



Lasqueti Island Local Trust Committee Regular Meeting Addendum

Date: October 23, 2017
Time: 11:00 am
Location: Judith Fisher Centre
#1 China Cloud Bay Road
Lasqueti Island, BC

	Pages
11. LOCAL TRUST COMMITTEE PROJECTS 11:40 AM - 12:40 PM	
11.2 <i>Marine Shoreline Protection Project - Staff Memorandum</i>	2 - 7
 --BREAK-- 12:40 - 12:55 	
13. NEW BUSINESS 1:25 PM - 1:45 PM	
13.3 <i>2018 Local Trust Committee Meeting Schedule - Staff Report</i>	8 - 9
13.4 <i>Learning from the Community Information Meeting Held on October 6, 2017 - Discussion</i>	



MEMORANDUM

File No.: 6480-05 Shoreline Protection Project

DATE OF MEETING: October 12, 2017
TO: Lasqueti Island Local Trust Committee
FROM: Sonja Zupanec, Island Planner
Northern Team
SUBJECT: Shoreline Protection Project Status

The Lasqueti Island Local Trust Committee (LTC) is asked to provide direction to staff on how it wishes to amend the objectives and/or scope of the Marine Shoreline Protection Project Charter (Attachment 1). The LTC recently passed a number of resolutions that alter the scope, objectives and work plan. A summary of LTC resolutions pertaining to this project is included for reference (Attachment 2). The summary of land use planning tools for marine shoreline protection that was considered by the LTC in February 2017 is also attached (Attachment 3) to assist the LTC in deliberating next steps for this LTC Top Priority project.

Following the Community Information Meeting held on October 6, 2017, the LTC is also asked to clarify next steps for this project pertaining to strategic First Nations engagement and early consultation.

Submitted By:	Sonja Zupanec, MCIP, RPP Island Planner	October 12, 2017
Concurrence:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	October 13, 2017

ATTACHMENTS

1. Attachment 1 – Marine Shoreline Protection Project Charter
2. Attachment 2 – Summary of LTC Resolutions
3. Attachment 3 – Summary of Land Use Planning Tools

Lasqueti OCP/LUB Review Project—Shoreline Protection- 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: Ann Kjerulf

Date: Feb 20, 2017

LTC Endorsement:

Resolution #: 2017

Date: February 20, 2017

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

ATTACHMENT #2

SUMMARY OF LTC RESOLUTIONS PERTAINING TO THE MARINE SHORELINE PROTECTION PROJECT

August 8, 2016

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

LA-LTC-2016-045

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee amend the Workplan Overview “Date” column of the draft Project Charter for the Official Community Plan and Land Use Bylaw review as follows:

- The third line, “Planning research; community engagement and consultation”, be changed to February 2017.
- The fourth line, “Draft bylaws presented to Local Trust Committee for review”, be changed to March 2017.
- The fifth line, “Community consultation and early referrals of draft bylaws”, be changed to April 2017.
- The sixth line, “Legislative process for proposed bylaw(s)”, be changed to June 2017.
- The seventh line, “Adoption of proposed bylaw(s) and communications materials” be changed to Fall 2017.

CARRIED

LA-LTC-2016-046

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee endorse the Lasqueti Island Official Community Plan and Land Use Bylaw Review Project Draft Charter as amended.

CARRIED

February 2017

LA-2017-002

It was MOVED and SECONDED,

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 Nature Conservancy as a working group to review and provide comments on a draft framework of policy and regulatory changes for LTC consideration.

CARRIED

June 2017

LA-2017-018

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff to prepare amending bylaws for community consultation and early referrals that generally reflect:

- a) Changes to the Official Community Plan and Land Use Bylaw as per Attachment 1 of the Staff Memorandum;
- b) Introduction of a new Marine Shoreline Development Permit Area as per Attachment 2 of the Staff Memorandum; and
- c) Updated subdivision regulations as per Attachment 3 of the Staff Memorandum.

CARRIED

LA-2017-019

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff mail out to all property owners/residents regarding the status of the project, scope of policy/regulatory changes, where to access project information, and opportunities for input.

CARRIED

LA-2017-020

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff to prepare a comprehensive early referral package for the Advisory Planning Commission, First Nations, Ministry of Agriculture, and Agricultural Land Commission.

CARRIED

LA-2017-021

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request that staff schedule a Community Information Meeting for September, 2017.

CARRIED

September 2017

LA-2017-024

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee initiate a community consultation process regarding Official Community Plan and Land Use Bylaw changes identified in the Shoreline Protection Project.

CARRIED

LA-2017-025

It was MOVED and SECONDED,

that the discussion in the Shoreline Protection Project regarding Development Permit and 30 metre setbacks be confined to sensitive shoreline areas, forage fish, and eelgrass-identified sites.

CARRIED

LA-2017-026

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee refer the Shoreline Protection Project now new direction back to the Advisory Planning Commission with a request to seek solutions to sensitive ecosystem protection and also marine zoning.

CARRIED

October 2017

LA-2017-034

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff to remove the Development Permit Area option from the Shoreline Protection Project.

CARRIED

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.



File No.: 3030-02 (LTC General)

DATE OF Meeting: October 23, 2017
TO: Lasqueti Island Local Trust Committee
FROM: Ann Kjerulf, Regional Planning Manager
Northern Team
SUBJECT: 2018 Local Trust Committee Meeting Schedule

RECOMMENDATION

1. That the Lasqueti Island Local Trust Committee schedule its regular business meetings on the following dates: February 19, April 23, June 4, July 23, September 24, and November 26.

DISCUSSION

Each Local Trust Committee (LTC) is asked to endorse, by resolution, its regular business meeting schedule for 2018. Tentative dates have been identified in relation to anticipated project commitments, application volumes, trustee availability, ferry schedules, statutory holidays, conferences, Trust Council, Trust Council Committees, Trust Fund Board, and available staff and financial resources. Tentative meeting dates are identified in Attachment 1.

If alternative dates are proposed, LTCs should avoid scheduling meetings on dates which may conflict with other planned meetings or events. Key dates are noted for reference in Attachment 1. Note, LTCs do not need to identify the planned start times or locations for meetings. Meeting details will be advertised in accordance with legislated notification requirements.

Submitted By:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	October 19, 2017
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ATTACHMENT

1. Tentative 2018 Northern Local Trust Committee Meeting Schedule

ATTACHMENT 1 – TENTATIVE 2018 NORTHERN LOCAL TRUST COMMITTEE MEETING SCHEDULE

LTC	Denman	Gabriola	Gambier	Hornby	Lasqueti	Thetis	Ballenas-Winchelsea
	January 23*	January 18	January 25	-	-	-	-
	-	-	-	February 9	February 19*	February 13*	-
	March 6	March 1*	March 8*	-	-	-	March 28
	-	April 12	April 19*	April 27*	April 23	April 17	-
	May 1	May 3*	May 24	-	-	-	-
	June 12*	June 14	June 28	June 8	June 4*	June 5*	-
	-	July 12	July 26	-	July 23	July 10*	July 18
	August 7	August 16*	-	August 3*	-	August 28*	-
	-	September 27*	September 6*	September 28*	September 24	-	-
	October 2	-	-	-	-	-	-
	-	November 22*	November 15*	November 30*	November 26	November 20	-
	December 4	-	-	-	-	-	December 12
Total	7	9	8	6	6	6	3

Day	1 st Tuesday	2 nd Thursday	4 th Thursday	2 nd Friday	4 th Monday	3 rd Tuesday	Wednesday
Time	9:30 am	10:15 am	10:30 am	11:30 am	11:00 am	9:15 am	10:30 am
Location	Denman Seniors Hall	Gabriola Arts Council	TBD	Room to Grow	Judith Fisher Centre/The Arts Centre	Thetis Community Centre	TBD

**Meeting moved from designated day due to scheduling conflict*

Key Dates

Stat Holidays	Jan. 1; Feb.14; Mar 30, Apr 2; May 21; July 2; Aug.6; Sept.3; Oct.8; Nov.12; Dec.25,26
LGLA Conference	Jan 31-Feb.2
Trust Council	March 13-15, June 19-21, Sept 18-20 (tentative), Nov 6-8 (tentative)
Executive Committee	Jan 17, Feb 7, 28, Mar 13, Apr 11, May 9, June 6, 19, July 18, Aug 15, Sept 5, 18, Oct. 10, 24, Nov 6, 28, Dec 12
Financial Planning Committee	Jan 16, Feb 21, May 30, Aug 9, Oct 17
Trust Fund Board	Feb. 6, Apr. 3, May 29, July 17, Sept 25, Nov 20
Trust Programs Committee	Feb 13, May 22, Aug 21, Oct 9
Local Planning Committee	Feb 15, May 24, Aug 23, Oct 11
SD 79 (Cowichan) Spring Break	Mar 12-23
SD 46 (Sunshine Coast) Spring Break	Mar.19-Apr 2
SD 68 (Nanaimo) Spring Break	Mar.19-Apr 2
SD 71, 79 (Comox) Spring Break	Mar 26-Apr 6
Salish Sea Ecosystem Conference	Apr 4-6
AVICC Conference	April 13-15
LGMA Conference	May 15-17
PIBC Conference	May 29-June 1
CIP Conference	June 19-22
UBCM Conference	Sept. 10-14