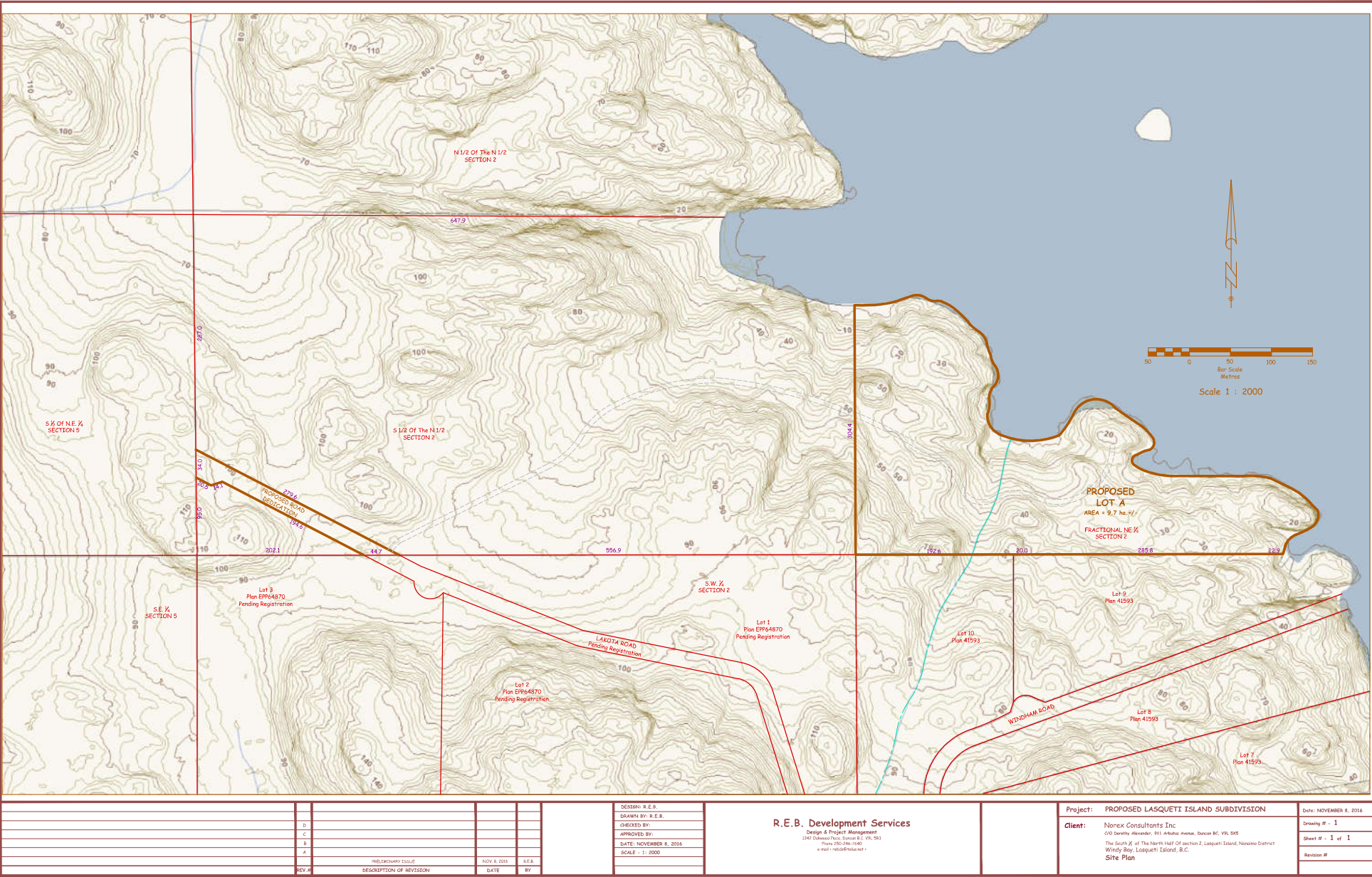
NEXT STEPS

As staff have received confirmation that the proposed subdivision meets Island Health requirements, the next step in the subdivision process is that Staff will await receipt of a Riparian Area Assessment Report completed by a Qualified Environmental Professional.

Submitted By:	Teresa Ritemann Planner 2, Northern Office	January 25, 2017
Concurrence:	Ann Kjerulf, RPP, MCIP Regional Planning Manager, Northern Office	February 16, 2017

ATTACHMENTS

1. Proposed Plan of Subdivision (for proposed Lot A, and Remainder Lot)
2. Site Context
3. Guiding Policies



						DESIGN: R.E.B.		R.E.B. Development Services Design & Project Management 140 Columbia/Trux, Dawson B.C., V9L 5K5 Phone 250-246-1940 e-mail: info@rebdev.net		Project: PROPOSED LASQUETT ISLAND SUBDIVISION		Date: NOVEMBER 8, 2016	
						DRAWN BY: R.E.B.				Client: Norcex Consultants Inc		Drawing # - 1	
						CHECKED BY:				C/O Dorothy Alexander, 911 Arbutus Avenue, Dawson BC, V9L 5A5		Sheet # - 1 of 1	
						APPROVED BY:				The South 1/2 of The North Half Of section 2, Lasqueti Island, Nanaimo District		Revision #	
						DATE: NOVEMBER 8, 2016				Windy Bay, Lasqueti Island, B.C.			
						SCALE: 1: 2000				Site Plan			

ATTACHMENT 2 – SITE CONTEXT

LOCATION

Legal Description	The South ½ of the North ½ of Section 2, Lasqueti Island, Nanaimo District, shown on Plan deposited under DD 50805I (Windy Bay)
PID	009-718-117

LAND USE

Current & Surrounding Land Use	Residential
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HISTORICAL ACTIVITY

File No.	Purpose
n/a	n/a

POLICY/REGULATORY

Lasqueti Island Official Community Plan, No. 77	<i>See Attachment 3</i>
Lasqueti Island Land Use Bylaw, No. 78	<i>See Attachment 3</i>
Covenants	n/a
Bylaw Enforcement	n/a

SITE INFLUENCES

Islands Trust Fund	This proposed subdivision does not affect a Trust Fund Covenant or Property
Regional Conservation Plan	According to Map 10 of the Islands Trust Fund Regional Conservation Plan, this property is estimated to have medium to high importance of habitat composition.
Species at Risk	Ecological Communities at Risk mapped on parent parcel: Douglas Fir/Dull Oregon-grape (http://ibis.geog.ubc.ca/biodiversity/factsheets/pdf/plant%20communities/douglasfir_dullore_gongrape_cdfmm01.pdf); and Grand Fir/Three-leaved Foamflower (http://ibis.geog.ubc.ca/biodiversity/factsheets/pdf/plant%20communities/grandfir_threeleavedfoamflower_cdfmm06.pdf)

	
Sensitive Ecosystems	Sensitive Ecosystem Mapping: Mature Forest – Conifer Ecosystem and Old Forest Ecosystems
Hazard Areas	None mapped.
Archaeological Sites	None mapped through Remote Access to Archaeological Data (RAAD) Notwithstanding the foregoing, and by copy of this report, the owners and applicant should be aware that there is still a chance that the lot may contain previously unrecorded archaeological material that is protected under the <i>Heritage Conservation Act</i>. If such material is encountered during development, all work should cease and Archaeology Branch should be contacted immediately as a <i>Heritage Conservation Act</i> permit may be needed before further development is undertaken. This may involve the need to hire a qualified archaeologist to monitor the work.
Climate Change Adaptation and Mitigation	n/a
Shoreline Classification	Rock Shoreline - Sea Cliff
Shoreline Data in TAPIS	No eel grass, forage fish, or bull kelp mapped in TAPIS.

ATTACHMENT 3 – GUIDING POLICIES

ISLANDS TRUST POLICY STATEMENT

GOAL: To foster preservation and protection of the Trust Area's ecosystems

"As humans occupy and modify the Trust Area, ecosystems are subject to various pressures. Protection of these ecosystems is essential if they are to remain healthy and productive for the benefit of future generations."

3.1 Ecosystems

3.1.1 Trust Council holds that:

- proactive land use planning is essential for the protection of Trust Area ecosystems,
- protection must be given to the natural processes, habitats and species of the Trust Area, including those of the old forests, Coastal Douglas-fir forests, Coastal Western Hemlock, Garry Oak/Arbutus forests, wetlands, open coastal grasslands, the vegetation of dry rocky areas, lakes, streams, estuaries, tidal flats, salt water marshes, drift sectors, lagoons, and kelp and eel grass beds, and
- planning must account for the cumulative effects of existing and proposed development to avoid detrimental effects on watersheds, groundwater supplies and Trust Area species and habitats.

3.2 Forest Ecosystems

3.2.1 It is Trust Council's policy that:

- forest ecosystems in the Trust Area should be protected, and
- the remaining stands relatively undisturbed Coastal Douglas fir, Coastal Western Hemlock, Garry Oak and Arbutus should be preserved.

3.3 Freshwater and Wetland Ecosystems and Riparian Zones

3.3.1 Trust Council holds that:

- the freshwater wetlands, bodies of surface water, natural drainage patterns, water courses, fish-bearing streams, watershed and groundwater recharge areas of the Trust Area should be identified, protected and, where possible, restored or rehabilitated, and
- the natural wetlands of the Trust Area, including those in the Agricultural Land Reserve that have not been altered in the past for agriculture, should not be drained, filled or degraded.

4.5 Coastal Areas and Marine Shorelands

GOAL: To ensure that human activity and the scale, rate and type of development in the Trust Area are compatible with maintenance of the integrity of Trust Area ecosystems.

"With responsible management, the natural resources of the Trust Area can be used long into the future. In the long term, it is less costly to use resources sustainably than to have to replace or rehabilitate them once they are depleted. Indiscriminate use or development of natural resources can threaten the island lifestyles and environments that are valued by the people who live in and visit the Trust Area."

Directive Policies

4.5.10 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.

4.5.11 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.

LASQUETI ISLAND OFFICIAL COMMUNITY PLAN

Residential Land Use

Objective 6 To ensure appropriate access to parcels is provided, taking into account topography, and existing trails and roads.

Policy 8 Where access to the sea or a strip of Crown land contiguous to the sea is required at time of subdivision, such access should be located to provide physically convenient access to and from coastal areas for public uses such as barge ramps, boat ramps, recreation or slipways. Where roads are either not feasible nor desirable, public walking trails should be required as an acceptable substitute.

Community Stewardship

Policy 6 It is recognized that islands and islets within the Lasqueti Island Local Trust Area, excepting Lasqueti Island, do not have direct access to public roads or ferry service and that some waterfront parcels on Lasqueti Island were created without access to public roads. In these situations access from the water is needed and should be considered sufficient.

Environmental management

Objective 3 To encourage and promote the protection of foreshore and marine areas for public enjoyment, public access and conservation.

Policy 2 The Local Trust Committee will assist, when possible, the responsible Ministry in their efforts to establish and protect sites of ecological significance or value.

Policy 3 Lasqueti Island's rural marine landscape and scenic views should be maintained and protected.

Marine Coastal Policies

Policy 10 The marine environment, including associated riparian areas, should be adequately protected from unreasonable adverse effects or inadequate mitigation measures resulting from development.

Policy 12 Designation and regulation of the foreshore and marine coastal areas should be designed to preserve and protect the natural environment and character and should recognize the need to dedicate areas of the foreshore for the following purposes:

- to provide for access;
- to protect existing mariculture uses;
- to encourage low impact public uses on and along the foreshore;
- to provide for public transportation services;
- to maintain public access to shellfish;
- to retain the undeveloped character of the marine coastal area;
- to protect marine coastal habitats for conservation purposes;
- to provide for commercial and industrial uses; and
- to retain representative areas of natural foreshore.

Policy 13 The type and use-level of foreshore and coastal water areas can significantly influence the rural/marine character of Lasqueti Island. Uses of Crown foreshore and water areas must be authorized by the appropriate Provincial Ministry, comply with the provisions of the Navigable Waters Protection Act

administered by the Coast Guard, and also comply with the bylaws of the Local Trust Committee.

Community Servicing and Utilities

Objective 2 To ensure that the road system is designed, built and maintained in keeping with the rural character of the island.

Objective 3 To promote trail systems throughout the island.

Policy 2 The road system of Lasqueti Island should be safe and in keeping with the rural nature of the community.

Boats and Maritime Vessels

Policy 15 Private docks may be considered on a site specific basis in the Marine General (M-2) zone. In considering an application for a dock, environmental and social effects must be addressed. Structures should not be sited or extended towards the sea beyond 37 metres (120 feet) from the surveyed high water mark or where no plan exists, from the natural boundary of the sea.

Policy 16 In order to reduce the overall number of docks located along the foreshore, and thereby alleviate the ecological damage that can be caused by the proliferation of docks, private boat ramps may be considered on a site specific basis in the Marine General (M2) zone. In considering an application for a boat ramp environmental and social effects must be addressed and the environmental effects of both private docks and boat ramps should be considered and the alternative with the least environmental impact chosen...



File No.: 6480-05 Shoreline Protection Project

DATE OF MEETING: February 20, 2017
TO: Lasqueti Island Local Trust Committee
FROM: Sonja Zupanec, Island Planner
Local Planning Services
SUBJECT: Shoreline Protection Project – Draft Project Charter

RECOMMENDATION

1. That the Lasqueti Island Local Trust Committee endorse the 'Shoreline Protection Project' project charter and request staff to engage the members of the Advisory Planning Commission and Lasqueti Island Conservancy as a working group to review and provide comments on a draft framework of policy and regulatory changes for LTC consideration.

REPORT SUMMARY

The purpose of this report is to: 1) provide an overview of land use planning tools available to the Local Trust Committee (LTC) to address a range of shoreline protection issues and concerns; and 2) recommend a scope of work, timeline and budget for a targeted review of Lasqueti's Official Community Plan (OCP) and Land Use Bylaw (LUB) to implement shoreline protection measures.

BACKGROUND

At the August 2016 LTC meeting the following resolutions were passed pertaining to the OCP/LUB targeted review project:

LA-LTC-2016-042

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

that the Lasqueti Island Local Trust Committee amend the draft Project Charter for the Official Community Plan and Land Use Bylaw review by replacing "marina pump out facilities" and "food security and agriculture" with "land use planning tools to protect forage fish and eelgrass habitats" in the "In Scope" section.

CARRIED

LA-LTC-2016-044

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

that the Lasqueti Island Local Trust Committee amend the draft Project Charter for the Official Community Plan and Land Use Bylaw review by removing "marina pump out facilities" as well as "food security and agriculture" and adding "forage fish and eelgrass habitats" as well as "the use of guest cottages" to the Objectives section.

CARRIED

At the November 2016 LTC meeting staff received support from the LTC to divide the OCP/LUB review project into two concurrent sub-projects: 1) Aging at Home Implementation; and 2) Shoreline Protection. The LTC will be reviewing detailed Project Charters for both of these sub-projects at the February 2017 LTC meeting. Subject to planning staff availability, the intent is for both projects to move forward concurrently during the remainder of this term.

ANALYSIS

Policy/Regulatory

The overall goals of this project are consistent with the policy/regulatory framework for Lasqueti Island and the Islands Trust. This includes priority consideration of First Nations with asserted Aboriginal rights and title on Lasqueti, in light of the new Islands Trust FN Engagement Principles Policy 6.1.i (Attachment 1). Over the last several years there has been significant work at the provincial and local level in mapping sensitive ecosystems, critical habitats, shoreline classifications and eelgrass/forage fish habitats on Lasqueti Island. This work has involved the LTC, community groups, residents and property owners on Lasqueti Island. Staff has prepared a comprehensive chart (Attachment 2) which outlines the range of land use planning tools available to the LTC, to target shoreline protection through conservation based land use planning. The tools can be broadly categorized as having either low, medium or high levels of impact on the long term protection of shoreline function, integrity, cultural and ecological values, as outlined in Figure 1.

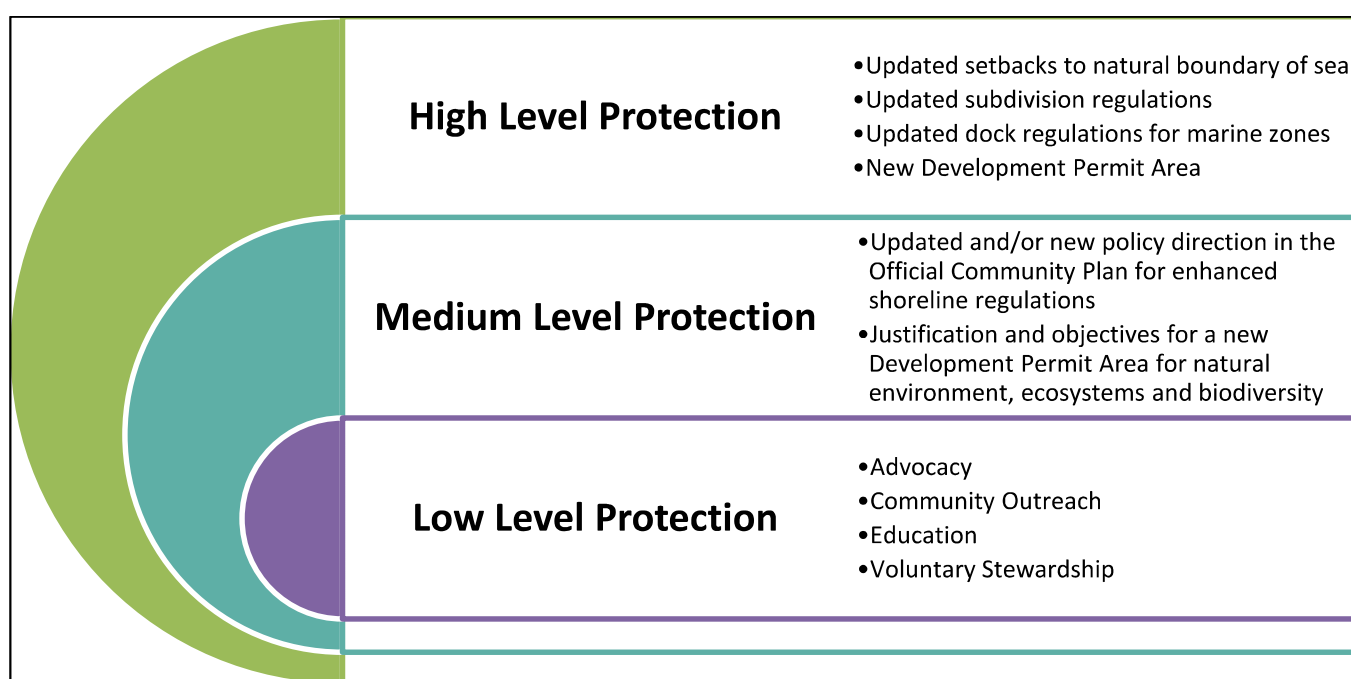


Figure 1. Categories of Shoreline Protection measures available to the LTC.

First Nations

The Lasqueti Local Trust Area (LTA) coincides with 14 First Nations' interest in land and/or marine areas, based on a query of the LTA boundaries in the 'Consultative Areas Database'. Of these, the four Nations with both marine and land interests appear to be Snaw-naw-as (Nanoose), Snuneymuxw (Nanaimo), Qualicum and Tla'aimin (Sliammon). Despite the difficulty in obtaining data sets for traditional use and archaeological potential mapping, there are several recorded archaeological sites on Lasqueti Island shorelines. Provincial Archaeological Branch staff have indicated there is high potential for cultural artefacts and areas of spiritual significance to be located along Lasqueti's entire shoreline, especially in close proximity to known arch sites; at flat elevation shoreline access points within a 2 km distance to freshwater sources and adjacent to inland freshwater bodies.

Planning staff proposes that this targeted review project be a pilot for the application of the newly adopted Trust Council First Nations Engagement Principles, in order to explicitly demonstrate a change in the LTC approach that

recognizes the significant and increasing influence First Nations have on tools and processes to protect marine resources in the Lasqueti Trust Area. The continued use of advocacy, voluntary stewardship and education can continue to help protect Lasqueti's shorelines; however there is a growing need for the LTC to demonstrate to First Nations communities and island residents that the LTC is committed to implementing land use planning tools that will have a direct and lasting impact on the protection of a broader range of shoreline and marine values.

Lasqueti Island Sensitive Ecosystems

Less than ten percent of the island (78 hectares) and a small portion of the representative sensitive ecosystems of the island are protected¹. According to the Islands Trust Fund 2015 Regional Conservation Plan (RCP), most of the Islands Trust Area's remaining old forest (>250 years) and mature forest ecosystems (80-250 years old) and sensitive ecosystems are found on Lasqueti Island. Just under 5,000 hectares of the Lasqueti Trust Area are classified by the RCP as having 'unprotected high relative biodiversity composition value' and identified as areas for high conservation focus. There are currently no privately held conservation covenants with the Islands Trust Fund or any other conservation agency anywhere in the Lasqueti Local Trust Area. Attachment 4 illustrates the range and distribution of the sensitive upland and shoreline ecosystems, and eelgrass and forage fish habitats mapped for Lasqueti Island, all of which are currently informally recognized through mapping and remain unprotected by regulatory provisions of the Lasqueti OCP and LUB.

Lasqueti Island Species at Risk Critical Habitats

Attachment 4 also illustrates the range and distribution of known critical habitats on Lasqueti Island which are federally recognized for protection under the *Species at Risk Act* but remain unrecognized/unprotected by the Lasqueti OCP or LUB. The LTC has a legal obligation to enact measures to protect these critical habitats from fragmentation through subdivision or alteration by human development.

Fragmentation of Sensitive Ecosystems and Habitats

Habitat loss from resource extraction, agricultural conversion, and residential development is considered the largest factor contributing to the loss of biodiversity in the Islands Trust Area². The majority of Lasqueti Islands' shorelines are classified as sensitive ecosystems. The fragmentation of these habitats and ecosystems through subdivision can result in patches of land that cannot maintain populations of species into the future. Habitat connectivity along Lasqueti's shorelines should be considered in current land use planning practices to prevent the adverse effects of fragmentation on biodiversity.

Attachment 5 illustrates the subdivision potential of the 210 existing privately owned waterfront titles³ on Lasqueti Island. The owners of these titles currently share the responsibility to steward over 100km of shoreline habitats, processes and archaeological sites. Under the current subdivision provisions of the Lasqueti Island Land Use Bylaw, these 210 parcels could be further subdivided into an additional 455 lots adjacent to or upland of the natural boundary of the sea, nearly tripling the impact of development along the shoreline in the future.

¹ Islands Trust Fund 2015 Regional Conservation Plan.

² Islands Trust Fund 2015 Regional Conservation Plan

³ The term "privately owned" assumes the land question of uncaded Aboriginal title has been settled. It has not, however, we use the term with the caveat that there is no other term we can use to describe those who hold provincial title to lands on uncaded Aboriginal title. This term is not meant to offend but merely to describe the current state of land claims in this region.

Attachment 6 illustrates the shoreline classifications for Lasqueti's shorelines. Attachment 7 illustrates the 10 metre bathymetry contour at the lowest low tide, which correlates to the furthest extent of potential for eelgrass habitat.

New Provincial Private Moorage Policy

The Province has recently released a new private moorage policy which is included on the February 2017 LTC agenda as a separate item for discussion. In general terms, new private moorage and docks are permitted anywhere along the Lasqueti shoreline, without any application to the Ministry of Forests, Lands and Natural Resource Operations (FLNRO) or referral to the Islands Trust, subject to compliance with local land use bylaws. Attachment 8 illustrates the distribution of current provincial leases and tenures over marine areas around Lasqueti Island. The Lasqueti LUB permits and regulates docks and structures in foreshore.

Consultation

Upon endorsement of a project charter (Attachment 3), staff proposes to engage the Lasqueti Advisory Planning Commission and Lasqueti Island Nature Conservancy as a working group to review and comment on a draft framework of policy and regulatory changes, which would be brought back to the LTC for consideration. Staff will also develop a comprehensive consultation plan for LTC review which would include First Nations, Islands Trust Fund, residents and property owners, the Ministry of Transportation and other relevant agencies, organizations and levels of government.

Statutory Requirements

As the project may involve an OCP amendment, the LTC is required by the *Local Government Act* to consider opportunities for consultation with persons, organizations and authorities it considers will be affected. Once a project charter has been endorsed by the LTC, staff will detail next steps in the legislative process and all statutory requirements, including a comprehensive referral list, for any proposed bylaw amendments.

Protocols

The Islands Trust has a Letter of Agreement with the Ministry of Transportation and Infrastructure regarding the consultative process in the Trust Area. Staff will ensure that this project complies with any requirements within this agreement.

Rationale for Recommendation

- A. Advocacy, promoting voluntary stewardship and public education are viable tools within the continuum of shoreline protection options that have been and are immediately available to the Lasqueti LTC. Staff recommends the LTC focus efforts and resources on implementing land use planning tools that address **all three levels of impact** (low, medium and high) during this targeted OCP/LUB review project as per the attached Project Charter. This approach will build upon the significant efforts of many Lasqueti volunteers and stewards, Islands Trust Fund work and provincial/federal legislation and have direct and lasting impact on shoreline function, processes, integrity, and the ecological and cultural values of the island.
- B. The LTC's support and leadership in such a project would also act as a sign of good faith to the First Nations in this Trust Area. The LTC, supported by Trust Council's strategic planning towards marine protection and First Nations engagement, can use this pilot project to work towards permanently changing the Trust and LTC's typical approach to First Nations consultation in a meaningful way. This

would help establish a mutually respectful relationship where the LTC can earn the right and trust to hear First Nations' input on Lasqueti's marine and shoreline protection issues.

Staff recommends the LTC endorse the Project Charter (Attachment 3) as per the recommendation included on Page 1 of the report.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

1. Request further information

The LTC may request further information prior to making a decision.

2. Receive for information

The LTC may receive the report for information.

Submitted By:	Sonja Zupanec, RPP Island Planner	February 13, 2017
Concurrence:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	February 15, 2017

ATTACHMENTS

1. Islands Trust First Nations Engagement Principles Policy
2. Table of Land Use Planning Tools available to the LTC for shoreline protection
3. Draft Project Charter
4. Sensitive Ecosystems/Critical Habitat/Species at Risk Mapping for Lasqueti
5. Waterfront Lot Frontage and Subdivision Potential for Lasqueti
6. Shoreline Classification Maps
7. 10 metre bathymetry at lowest low tide for Lasqueti Island
8. Provincial specific permissions, tenures, leases along Lasqueti shorelines



Policy:	6.1.1
Approved By:	Trust Council
Approval Date:	December 7, 2016
Amendment Date(s):	
Policy Holder:	Director of Local Planning Services

FIRST NATIONS ENGAGEMENT PRINCIPLES

A. PURPOSE

1. To provide a framework for engaging and building relationships between Islands Trust and First Nations.
2. To find opportunities for collaboration and mutual support through its many organizational activities.
3. To initiate and maintain respectful relationships with First Nations communities.

B. BACKGROUND

In the Islands Trust Area, there is a high level of uncertainty regarding current and future First Nations ownership and management of the land base. As of November 2016, many things are in a state of flux because of evolving provincial, national and international recognition of Aboriginal Title.

1. The United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) is an international instrument adopted by the United Nations on September 13, 2007. It describes a minimum standard of rights for the “survival, dignity and well-being of the indigenous peoples of the world.” Additionally, Article 26 states that “Indigenous peoples have the right to the lands, territories and resources which they have traditionally owned, occupied or otherwise used or acquired,” and it directs governments to recognize these territories. UNDRIP was endorsed by Canada in 2010 and officially adopted it in May 2016.
2. In 2015, the Truth and Reconciliation Commission issued ‘Calls to Action’ to redress the legacy of residential schools and to advance the process of Canadian reconciliation. Several of these calls to action speak to the recognition of aboriginal rights over land. In particular, action 47 calls on all levels of government, including local governments, to “repudiate concepts used to justify European sovereignty over Indigenous peoples and lands... and to reform those laws, government policies, and litigation strategies that continue to rely on such concepts.” (Truth and Reconciliation Commission of Canada, 2015).
3. In 2014, the Supreme Court of Canada handed down a decision in the case of the *Tsilhqot’in Nation vs. British Columbia*. In that decision, the court concluded that the Tsilhqot’in Nation has Aboriginal title to over 1,750 square kilometers of their traditional lands, previously deemed Crown land. *Tsilhqot’in* also confirmed that where Aboriginal title has not been established, the Crown has a duty to consult with and accommodate First Nations with stated land claims.
4. The Islands Trust works with separate nations with different customs, history, culture and expectations of engagement.

C. REFERENCES

1. *United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP)*, United Nations, Sept.13, 2007.

2. *Truth and Reconciliation Commission: Calls to Action*, Truth and Reconciliation Commission of Canada, 2015.
3. *Tsilhqot'in Nation vs. British Columbia*, Supreme Court of Canada, 2014.

D. DEFINITIONS

For the purpose of this policy:

“First Nations” refer to entities recognized by the Department of Aboriginal Affairs and Northern Development of Canada who have included the Trust Area, or a part of the Trust Area in the asserted traditional territory.

“Islands Trust” refers to all Islands Trust bodies, except island municipalities.

E. FIRST NATIONS ENGAGEMENT PRINCIPLES

1. Islands Trust is committed to becoming aware of what it does not know or understand about First Nations.
2. Islands Trust is committed to proving sincere desire for reconciliation
3. Islands Trust is committed to integrating, where possible, activities that support First Nations reconnecting with the Trust Area lands and waters

F. POLICY

1. The First Nations Engagement Principles in Section E:
 - a. underpin every activity of Islands Trust in order to have an enduring relationship with First Nations based on trust, honour and goodwill; and
 - b. are sequential and they speak of a way forward to acknowledge how profoundly First Nations have been ignored and disrespected, but these principles also point to a path forward that is genuine and sincere.
2. In committing to Principle E.1, Islands Trust should and island municipalities are encouraged to:
 - a. commit to “listening and learning” about the history of First Nations’ connection to the land and waters;
 - b. commit to “listening and learning” about First Nations’ perspective on treaties, rights and title; and
 - c. commit to acknowledging that history, to ensure First Nations and ourselves that the history has been heard and understood correctly.
3. In committing to Principle E.2, Islands Trust should and island municipalities are encouraged to:
 - a. commit to acknowledging the historical biases in the organization, which come from Canadian culture and assumptions, and have often resulted in non-Natives citizens ignoring and minimizing their relationship with First Nations; and
 - b. commit to undertaking actions that reflect an effort to change societal attitudes and systems.
4. In committing to Principle E.3, Islands Trust should and island municipalities are encouraged to:
 - a. commit to supporting, where possible, traditional gathering and harvesting activities;
 - b. commit to supporting, where possible, the integration of Traditional Knowledge into stewardship practices and policies; and
 - c. commit to supporting the development of a Reconciliation Action Plan.

Table of Land Use Planning Tools Available to the LTC for Shoreline and Marine Protection on Lasqueti Island

February 2017

#	LTC Authority	Planning Staff Comments
LOW IMACT PROTECTION TOOLS Advocacy – Community Outreach and Education		
1	Distribute shoreline protection resources on website/hardcopies to residents and property owners	• Greenshores for homes resources • Marine Protection guide • Promote the sensitive ecosystem and critical habitat mapping data for Lasqueti • Distribute through posting on web and mail out to residents/ property owners and realtors.
2	Coordinate Shoreline Protection Community Events	Host one or a series of community events spring/summer 2017 highlighting: • First Nations cultural uses and knowledge of Lasqueti's marine areas and shorelines; • Islands Trust Fund conservation data and protection strategies for shoreline ecosystems, eelgrass and forage fish habitats and voluntary conservation options; • Updates on LTC shoreline protection project status and objectives; • LI Nature Conservancy local area knowledge of marine and shoreline natural history and culture.
3	Voluntary property 'upgrade' to Subdivision District 'B' or 'C'	Promote and process requests from property owners to voluntarily upgrade their property into a lower density subdivision district. LTC can batch requests by way of an amendment to Schedule C of the Land Use Bylaw during bylaw review.
LOW TO MEDIUM IMPACT PROTECTION TOOLS Policies – Lasqueti Official Community Plan		
4	OCP Part 3.1 Residential Land Use Policies	Consider new policy language that discourages: • increased residential density on waterfront parcels through rezoning or strata title subdivision; • increased parcelization of foreshore areas; • subdivisions that result in further fragmentation of all mapped critical habitat areas; • siting of new buildings or structures within a 30 m setback of the natural boundary of the sea or crest of foreshore cliff; • approval of new 'waterfront access only' lots through subdivision.

5	OCP Part 3.2 Enterprise and Resource: Commercial, Industrial, Agricultural and Forestry Land Use Policies	Consider new policy language that discourages: - siting of new commercial and industrial buildings, structures within a 30 m buffer of the natural boundary of the sea or crest of cliff; - storage of derelict vehicles or gravel extraction within a 100 m buffer of the natural boundary of the sea,
6	OCP Part 3.3 Heritage, Archaeologic and Historic Matters Policies	Consider: - Renaming this section of the OCP to reflect the focus on First Nations. - Updating all OCP references to First Nations to recognize the historic, cultural and existing significance of all relevant First Nations in this Trust Area (not just Tla'amin), and recognizing the uncertainty of aboriginal rights and title in this area. - Including new policies that recognize the importance of protecting First Nations' interests in marine resources within the Trust Area as well as protecting archaeological and cultural sites, shoreline function, integrity and ecological values. - Updating advocacy policies that reflect Trust Wide suggested language towards mutually respectable relationship building and earning the right and trust to hear First Nations meaningful input on marine protection issues.
7	OCP Part 3.4 Community Stewardship Policies	Consider strengthening existing policies regarding public access dedications at the time of subdivision and discouraging new subdivisions that result in water access only lots.
8	OCP Part 3.7 Boats and Maritime Vessels Policies	- Consider reviewing and updating private dock policies in the Marine General (M-2) zone in light of new provincial private moorage application process - Consider updating breakwater policy to reflect protection of sensitive ecosystems and First Nations interests.
9	OCP Part 3.8 Crown Lands General Policies	Consider updating policy language to reflect First Nations land claims and applications for boat, barge and multi purpose ramps.

HIGH IMPACT PROTECTION TOOLS

Regulatory – Lasqueti Land Use Bylaw Provisions

10	LUB Section 1.1 Definitions	Consider reviewing and updating all marine and foreshore related definitions incorporating best practices.
11	LUB Section 3.5 Minimum Setback for Buildings and Structures from the Natural Boundary of the Sea	Consider increasing the allowable setbacks for buildings and structures to the natural boundary of the sea.
12	LUB Section 3.11 Subdivision Regulations	Consider new regulations which would prohibit further parcelization of the foreshore without reducing subdivision potential of the 214 waterfront properties on Lasqueti Island.
13	LUB Section 4.2 Land Based Zone Regulations	Consider reviewing slipway regulations.
14	LUB Section 4.13 Marine Based Uses General Regulations	Consider reviewing and updating dock regulations.
15	LUB Section 4.14 – 4.22 Marine Zone Regulations	Consider reviewing marine zone regulations pertaining to number of permitted docks, slipways, ramps permitted per upland lot.

16	NEW OCP and LUB section Development Permit Area for the Protection of the Natural Environment, Ecosystems and Biodiversity	Consider establishing objectives in OCP and guidelines in LUB for a new development permit area that would be triggered at the time of subdivision for either waterfront properties or island wide. Guidelines would promote conservation based subdivision planning and could include regulations for siting, setback, screening, registration of a restrictive covenant and/or prohibiting new lot lines that fragment the natural boundary of the sea, critical habitats or sensitive ecosystems.
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Lasqueti OCP/LUB Review Project—Shoreline Protection- DRAFT Charter v 1.0

Lasqueti Island Local Trust Committee

Date: February 2017

Purpose To increase opportunities for shoreline and marine protection on Lasqueti Island by a review and update of relevant Official Community Plan (OCP) policies and Land Use Bylaw (LUB) regulations.

Background The LTC identified eelgrass and forage fish habitat protection as a top priority in 2016. Trust Council supports greater marine shoreline protection that includes strategic First Nations engagement. This project is strongly aligned with Trust Council direction and the LTC's ability to implement best management practices in land use planning for the protection of sensitive ecosystems, critical habitat and species at risk.

Objectives

Review targeted OCP policies and LUB regulations in a project to support the protection of critical habitats, sensitive ecosystems, shoreline integrity/function and First Nations cultural values along the Lasqueti marine, upland and shoreline areas.

In Scope

1. Review:
 - relevant OCP policies for marine and land based areas;
 - LUB setback and dock regulations;
 - LUB subdivision regulations and Sch 'C' map.
 - Provisions for a new biodiversity DP Area
2. Community Shoreline Event with First Nations, Trust Fund, residents and LINC; and
3. Pilot rigorous First Nations and community engagement at a strategic level for cultural and ecological purposes.

Out of Scope

- Proposed new OCP designations or LUB zones.
- Proposed heritage conservation areas.
- Proposed tree cutting regulations.
- Proposed screening, drainage or runoff regulations.

Workplan Overview

Deliverable/Milestone	Date
LTC endorses project scope and objectives	February 20, 2017
Planning research and early consultation (LINC, APC, First Nations)	Feb—April 2016
Present preliminary consultation and policy/regulatory changes framework for LTC review	April 24, 2017
Community consultation and Community Shoreline Event(s)	April— August 2017
Draft Bylaws Presented to LTC for review	Fall 2017
Legislative process for proposed bylaw(s)	Fall/Winter 2017
Adoption of proposed bylaw(s) and communications materials	Winter/Spring 2018

Project Team

Sonja Zupanec	Project Manager/ Planner
Ann Kjerulf	Project Sponsor
Becky McErlean	Legislative Clerk
GIS Department	Mapping Support

RPM Approval:

Date:

LTC Endorsement:

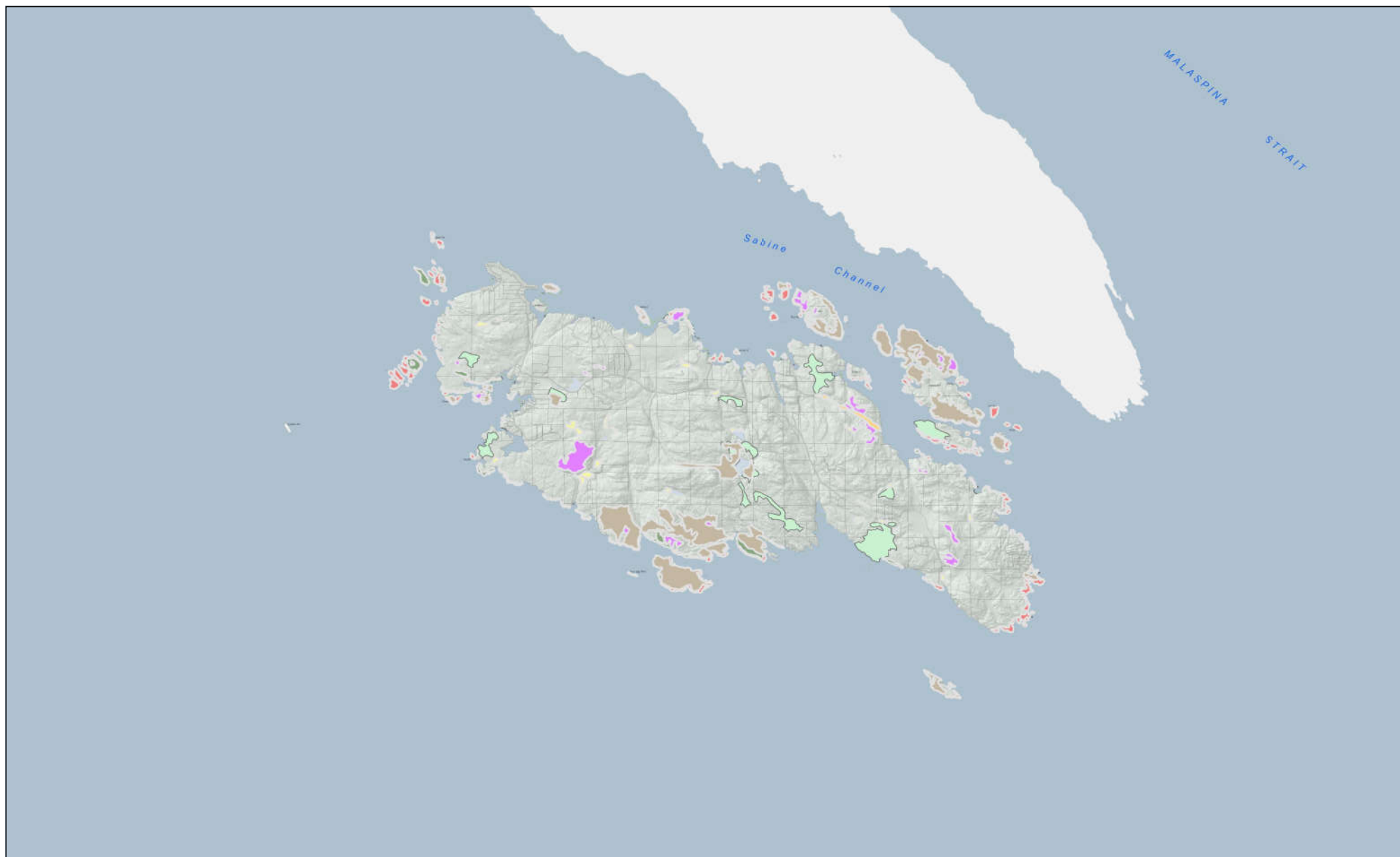
Resolution #: 2017-

Date: February

Budget

Budget Source: OCP/LUB Review and First Nations Engagement

Fiscal	Item	Cost
2016-2018	Technical consultation (legal and ecological)	\$3,000
2017-2018	Communication and outreach materials; shoreline event	\$1,500
2017-2018	Legislative Process (community information meetings; public hearing; advertising)	\$1,300
	Total	\$5,800



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February 13, 2017

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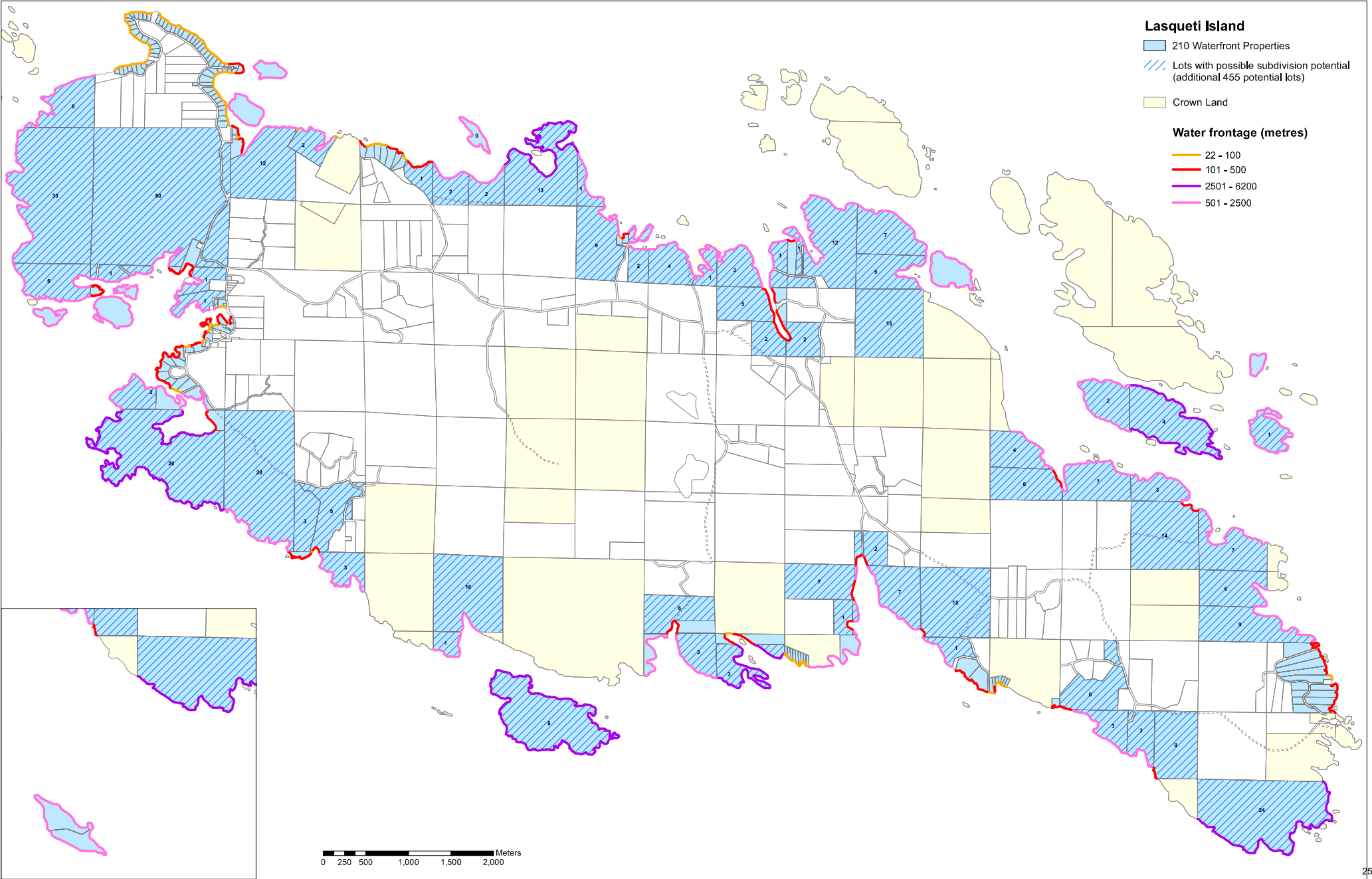


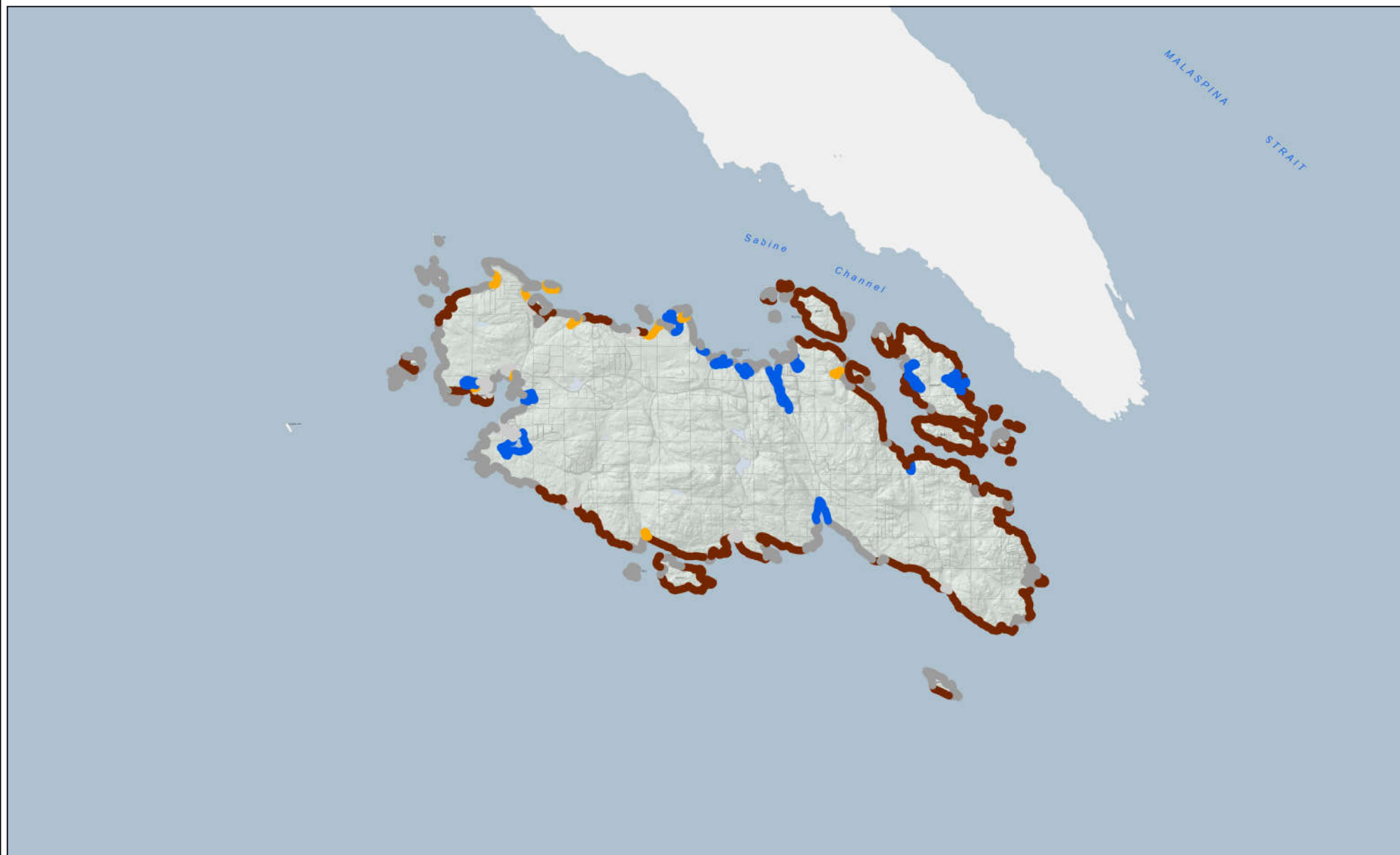
LEGEND - Base Maps

-  Property Boundary
-  Roads
-  Water Courses
-  Lakes
-  Zoning Boundary
- Zoning Class**
-  Not Zoned
-  Commercial/Industrial
-  Community
-  Residential
-  Resource
-  Water
- Contours**
-  Index Contour
-  Intermediate Contour

LEGEND - Operational Layers

- Eelgrass**
-  <all other values>
-  Flat
-  Patch
-  Fringing, Patchy
-  Fringing, Continuous
-  Fringing
-  Flat, Patchy
-  Flat Continuous
- Forage Fish**
-  Pacific Sandlance
-  Surf Smelt
-  Surf Smelt/Pacific Sandlance
-  **Bull Kelp**
- Sensitive Ecosystem Inventory (SEI)**
-  Freshwater
-  Wetland
-  Riparian
-  Older Forest
-  Cliff
-  Mature Forest
-  Intertidal
-  Herbaceous
-  Woodland
-  SAR Critical Habitat (Public)
- First Nations Reserves**





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February 13, 2017

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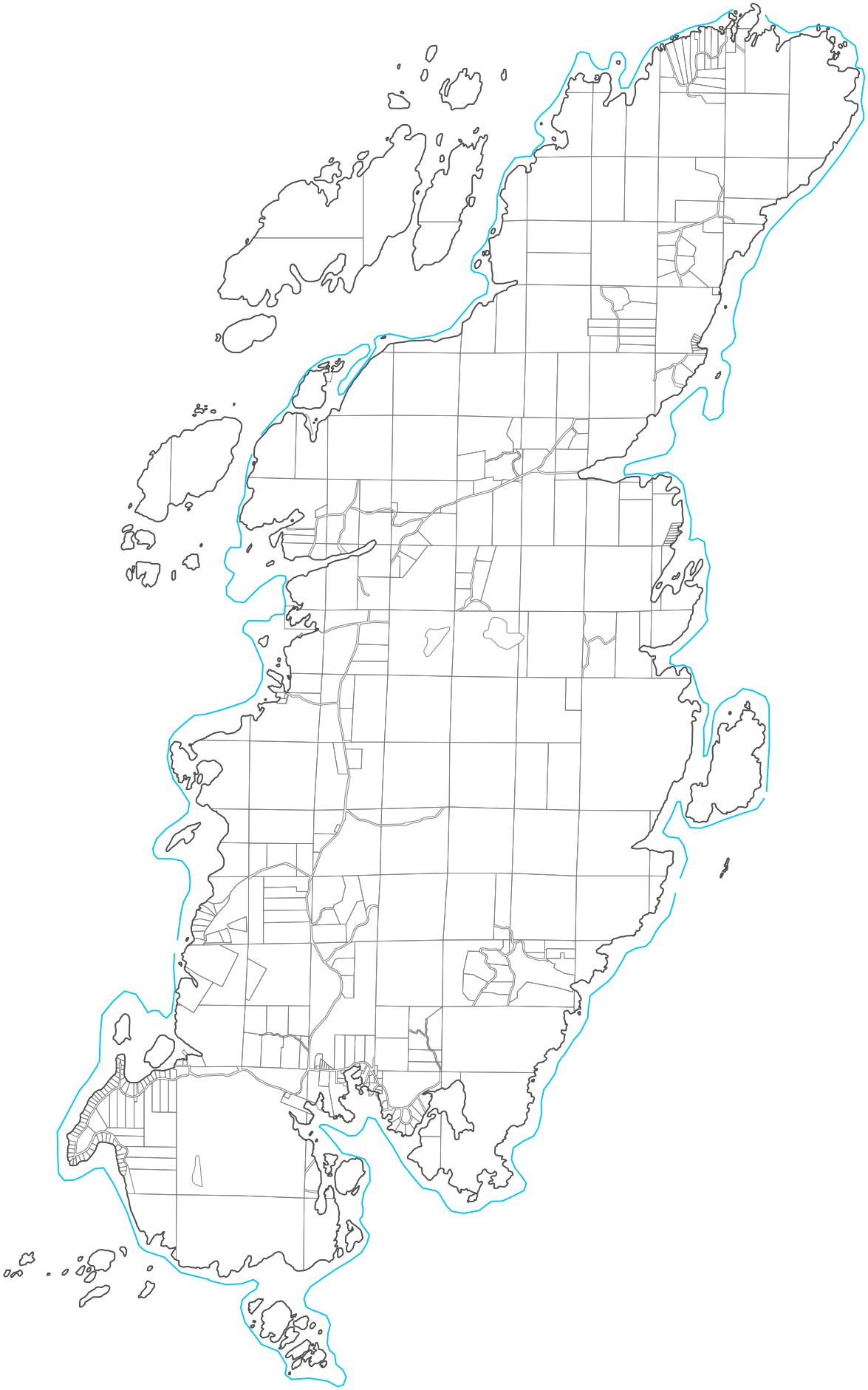


LEGEND - Base Maps

-  Property Boundary
-  Roads
-  Water Courses
-  Lakes
-  Zoning Boundary
- Zoning Class
 -  Not Zoned
 -  Commercial/Industrial
 -  Community
 -  Residential
 -  Resource
 -  Water
- Contours
 -  Index Contour
 -  Intermediate Contour

LEGEND - Operational Layers

- Shore Zones (Islands Trust)
 -  Bluffs
 -  Boulder/Cobble Beach
 -  Estuaries/Tidal Flats
 -  Pebble/Sand Beach
 -  Sea Cliff
- First Nations Reserves







File No.: 6480-05 – Aging At Home on
Lasqueti Island Project

DATE OF MEETING: February 20, 2017
TO: Lasqueti Island Local Trust Committee
FROM: Teresa Ritemann, Planner 2
Northern Team
COPY: Sonja Zupanec, Island Planner
SUBJECT: Phase 2: Implementation of the Aging at Home on Lasqueti Island Project

RECOMMENDATION

1. That the Lasqueti Island Local Trust Committee direct staff to review and draft amendments to the Official Community Plan as recommended in the *Aging at Home on Lasqueti Island Final Report (November 2016)*, including:
 - a. Objectives 7 and 8 to Section 3.1 Residential Land Use;
 - b. Policies 11, 12, 13, 14, and 15 to Section 3.1 Residential Land Use; and
 - c. Incorporating the objective to “support community initiatives to advance home support through a made in Lasqueti style home support service.”
2. That the Lasqueti Island Local Trust Committee request staff to refer to the Advisory Planning Commission for community input regarding Recommendations #6, #7, #9, and #11 of the *Aging at Home on Lasqueti Island Final Report (November 2016)*.
3. That the Lasqueti Island Local Trust Committee endorse the draft Project Charter – Aging at Home Project — Phase 2: Implementation — Version 1.0.

REPORT SUMMARY

The purpose of this report is:

1. To introduce a new Project Charter to cover the next phase of the Aging at Home on Lasqueti Island Project: the “Implementation Phase”. The draft Project Charter (attachment 1) provides detail and direction for implementation of five key recommendations in the consultant’s final report “Aging at Home on Lasqueti Island”, which the Lasqueti Island Local Trust Committee (LTC) decided to pursue as “In-Scope” for this phase of the project;
2. To offer the LTC various options of how the five “In-Scope” recommendations could be implemented in this phase of the project; and
3. To offer options for how to further consider/discuss Recommendations #9 and #11 from the consultant’s final report.

BACKGROUND

At the November 21, 2016 regular business meeting, the LTC received the consultant's Final Report "Aging at Home on Lasqueti Island". After requesting minor amendments to the report, the LTC discussed next steps for the Implementation Phase of the 13 total recommendations of the Aging at Home on Lasqueti Island Project. The LTC discussed and provided rationale for their decision to include five key recommendations which would be "In-Scope" for the Implementation Phase, and two recommendations which would need to be discussed further, as shown in the table below.

Recommendation # in Final Report	In-Scope or Out-of-Scope for Implementation Phase?	LTC rationale whether to pursue implementation or not...
1 & 2	OUT-OF-SCOPE	<i>Recommendations 1 & 2 may require Lasqueti to go on the grid, which is contradictory to the values of Lasqueti island residents.</i>
3 & 4	IN-SCOPE	n/a
5 (Only Objective 1)	IN-SCOPE	Objective 1 should be pursued, but not Objective 2, as it is already the purview of Lasqueti's Last Resort Society.
6 & 7	IN-SCOPE	n/a
8	OUT-OF-SCOPE	<i>Recommendation 8 does not fall under the jurisdiction of the LTC but that they could be supportive.</i>
9	TBD	APC input on Recommendation 9 should be received before LTC decides whether or not to pursue further.
10	OUT-OF-SCOPE	<i>In the recent past, the LTC was told by residents that False Bay is not to be considered special compared to any other area of the island; thus Recommendation 10 is not to be pursued.</i>
11	TBD	Recommendation 11 needs more discussion before LTC decides whether or not to pursue further.
12	OUT-OF-SCOPE	<i>Not the ideal time to pursue Recommendation 12.</i>
13	OUT-OF-SCOPE	<i>Leave Recommendation 13 with the LRS and if they need assistance in the future, the LTC will be willing to help.</i>

Staff also note that the Implementation Phase of the Aging at Home on Lasqueti Island Project is a separate project from the Official Community Plan (OCP)/Land Use Bylaw (LUB) review regarding foreshore/eelgrass protection, which is taking place simultaneously.

ANALYSIS

Policy/Regulatory

The Aging at Home on Lasqueti Island Project aligns with the Islands Trust Council Strategic Plan priorities including:

- 5.1 Use land use planning tools and decisions to improve the availability of affordable, accessible, appropriate housing (e.g. as described in Trust Council's Community Housing Toolkit); and
- 5.3 Use land use planning tools to address challenges of an aging population.

The project also works towards meeting Official Community Plan Objective 4:

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

When drafting any potential bylaw amendments, staff will consider key policies and regulations of LTC bylaws and the Islands Trust Policy Statement to ensure consistency.

Issues and Opportunities

Staff have created a table of options (including recommended options) for the implementation of the LTC-endorsed recommendations of the “Aging at Home on Lasqueti Island Final Report, November 2016”, included as attachment 2 to this report.

Consultation

Should the LTC wish to pursue Phase 2: Implementation of this project, Staff are recommending that the Lasqueti Island Advisory Planning Commission be consulted further on a number of topics, as recommended on page 1 of this report. Furthermore, any potential bylaw amendments that would be proposed as a result, would go through the required statutory process (bylaw readings, referrals, community engagement etc.).

Rationale for Recommendation

Given the clear direction of the LTC as to what is to be pursued as “in-scope” and “out-of-scope” for the implementation phase of the Aging at Home on Lasqueti project, as well what needs further discussion (suggested through a referral to the Lasqueti APC), staff is offering the recommendations as noted on page 1 of this report.

ALTERNATIVES

1. Request further information

The LTC may request further information prior to making a decision.

NEXT STEPS

If the recommendations on page 1 of the report are taken, Staff would refer the project to the APC for further consideration, as well as begin a review of the OCP and drafting of potential amendments.

Submitted By:	Teresa Ritemann Planner 2	February 1, 2017
Concurrence:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	February 10, 2017

ATTACHMENTS

1. DRAFT Project Charter – Aging at Home Project —Phase 2: Implementation — Version 1.0
2. Table of Options for the Implementation of the LTC-Endorsed Recommendations of the “Aging at Home on Lasqueti Island Project Final Report”

Purpose To implement select recommendations from the ‘Aging at Home on Lasqueti’ community consultation project, through targeted amendments to the Lasqueti Official Community Plan (OCP) and Land Use Bylaw (LUB).

Background The Lasqueti Island Local Trust Committee (LTC) undertook community consultation on the topic of ‘Aging at Home on Lasqueti’ throughout 2016, and contracted a consultant’s involvement. The consultant’s Final Report of recommendations was endorsed by the LTC in November 2016, and the LTC selected priority items from this Report to review in this implementation phase of the project.

Objectives

- To target OCP policies and LUB regulations for review, to support select recommendations from the Aging at Home on Lasqueti Island Final Report (November 2016);
- To develop a Communications Strategy (Survey, Community Information meeting etc.) to effectively engage property owners/residents during draft bylaw development, and clearly communicate project status and outcome.

In Scope

- Develop OCP objectives regarding flexible housing options and caregiver housing;
- Review expanded LB zone provisions for additional residential uses/districts/density/guest cabins;
- Develop OCP objectives and policies to support density transfer applications;
- Designate and zone appropriate lands for community service uses;
- Implement a Communications Strategy

Out of Scope

- Develop OCP vision statement or goals that articulates accessibility or inclusivity in general;
- Develop OCP objectives and policies specific to safe and accessible foot passenger ferry service;
- Develop new land-based OCP designations in False Bay area; and
- Develop new land-based zone districts for higher densities
- LTC partnership with Powell River RD for ride sharing and/or Last Resort Society for securing funding for support services.

Workplan Overview

Deliverable/Milestone	Date
LTC Endorse Project Charter	February 2017
Referral of in-scope items to APC as a working group with Project Planner	March 2017
Draft bylaw development, and community and First Nation engagement	Spring 2017
Legislative Process (bylaw readings, referrals, approval by EC and MCSCD)	Summer/Fall 2017
Final Reading (Adoption)	Winter 2017/Early 2018

Project Team

Teresa Ritemann	Project Manager
Ann Kjerulf	Project Sponsor
Lasqueti Advisory Planning Commission	Advisors to LTC

Budget

Budget Source: Special Projects / OCP & LUB Budgets

Fiscal	Item	Cost
2017-2018	OCP / LUB amendment process (public meetings and outreach, First Nation engagement etc.)	\$2,000.00
	Total	\$2,000.00

RPM Approval:

Ann Kjerulf

Date: Feb. 8, 2017

LTC Endorsement:

Resolution #:

Date:



ATTACHMENT 2: TABLE OF OPTIONS FOR THE IMPLEMENTATION OF THE LTC-ENDORSED RECOMMENDATIONS OF THE “AGING AT HOME ON LASQUETI ISLAND PROJECT FINAL REPORT”

Recommendations Pertaining to the Official Community Plan (OCP):

Recommendation # from the Final Report	Suggestions from the Consultant’s Final Report “Aging at Home on Lasqueti Island” (Nov 2016)	Notes and Options	Recommended Option	LTC Resolution Requested?
Recommendation #3	Amend Section 3.1 Residential Land Use to include two additional objectives: • Objective 7: To expand flexible housing options to support people aging at home. • Objective 8: To support and enable caregiver housing in the form of cottages or suites.	Section 3.1 states “The Lasqueti community wants to ensure that the existing patterns of low density land use and sustainable self-sufficient lifestyle continues.” – <i>Question: are cottages or suites considered low or medium density?</i> Planning Staff can review the rest of OCP to ensure consistency with the potential change(s).	Targeted review of these additions to the OCP.	Yes. See recommended resolution in Staff Report.

ATTACHMENT 2: TABLE OF OPTIONS FOR THE IMPLEMENTATION OF THE LTC-ENDORSED RECOMMENDATIONS OF THE “AGING AT HOME ON LASQUETI ISLAND PROJECT FINAL REPORT”

Recommendation # from the Final Report	Suggestions from the Consultant’s Final Report “Aging at Home on Lasqueti Island” (Nov 2016)	Notes and Options	Recommended Option	LTC Resolution Requested?
Recommendation #4	Amend Section 3.1 Residential Land Use to include additional policies: Policy 11 Support and facilitate development of multigenerational housing with more than one kitchen. Policy 12 Promote shared housing in one dwelling unit by unrelated adults to reduce isolation. Policy 13 Encourage construction of small houses as primary residences or a separate supplemental living space. Policy 14 Encourage construction of Abbeyfield cottages. Policy 15 Support a greater variety of housing types including cohousing and co-op housing clusters.	Planning Staff can review whether this is the most appropriate place in the OCP for these policies. (e.g. would they help Staff know what to do when we got a new rezoning application in the future?)	Targeted review of these additions to the OCP.	Yes. See recommended resolution in Staff Report.

ATTACHMENT 2: TABLE OF OPTIONS FOR THE IMPLEMENTATION OF THE LTC-ENDORSED RECOMMENDATIONS OF THE “AGING AT HOME ON LASQUETI ISLAND PROJECT FINAL REPORT”

Recommendation # from the Final Report	Suggestions from the Consultant’s Final Report “Aging at Home on Lasqueti Island” (Nov 2016)	Notes and Options	Recommended Option	LTC Resolution Requested?
Recommendation #5 (Only Objective #1)	Amend the OCP by adding a new Part: 4.0 Community Support and Health Services Goal: Community supports and health services for aging at home are suitable for Lasqueti Island and are available to everyone who needs them. Objectives Objective 1 Support community initiatives to advance home support through a made in Lasqueti style home support service. Objective 2 Encourage and support the creation of a Lasqueti Island based holistic health vision for an aging population. Advocacy Policies Advocacy Policy 1 Advocate, support and partner with a local society such as the Last Resort Society to create a volunteer based aging at home support program. Advocacy Policy 2 Advocate, support and partner with Island Health for a comprehensive, community based health strategy, using the new Health Centre as a physical focal point.	LTC felt that the Last Resort Society has a good handle on this already, and that the goal and objectives may be outside the purview of the LTC and better suited to a local community group (not “society” as mentioned in Advocacy Policy 1) to spearhead.	Targeted review of the additions of Objective 1 to the OCP wherever it may best fit.	Yes. See recommended resolution in Staff Report.



ATTACHMENT 2: TABLE OF OPTIONS FOR THE IMPLEMENTATION OF THE LTC-ENDORSED RECOMMENDATIONS OF THE *“AGING AT HOME ON LASQUETI ISLAND PROJECT FINAL REPORT”*

Recommendation # from the Final Report	Suggestions from the Consultant’s Final Report “Aging at Home on Lasqueti Island” (Nov 2016)	Notes and Options	Recommended Option	LTC Resolution Requested?
Recommendation #11	The LTC consider developing OCP objectives and policies to support density transfer applications.	Aim for a resolution at the February meeting: The LTC could decide whether they want Planning Staff to go ahead and draft this LUB amendment, or to first refer to the APC for comment.	Refer to Lasqueti APC for further discussion (would want community input before Planner dedicates further time on this)	Yes. See recommended resolution in Staff Report.

ATTACHMENT 2: TABLE OF OPTIONS FOR THE IMPLEMENTATION OF THE LTC-ENDORSED RECOMMENDATIONS OF THE “AGING AT HOME ON LASQUETI ISLAND PROJECT FINAL REPORT”

Recommendations Pertaining to the Land Use Bylaw (LUB):

Recommendation # from the Final Report	Suggestions from the Consultant’s Final Report “Aging at Home on Lasqueti Island” (Nov 2016)	Notes and Options	Recommended Option	LTC Resolution Requested?
Recommendation #6	Consider amending the LUB with an amendment to Section 4.2 Land Based (LB) as follows: Permitted Residential Uses Subject to lot size and/or location, and/or site review, dwelling types permitted may include: (a) Single unit dwelling (b) Dwelling with secondary suite with its own separate kitchen (c) Dwelling with two kitchens (duplex or multigenerational) (d) Accessory dwelling (e) Flex dwelling with up to three kitchens (f) Co-op housing in a cluster arrangement (g) Cohousing in a cluster arrangement	Recommendation 6 is more flexible (b/c <i>the user</i> is not defined), and Recommendation 7 has more regulatory process (which would be helpful for Staff when implementing or ensuring compliance)	Refer to Lasqueti APC for further discussion (would want community input before Planner dedicates further time on this)	Yes. See recommended resolution in Staff Report.

ATTACHMENT 2: TABLE OF OPTIONS FOR THE IMPLEMENTATION OF THE LTC-ENDORSED RECOMMENDATIONS OF THE “AGING AT HOME ON LASQUETI ISLAND PROJECT FINAL REPORT”

Recommendation # from the Final Report	Suggestions from the Consultant’s Final Report “Aging at Home on Lasqueti Island” (Nov 2016)	Notes and Options	Recommended Option	LTC Resolution Requested?
Recommendation #7	Consider amending Section 3.9 Dwellings and Guest Cabins Per Lot (5) Subject to a Temporary Use Permit OR by way of exception, a lot may have: a) An additional separate dwelling unit for a caretaker or for extended family. OR (b) A second kitchen within a residential dwelling for a caretaker or extended family. OR (c) A guest cabin with no occupation type or time limits OR subject to a Temporary Use Permit. (6) Subject to a minimum lot size of x AND/OR a maximum distance of y km to False Bay, a flexible dwelling of up to three units. (7) Subject to a minimum lot size of x, AND/OR a maximum distance of y km to False Bay, AND/OR an approved site plan, a co-op housing cluster of up to six (6) separate dwelling units. Consider amending Schedule C Subdivision District of the LUB to include an additional Subdivision District for Cohousing cluster development subject to a minimum lot size and maximum distance to services in False Bay. NOTE: Depending on choices made for an amendment to the LUB, additional amendments may be necessary in other Sections such as Section 3.11 Subdivision Regulations.	The LTC could decide whether they want Planning Staff to go ahead and draft this LUB amendment, or to first refer to the APC for comment.	Refer to Lasqueti APC for further discussion (would want community input before Planner dedicates further time on this)	Yes. See recommended resolution in Staff Report.

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Recommendation # from the Final Report	Suggestions from the Consultant’s Final Report “Aging at Home on Lasqueti Island” (Nov 2016)	Notes and Options	Recommended Option	LTC Resolution Requested?
Recommendation #9	Consider amending the LUB with any one or all of the following new zone districts as described in this section: • Part 4 Zone Provisions Land Based — Two Dwelling Zone (LB-2) • Land Based – Flexible Housing Zone (LB-FLEX) • Land Based – Cluster Housing Zone (LB-CLUSTER)	Aim for a resolution at the February meeting: if the LTC would like to refer this recommendation to the Lasqueti Island Advisory Planning Commission (APC) for comment <i>(LTC may also decide it’s still too early for APC referral?)</i>	Refer to Lasqueti APC for further discussion (would want community input before Planner dedicates further time on this)	Yes. See recommended resolution in Staff Report