



Lasqueti Island Local Trust Committee

Regular Meeting Revised Agenda

Date: August 13, 2021
Time: 11:00 am
Location: Judith Fisher Centre
#1 China Cloud Bay Road
Lasqueti Island, BC

	Pages
1. CALL TO ORDER	11:00 AM - 11:05 AM
Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."	
2. APPROVAL OF AGENDA	
3. REPORTS	11:05 AM - 11:30 AM
3.1. Trustee Reports	
3.2. Chair's Report	
3.3. Electoral Area Director's Report	
4. TOWN HALL	11:30 AM - 11:40 AM
5. MINUTES	11:40 AM - 11:45 AM
5.1. Local Trust Committee Minutes dated June 21, 2021 - for adoption	4 - 13
5.2. Section 26 Resolutions-Without-Meeting Report dated July 26, 2021	14 - 14
5.3. Advisory Planning Commission Minutes - none	
6. BUSINESS ARISING FROM MINUTES	11:45 AM - 11:55 AM
6.1. Follow-up Action List dated August 5, 2021	15 - 17
6.2. Electronic Meetings - Memorandum	18 - 27
7. APPLICATIONS AND REFERRALS	11:55 AM - 12:10 PM

7.1. LA-SUB-2021.1 (Johnson - JE Anderson and Associates) - 10% Lot Frontage Waiver - Staff Report 28 - 32

8. LOCAL TRUST COMMITTEE PROJECTS 12:15 PM - 12:30 PM

9. DELEGATIONS - none

10. CORRESPONDENCE

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

11. NEW BUSINESS

12. REPORTS 12:30 PM - 12:40 PM

12.1. Trust Conservancy Report - March 25, 2021 and July 13, 2021 33 - 37

12.1.1. The Heron - Spring 2021 38 - 45

12.1.2. The Heron - Summer 2021 46 - 49

12.2. Applications Report dated August 5, 2021 50 - 50

12.3. Trustee and Local Expense Report dated May, 2021 51 - 51

12.4. Adopted Policies and Standing Resolutions 52 - 54

12.5. Local Trust Committee Webpage

13. WORK PROGRAM 12:40 PM - 1:00 PM

13.1. Top Priorities Report dated August 5, 2021 55 - 55

13.2. Projects List Report dated August 5, 2021 56 - 56

----- **BREAK 1:00 PM TO 1:30 PM** -----

14. COMMUNITY INFORMATION MEETING 1:30 PM - 3:00 PM 57 - 102

Lasqueti Island Official Community Plan (OCP) Comprehensive Review - Proposed Bylaw No. 98

14.1. *Timing of Public Hearing - for discussion*

15. UPCOMING MEETINGS

15.1. Next Regular Meeting Scheduled for Monday, October 4, 2021 at 11:00 am at Judith Fischer Centre, #1 Cloud Bay Road, Lasqueti Island, BC

16. ADJOURNMENT

3:05 PM - 3:05 PM



Lasqueti Island Local Trust Committee Minutes of Regular Meeting

Date: June 21, 2021
Location: Electronic Meeting

Members Present: Peter Luckham, Chair
Peter Johnston, Local Trustee
Timothy Peterson, Local Trustee

Staff Present: Heather Kauer, Regional Planning Manager
Wil Cottingham, Administrative Assistant
Dave Olsen, Recorder

Others Present: Andrew Fall, qRD Regional Director
There were 1 members of the public in attendance.

1. CALL TO ORDER

Chair Luckham called the meeting to order at 9:30 am. He acknowledged that the meeting was being held in territory of the Coast Salish First Nations and introduced the staff and Trustees.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

2.1 Rise and Report - closed meeting session April 26, 2021

The Chair reported that the Trustees received a legal opinion and adopted the minutes of the previous *in-camera* meeting.

3. REPORTS

3.1 Trustee Reports

Trustee Peterson reported:

- That he is a member of the Regional Planning Committee; and
- The Trust Programs Committee, which has been working on the Trust Policy Statement for the upcoming Trust Council Special Meeting on July 8, 2021.

Trustee Johnston reported:

- That the Snaw-Naw-As First Nation has completed their draft management plan for their First Nations Woodlot License and it does not include any logging on Lasqueti Island;
- That the Safe Island proposal recently had an open house with only a handful of people in attendance.
- At the April 26, 2021 meeting, he incorrectly reported that there were to be three types of enclosures; in fact, there are only to be enclosures to exclude sheep.

3.2 Chair's Report

Chair Luckham reported:

- That there was a recent June Trust Council meeting;
- That the Policy Statement work is advancing;
- That he has been involved in oil spill exercises and southern Salish Sea anchorage discussions.

3.3 Electoral Area Director's Report

Director Fall reported that he attended a "C3 meeting" on May 12, 2021 between the Tla'amin First Nation, City of Powell River and qathet Regional District. One topic was place names and it was learned that the city and town site was named after Israel Powell, the Superintendent of Indian Affairs from 1871-1889. There is a report from 1873, written by Superintendent Powell, available online. He noted that Powell played a primary role in establishing residential schools and that place names can keep painful colonial history alive and could play a role in the reconciliation process.

4. TOWN HALL

A member of the public noted that the Town Hall portion is not useful because at this point in the meeting she has nothing to say. She would prefer to speak at the end of the meeting.

She also asked that all fuel outlets be treated the same way and that they are waiting for a decision from the Islands Trust regarding whether the definition of home-based business includes gasoline dispensing.

A member of the public noted that the public engagement process for the OCP Review Project has been compromised by over weighting Andrew Fall's letter and making it more significant than 40 other letters.

He also noted that the Lasqueti Island Nature Conservancy does not want to be named in this bylaw.

5. MINUTES

5.1 Local Trust Committee Minutes dated April 26, 2021 - for adoption

The following amendments to the minutes were presented for consideration:

Under 3.1 Trustee Reports, first paragraph under Trustee Johnston, delete the word "informal".

Under 3.1 Trustee Reports, third paragraph under Trustee Peterson, change "they are working on their policy statement" to "they are working on the policy statement."

Under Section 8.3, near the bottom of page 9, change "The following information was contained in an email written by Trustee Johnston" to "The following information from Director Fall was contained in an email".

The policy regarding when individual Trustees are named in the minutes was raised and the following was noted:

- Staff offered to work on the policy to make it more consistent.

- Trustee Johnston asked that he be identified each time.
- Trustee Peterson suggested that Carmen Thiel be consulted before making any changes.

By general consent the minutes of April 26, 2021 were adopted as amended.

5.2 Section 26 Resolutions-Without-Meeting Report dated June 14, 2021 – Received for Information

5.3 Advisory Planning Commission Minutes - None

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-up Action List dated June 14, 2021

Received.

6.2 Islands Trust Model Strategy for Antenna Systems - consideration of adoption

Staff noted that a motion was made to pass this by RWM but the timing of this work did not allow for that.

She noted that if any changes were proposed, it would make this a project and it would need to wait until there was staff time available. However, it could be adopted, as is, today.

Trustees noted:

- That David and Laura Slik's letter suggested that the Model Bylaw be amended to account for the special needs that Lasqueti would require.
- The Lasqueti Island Internet Access Society (LIAS) has applied to build a tower on Crown land behind Pete's Lake.
- This has been on our Projects List and want to leave it on the Projects List.
- It does not include First Nation's cultural sites as a discouraged site.

The Chair advised that this document has its limitations but that it is better than nothing. In the absence of resources to take this on as a project, it is a good stopgap measure.

LA-2021-022

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee adopt, on an interim basis, the Islands Trust Model Strategy for Antenna Systems.

CARRIED

7. APPLICATIONS AND REFERRALS – none

The Chair recessed the meeting at 10:36am and reconvened the meeting at 10:42am.

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Official Community Plan (OCP) Project - Staff Report

Staff introduced the report and the following was noted:

- The most recent revisions were identified.

- Although the recommendation is to adopt it and give it second reading, if the process feels too quick, the process could instead focus on the changes made to date.
- After a Public Hearing, substantial changes cannot be made and Trustees cannot receive any more public input; minor changes that do not change its intent could still be made.

The Chair noted that August is an optimal time for a Public Hearing.

Trustees noted that staff have done a great job of incorporating everything that was requested at the last meeting.

LA-2021-023

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee amend Bylaw No. 98, cited as “Lasqueti Island Official Community Plan, 2020”, as follows:

- a. “BYLAW REPEAL,” delete “2. Bylaw No. 27 cited as “Lasqueti Island Trust Committee Bylaw Infraction Investigation Bylaw No. 27, 1990” is repealed’, in its entirety;
- b. PART 3 – OFFICIAL COMMUNITY PLAN, Section Community Context, add the following text directly under the section heading:

“Coast Salish Peoples, including the Tla’amin, have lived and resided on or near Lasqueti Island since time immemorial.

The history of Coast Salish Peoples is sustained in the language, place names, village sites, cultural and sacred sites that encompass the whole of the Islands Trust Area. Coast Salish Peoples have seen and lived the transformation of their lands and waters since contact. This tide of change has greatly impacted the eco-system that sustained them, and the cultural heritage of the first peoples of the Salish Sea. Coast Salish Peoples have and will continue to be a thriving people, government, and community, connected to the lands and waters through spiritual, cultural, and traditional knowledge for generations to come.

The Tla’amin Peoples speak a language called Sliammon, and have a rich and vibrant economic, social, cultural, and spiritual life that is connected to these lands and waters. The lands and waters of the Tla’amin Peoples is enriched with history, place names, village sites, cultural sites, and sacred sites and the islands and waters form the basis of their language, culture, and spiritual life within the Salish Sea.

The importance and inherent rights and jurisdiction that this area holds to the Tla’amin Peoples continues now and into the future and the stewardship of these lands and waters for their children’s children endures.”

- c. PART 3 – OFFICIAL COMMUNITY PLAN, in the Section titled Community Context, delete the first sentence in its entirety.
- d. PART 3 – OFFICIAL COMMUNITY PLAN, in the Section titled Community Context, in the second sentence delete the words “the island” and replace with the words “Lasqueti Island”.

- e. PART 3 – OFFICIAL COMMUNITY PLAN, Section 3.1 Environmental Stewardship, Subsection General Objectives, Objective 1, delete the word “and” after “nature reserves” and add the words “and marine protected areas” after “conservation covenants.”
- f. PART 3 – OFFICIAL COMMUNITY PLAN, Section 3.1 Environmental Stewardship, Subsection Conservation Objectives, Objective 2, add the words “and storage” after “sequestration.”
- g. PART 3 – OFFICIAL COMMUNITY PLAN, Section 3.1 Environmental Stewardship, Subsection Conservation Objectives, Objective 3, replace the word “forest” with “ecosystem,” and add the words “including forest connectivity” after “connectivity.”
- h. PART 3 – OFFICIAL COMMUNITY PLAN, 3.2 Resource Stewardship, Subsection Natural Resources, General Advocacy Policies, Advocacy Policy 3, delete the text in its entirety and replace with “Encourage a community-led process to identify a scientifically-based land and marine conservation targets that meet habitat needs for all species.”
- i. PART 3 – OFFICIAL COMMUNITY PLAN, Section 3.2 Resource Stewardship, Subsection Recreational Resources, Recreational Resources Policies, Policy 3, delete the words “trail and parks” and replace it with “trails, parks and other types of protected areas”.
- j. PART 3 – OFFICIAL COMMUNITY PLAN, 3.3 Community Stewardship, Subsection Economy, Economy Policies, delete Policy 2 in its entirety.
- k. PART 3 – OFFICIAL COMMUNITY PLAN, 3.5 Land Use, add a new subsection directly following the Section heading as follows: “Land Base (LB) Lands within the Land Based designation can include agricultural, residential, commercial, or industrial uses.”
- l. PART 3 – OFFICIAL COMMUNITY PLAN, Section 3.5 Land Use, Subsection Commercial and Industrial, Advocacy Policies, insert new Advocacy Policies 5, 6, and 7 as follows and make such consequential numbering alterations to effect this change:

Advocacy Policy 5 The Lasqueti Local Trust Committee encourages the Agricultural Land Commission and Ministry of Agriculture to revise existing Agricultural Land Reserve (ALR) boundaries to reflect actual agricultural capability, considering factors such as slope, aspect, drainage, and soil texture and depth.

Advocacy Policy 6 The Lasqueti Local Trust Committee encourages the Agricultural Land Commission and Ministry of Agriculture to recognize conservation of ecosystems as an important and valid use of Agricultural Land Reserve lands on Lasqueti Island and to support the establishment of nature reserves and the registration of conservation covenants on ALR lands with high conservation value

Advocacy Policy 7 The Lasqueti Local Trust Committee encourages the Agricultural Land Commission and Ministry of Agriculture to recognize that large-scale commercial agriculture is not necessarily the most productive use of ALR land on

Lasqueti Island, and that successful food- production on Lasqueti Island is labour-intensive and often involves areas of 0.5 to 5 ha under cultivation. Restrictions on parcel sizes and residential density within ALR land on Lasqueti Island should be based on consideration of the benefits of small-scale farming and homesteading.

- m. PART3–OFFICIAL COMMUNITY PLAN, Section 3.5 Land Use, Subsection Commercial and Industrial, Policies, delete Policy 18 in its entirety and make the consequential numbering alterations to effect this change.
- n. PART 3 – OFFICIAL COMMUNITY PLAN, Section 3.5 Land Use, insert new Subsections and related language directly after Subsection Hazardous Conditions, policy 2 as follows:

Marine (M) The complex geography and geology of Lasqueti Island and surrounding islands and waters have produced a tremendous diversity of coastal and marine habitats. Unique relationships exist between terrestrial, fresh water and marine areas; as a result, coastal ecosystems are the most diverse and productive of all ecosystems. Significant recreational, commercial, industrial and residential activities occur within the shoreline area and this sensitive area is under intense pressure from development and human activity. The Marine land use designation is intended to implement the Objectives and Policies related to Marine Coastal Areas.

Parks and Protected Areas (PPA) Scenic qualities provide a rural setting and pleasant pastoral views throughout Lasqueti Island. Voluntary stewardship of land is the primary means by which this feature of island living is maintained. Protection of environmentally sensitive areas and at-risk species and their habitats and significant natural sites is a fundamental Islands Trust policy. The Protected Areas land use designation is intended to implement the Objectives and Policies related to Conservation and Recreation.

- o. Schedule B, Land Use Designation Map, is deleted in its entirety and replaced by Schedule B, Land Use Designation Map, dated June 8, 2021 attached to and forming part of this bylaw.

CARRIED

Entries with a “No recommendation from staff” and similar notation under the column heading of “Staff Comment” in the Table of Public Comments on 1st Reading Draft that begins on page 109 of the April 26, 2021 Agenda package were reviewed by Trustees.

LA-2021-024

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee request staff to amend the “Approach” Section of PART 3 – OFFICIAL COMMUNITY PLAN, by adding the phrase “the Local Trust Committee will use the precautionary principle when making Land Use decisions.”

CARRIED

Trustees noted that they saw no mention of the word sheep in the new draft of the OCP and were content with that.

LA-2021-025

It was MOVED and SECONDED

that Lasqueti Island Local Trust Committee Bylaw No. 98, cited as “Lasqueti Island Official Community Plan, 2020”, be read a second time, as amended.

CARRIED

LA-2021-026

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee endorse the revised Project Charter for Official Community Plan/Land Use Bylaw Review Project, dated June 2021, as amended.

CARRIED

LA-2021-027

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee request that staff refer proposed Bylaw No. 98 to the following First Nations and agencies for comment:

a. First Nations:

- Lyackson First Nation
- Stz’uminus First Nation
- Ts’uubaa-asatx First Nation
- Halalt First Nation
- Cowichan Tribes
- Penelakut Tribe
- Tla’amin First Nation
- T’Mexw Treaty Association
- Sechelt First Nation
- Nanwakolas Council
- Snaw-Naw-As First Nation
- Wei Wai Kum Nation
- K’omoks First Nation
- Qualicum First Nation

b. Agencies:

- Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD)
- Agricultural Land Commission.

CARRIED

Staff advised that the public can ask questions at a Community Information Meeting whereas they can only give their opinion at a Public Hearing.

The Chair advised that the best time to register an opinion officially is at a Public Hearing.

Staff noted that the referral period would only be a month, which is a short timeframe for First Nations and Agencies to review it, and that staff will be taking vacations in August as well. Staff advised that they could find potential dates and poll the Trustees.

LA-2021-028

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee request staff to schedule a Community Information Meeting and Public Hearing for Bylaw No. 98, cited as “Lasqueti Island Official Community Plan, 2020” at a suitable date in August 2021.

CARRIED

LA-2021-029

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 98, cited as “Lasqueti Island Official Community Plan, 2020”, is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

The Chair recessed the meeting at 12:46pm and reconvened the meeting at 1:16pm.

8.2 Amending the Lasqueti Meeting Procedure Bylaw to Allow Electronic Meetings – discussion

Staff advised that electronic meetings could still be held for three months after the emergency order is lifted. If Bill 10 does not include Islands Trust, then after the three months, all meetings would need to be in-person.

LA-2021-030

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee request staff to prepare a report on what would be necessary to change the meeting procedures bylaw to permit electronic meetings.

CARRIED

9. DELEGATIONS - none

10. CORRESPONDENCE - none

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

11. NEW BUSINESS

11.1 Local Trust Committee Meeting Guidelines and Public Input – discussion

Trustees noted that Section 2.6 allows members of the public to speak during meetings.

11.2 Non-compliance with Land Use Bylaw - discussion

The Chair advised that Trustees could remind the public about existing bylaws but that the only formal mechanism to deal with non-compliance is to file a complaint in writing. He noted that the Capital Regional District is in the process of setting up a business licensing system for the southern Gulf Islands to address the issue of short-term rentals.

Staff advised that a new part-time staff member will be hired to help with communications regarding bylaws.

Trustees noted that Bylaw Enforcement could do pro-active searches regarding the advertising of short-term rentals.

12. REPORTS

12.1 Trust Conservancy Report - none

12.2 Applications Report dated June 14, 2021 – Received for Information

12.3 Trustee and Local Expense Report - none

12.4 Adopted Policies and Standing Resolutions – Received for Information

12.5 Local Trust Committee Webpage

The Chair noted that the new version launched recently.

13. WORK PROGRAM

13.1 Top Priorities Report dated June 14, 2021

LA-2021-031

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee request staff to amend Top Priority 3: Model Cell Tower Strategy by adding after the words “and First Nation Cultural Sites.” after the words “electrical supply”.

CARRIED

13.2 Projects List Report dated June 14, 2021

Trustee Johnston advised that the Community Shoreline Values Mapping project was never intended to be a project rather that the intention was that one of the Trustees and the Regional Director would lead a community exploration and mapping.

The Chair advised deleting the project from the list.

LA-2021-032

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee request staff to change Project 4: Community Shoreline Values Mapping to “Trustee to lead community mapping of values along the shorelines of Lasqueti Island.”

CARRIED

14. CLOSED MEETING - none

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Monday, August 9, 2020 at 9:30 am - Location to be determined

LA-2021-033

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee request staff to cancel their August 9, 2021 meeting.

CARRIED

LA-2021-034

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee request staff to schedule a Special Meeting on the same day as the Community Information Meeting and Public Hearing for the Official Community Plan update.

CARRIED

16. ADJOURNMENT

By general consent the meeting was adjourned at 1:54 pm.

Peter Luckham, Chair

Certified Correct:

Dave Olsen, Recorder

DRAFT



Islands Trust

Resolutions Without Meetings Log

Lasqueti Island

Resolution Number	Action	Date
2021-005 "That the Lasqueti Island Local Trust Committee request staff to reschedule the regular Local Trust Committee meeting of August 9, 2021 to August 13, 2021 and include a Community Information Meeting for Bylaw No. 98, cited as "Lasqueti Island Official Community Plan, 2020", at that meeting".	Carried	15-Jul-2021
2021-004 "That the Lasqueti Island Local Trust Committee rescind motion LA-2021-028 "that the Lasqueti Island Local Trust Committee request staff to schedule a Community Information Meeting and Public Hearing for Bylaw No. 98, cited as "Lasqueti Island Official Community Plan, 2020" to a suitable date in August 2021."	Carried	09-Jul-2021

Follow Up Action Report

Lasqueti Island

28-Oct-2019

Activity	Responsibility	Dates	Status
<p>1 Staff to update the Project Charter (PJ) for the Freshwater Sustainability Project with LTC endorsement Oct. 28, 2019 and bring back revisions to the PJ to include Ag Water Demand Model and groundwater recharge and availability assessment.</p> <p>UPDATE: the LTC rescinded this motion on April 26, 2021 and asked staff to draft a new project charter to reflect a new project.</p>	William Shulba		In Progress

26-Apr-2021

Activity	Responsibility	Dates	Status
1 The LTC requested staff to apply a numbering system and the Islands Trust Style Guide to a future reading of OCP bylaw No. 98.	Heather Kauer		In Progress
2 Staff to coordinate with Hegus John Hackett to set up a meeting with Tla'amin.	Lisa Wilcox		In Progress

21-Jun-2021

Activity	Responsibility	Dates	Status
1 The Lasqueti Island Local Trust Committee amend Bylaw No. 98, cited as 'Lasqueti Island Official Community Plan, 2020', consistent with recommendation #2 of the June 21, 2021 staff report.	Becky McErlean Heather Kauer		Completed

Follow Up Action Report

Lasqueti Island

21-Jun-2021

Activity	Responsibility	Dates	Status
<p>2 Amend Bylaw No. 98, cited as "Lasqueti Island Official Community Plan, 2020", as follows: PART 3 - OFFICIAL COMMUNITY PLAN, Section Approach, add the following text at the end of the first paragraph: "The LTC will use the precautionary principle when making land use decisions."</p>	<p>Becky McErlean Heather Kauer</p>		<p>Completed</p>
<p>3 Lasqueti Island Local Trust Committee Bylaw No. 98, cited as "Lasqueti Island Official Community Plan, 2020", be read a second time, as amended.</p>	<p>Becky McErlean Heather Kauer</p>		<p>Completed</p>
<p>4 the Lasqueti Island Local Trust Committee endorse the revised Project Charter for Official Community Plan/Land Use Bylaw Review Project, dated June, 2021, as amended.</p>	<p>Heather Kauer</p>		<p>Completed</p>
<p>5 Staff to schedule a CIM and Public Hearing for the OCP and schedule a special business meeting for the same day. <i>Scheduled Business meeting & CIM only - Friday, August 13, 2021 @ Judith Fisher Centre. Business mtg 11:00am, CIM 1:30pm.</i></p>	<p>Becky McErlean Heather Kauer Wil Cottingham</p>		<p>Completed</p>
<p>6 Staff to prepare a report on electronic meetings addressing the LTCs meeting procedures bylaw and related Provincial regulations.</p>	<p>Heather Kauer</p>		<p>Completed</p>



Follow Up Action Report

Lasqueti Island

21-Jun-2021

Activity	Responsibility	Dates	Status
7 Staff to refer proposed Bylaw No. 98 to the First Nations and FLNRORD as listed in the OCP staff report of June 21, 2021 as well as the Agricultural Land Commission.	Becky McErlean Heather Kauer		Completed
8 Staff to amend Top Priority "3: Model Cell Tower Strategy" by adding after the words "electrical supply," and "First Nation Cultural Sites."	Heather Kauer		Completed
9 Staff to change Project "4: Community Shoreline Values Mapping" to "Trustee to lead community mapping of values along the shorelines of Lasqueti Island."	Heather Kauer		Completed



File No.:

DATE OF MEETING: August 13, 2021

TO: Lasqueti Island Local Trust Committee

FROM: Heather Kauer, Regional Planning Manager
Northern Team

SUBJECT: Electronic Meetings

PURPOSE

The purpose of this memo is to respond to an LTC request that staff provide information on electronic meetings going forward.

DISCUSSION

At their June 26, 2021 regular meeting, the Lasqueti Island Local Trust Committee asked staff to prepare a report on electronic meetings addressing the LTC’s meeting procedures bylaw and related Provincial regulations.

As noted in Attachment 1 of this memo, “Since June 17, 2020, local governments have been operating under Ministerial Order [M192](#), which allows all meetings and public hearings to be conducted electronically during the COVID-19 pandemic...On June 1, 2021, [Bill 10 Municipal Affairs Statutes Amendments Act](#) was passed. Bill 10 includes change to the Community Charter to provide permanent authority for municipalities to choose, by bylaw, whether to conduct regular and committee meetings electronically (in addition to special meetings already authorized under the Charter). These new rules will come into force by regulation on September 29, 2021 after the authority to hold electronic meetings under the CRMA and M192 expires on September 28, 2021.”

In order for the Lasqueti Local Trust Committee to be able to conduct electronic business meetings on a permanent basis, the regulations above must first be in effect. Once the regulations are in effect, Lasqueti Island Meeting Procedures Bylaw would need to be amended, and Islands Trust would need to have the technological and staffing resources necessary to facilitate electronic meetings.

The Director of Local Planning Services recommends that amendments to Meeting Procedures Bylaws be commenced after the Provincial regulations are in effect and after Trust Council reconsiders adding a staff person that would facilitate electronic meetings at their September, 2021 quarterly meeting.

Submitted By:	Heather Kauer, MPA, RPP, MCIP, AICP Regional Planning Manager	July 30, 2021
---------------	--	---------------

ATTACHMENT

1. B.C. Guidance for adapting to the new electronic meetings framework, dated July 7, 2021



Guidance for Adapting to the New Electronic Meetings Framework

Introduction

This document provides municipal councils, regional district boards, Islands Trust local trust committees and local government staff with information about the new electronic meetings rules and best practices to consider when amending a procedure bylaw to allow for electronic meetings.

Since June 17, 2020, local governments have been operating under Ministerial Order [M192](#), which allows all meetings and public hearings to be conducted electronically during the COVID-19 pandemic. M192 became part of the [COVID Related Measures Act](#) (CRMA) on July 8, 2020.

COMMON QUESTIONS: Electronic meetings vs electronic participation

Electronic meetings, if authorized by bylaw, are meetings where all members of a council or board may participate electronically (e.g., videoconference, audioconference or telephone).

Electronic participation, if authorized by bylaw, allows for a hybrid meeting where some members of a council or a board attend in person, and other members attend by electronic means.

On June 1, 2021, [Bill 10 Municipal Affairs Statutes Amendments Act](#) was passed. Bill 10 includes change to the Community Charter to provide permanent authority for municipalities to choose, by bylaw, whether to conduct regular and committee meetings electronically (in addition to special meetings already authorized under the Charter). These new rules will come into force by regulation on September 29, 2021 after the authority to hold electronic meetings under the CRMA and M192 expires on September 28, 2021.

Amended Sections of the Community Charter

- Section 128, 128.1, 128.2, 128.3

Ministry of Municipal Affairs

Governance and Structure Branch
Local Government Division

Mailing Address:
Po Box 9839, STN PROV GOVT
Victoria, BC V8W 9T1

Phone: 250 387-4020
Fax: 250 387-7972

Location:
4th Floor, 800 Johnson Street

www.gov.bc.ca/muni

Further work will be done to update regulations and align meeting rules to ensure that the new, broader electronic meeting authorities apply to all local governments, including the City of Vancouver, regional districts and the Islands Trust. The intention is that the updated regulations will be brought into force at the same time as the amendments to the Charter and coincide with the expiration of M192 under CMRA. This will allow time for local governments to consider the new authorities and whether to amend their procedure bylaw.

Under the permanent new rules, local governments are not required to adopt electronic meeting provisions in their procedure bylaw if there is no intention to hold electronic meetings. However, local governments are encouraged to proactively consider whether there are circumstances where electronic meetings may be beneficial for the community. The Ministry has heard many local governments express the advantages and enhanced transparency and accessibility that electronic meetings offer their residents. The decision whether to authorize electronic meetings in a procedure bylaw will depend on local circumstances such as:

- Population size;
- Available technology; and
- The needs of the council or board, staff and the public, for example improved accessibility or flexibility.

COMMON QUESTIONS: When can local governments amend their procedure bylaw to allow for electronic regular and committee meetings?

- The new authorities for electronic regular and committee meetings in the Community Charter will be brought into force by regulation on September 29, 2021 once Ministerial Order [M192](#) and the [COVID Related Measures Act](#) (CRMA) have expired, 90 days after the end of the provincial state of emergency (September 28, 2021).
- Local governments are encouraged to initiate a review of their current procedure bylaw and consider whether any amendments are required to prepare for when the authority to hold electronic meetings under M192 ends.
 - ***Local governments must not amend their procedure bylaws until the provincial amendments are brought into force on September 29, 2021.***
 - Local governments can continue to hold electronic meetings and electronic public hearings under the authority of M192.
- Once the amendments are brought into force, local governments can then provide public notice, communicate changes to the public, and begin to do readings of an amended procedure bylaw.

Electronic Meetings

All local government meetings must be open to the public unless the subject matter falls under the closed meetings provisions in the legislation. The requirement for open meetings is intended to ensure openness, transparency and accountability.

Electronic meetings may be a useful tool for councils and boards in certain circumstances; however, as a best practice, they should not be a substitute for all in-person meetings. Local government electronic meetings should attempt to resemble in-person meetings as much as possible, adhering to rules of procedural fairness and the local government's procedure bylaw.

When brought into force, the new electronic meeting rules will give authority to councils and boards to conduct regular and committee meetings electronically, if authorized in their procedure bylaw. Councils and boards may want to consider under what circumstances to allow electronic meetings in their community, for example, emergency circumstances only or to increase accessibility and create more flexibility.

The legislation continues to provide councils and boards the option to hold special meetings electronically, by bylaw, and to allow some electronic participation of members at meetings (regular, special or committee). Best practices for electronic special meetings and electronic participation can be found in the [Procedure Bylaw Guide: For B.C.'s Local Governments](#).

If a council or board authorizes electronic meetings in the procedure bylaw they should consider additional rules or policies for the conduct of electronic meetings. Some of these rules may be included in the procedure bylaw and others may be more appropriately placed in an electronic meetings policy, technology policy, code of conduct, or public participation policy.

It is at the discretion of local governments to determine procedural rules for other kinds of advisory committees and bodies barring any legislated rules. Although there is no requirement to put procedures

Regular council and board meetings are regularly scheduled meetings of a council or board as required by the local government legislation

A special meeting is a council or board meeting other than a regular or statutory meeting.

A council or board committee may be:

- a select or standing committee that includes council or board members and members of the public appointed to the committee
- any other body established by a council or a board that is composed solely of council or board members.

for electronic meetings for other advisory bodies in the procedure bylaw, as a best practice, local governments are encouraged to align meeting rules to ensure accessibility, openness and transparency for the public also exists for these other types of meetings (e.g., community commissions).

If a council or board wants to allow for electronic regular and committee meetings in emergency situations only, ensure that consideration is given to defining what constitutes an emergency, such as a provincial or local state of emergency. Depending on how the council or board chooses to word the bylaw, the local government may wish to seek legal advice to be certain that there is a common understanding of when the bylaw would allow for electronic regular and committee meetings to be held.

COMMON QUESTIONS: Electronic public hearings and the procedure bylaw

Amendments to the *Local Government Act* will also enable local governments – at their discretion - to hold electronic public hearings. These amendments will also be brought into force at the same time as the amendments for electronic meetings, once M192 is no longer in force.

Procedures for public hearings are not required in a local government procedure bylaw; however, those local governments that have included public hearing procedures in their procedure bylaw are encouraged to review their public hearing procedures and update as necessary to accommodate the new authorities.

Amending the Procedure Bylaw to Enable Electronic Meetings

For detailed information about amending a local government procedure bylaw please see [Procedure Bylaw Guide: For B.C.'s Local Governments \(PDF\)](#). **The procedure bylaw must not be amended until the new electronic meeting rules are in force.**

Local governments will want to proactively consider whether electronic regular and committee meetings are appropriate for their community before making changes to the procedure bylaw. If amendments are planned, local governments are encouraged to consider an opportunity for the public to provide comment and questions on electronic meetings.

Councils and boards may want to use the existing authorities for special electronic meetings and electronic participation (if permitted in the local government procedure bylaw) to assist with the process of amending the procedure bylaw. This may include holding a special electronic meeting to do the readings of the amended procedure bylaw (with some council or board members participating electronically).

COMMON QUESTIONS: What to consider before authorizing electronic meetings

- Do electronic meetings increase accessibility for elected officials and the public?
- Does the council or board want to authorize electronic regular and committee meetings? If yes, under what circumstances?
- Can the legislative requirements for electronic meetings be met (e.g. meeting participants are able to hear, or watch and hear, each other; members of the public may attend a specified place to hear, or watch and hear, the proceedings)?
- Does the procedure bylaw currently authorize electronic special meetings and electronic participation? Are there limits on the number of times or consecutive number of meetings a council or board member can participate electronically? Do these limits apply in emergency scenarios?
- Are there electronic meetings procedures (e.g. procedure bylaw, electronic meetings policy or technology policy) for the chair and staff to follow for electronic meetings?
- Can council or board members participate in both open and closed meetings electronically? If closed meetings are authorized, how is confidentiality being maintained by the participating council or board members?
- Is the technology available reliable? How secure is the wifi used for remote access? Are there plans for new or additional technology to support electronic meetings?
- Does the technology support elected officials and the public to participate in electronic meetings (and allow everyone to hear, or watch and hear the meeting)?
- Does the code of conduct (if applicable) support electronic meetings?
- Is there a public facing document for the public to understand how to participate in electronic meetings?
- Are electronic meetings accessible to persons with disabilities (e.g. closed captioning)?
- Is there staff capacity to support electronic meetings?

New Legislative Requirements for Electronic Meetings - Municipalities

Electronic Regular Council Meetings

Under the Charter, electronic regular council meetings must:

- Be authorized in the procedure bylaw;
- Be conducted in accordance with the procedure bylaw;
- Establish procedures for giving advance notice of regular meetings to be held electronically;
- Provide notice of the way in which the regular meeting is to be conducted and the place where the public can attend to hear, or watch and hear, the regular meeting;
- Provide a location for the public to attend to hear, or watch and hear the meeting;
- Use technology that enables the meeting participants and the public to hear, or watch and hear, each other (members participating in electronic regular council meetings are deemed to be present at the meeting); and,
- Have a designated municipal officer at the place where the public can attend.

Electronic Council Committee Meetings

Electronic council committee meetings must:

- Be authorized in the procedure bylaw;
- Be conducted in accordance with the procedure bylaw;
- Provide advance public notice and establish procedures for giving notice including the way in which the committee meeting is to be conducted;
- Use technology that enables the meeting participants and the public to hear, or watch and hear, the meeting (members participating in electronic council committee meetings are deemed to be present at the meeting).

Municipalities

Community Charter

- Section 128 Electronic regular council meetings

The term “facilities” in the legislation is used to refer to the technology used for conducting electronic meetings.

The term “municipal officer” refers to those officer positions established by bylaw. The term “municipal officer” also applies to the officer’s deputy and any person designated by the council to act in the officer’s place.

Municipalities

Community Charter

- Section 128.2 Electronic council committee meetings

Adapting to the New Requirements for Electronic Meeting

Procedure Bylaw Best Practices for Electronic Meetings

The choice of when to use the electronic meetings authority (e.g., how often and in what circumstances) and other rules for electronic meetings is up to each local government.

In addition to the legislative requirements, there are some best practices local governments may wish to consider including in their procedure bylaw to support elected officials, staff and the public navigate electronic meetings.

- Describe the circumstances when electronic meetings are permitted (e.g., regular, special, committee, open/closed);
- Provide as much notice as possible if a meeting will be held electronically;
- Provide adequate instructions in the notice so the public knows how to access or participate in the meeting electronically (e.g. provide a teleconference number or a link to the local government website for information on how to watch an audio or video conference);
- Include procedures for shifting from an open to a closed meeting during electronic meetings;
- Outline procedures to determine quorum (and procedures to follow if quorum is lost due to technical difficulties);
- Avoid referring to a specific technology to use for electronic meetings in case it changes;
- Outline the methods for members to make a motion or point of order during the meeting (either in the procedure bylaw or an electronic meeting policy);
- Select and outline the method of taking and verifying votes in the electronic context (e.g. amending bylaws; secret ballot for election of board chair);
- Determine how conflict of interest is dealt with for electronic meetings;
- Provide the process for delegations and the public to participate in electronic meetings and how to deal with members of the public that have not been invited to speak;
- Outline how council or board members may add items to the agenda in an electronic meeting; and,
- Publish the agenda well in advance of meeting date (if possible).

Electronic Meeting Policies

Local governments may decide to include further electronic meeting rules and procedures to guide council and board members, staff and the public in an electronic meetings policy. Local government staff may also want to provide additional training to council or boards on how to chair electronic meetings and the associated electronic meeting policies. Ideas to consider could include:

- Initiate a roll call in alphabetical order at beginning of each meeting to ensure those attending/ watching know who is present;

- Develop and provide scripts for Chairs to ensure that the rules of voting procedures are stated at the beginning of each meeting so all attendees are aware of procedure;
- Determine whether the Chair or Acting Chair must be physically present with the staff in council chambers to determine next steps in the event of a technology failure;
- Outline how to deal with connectivity issues or interruptions to video/audio (e.g. loss of quorum or during voting);
- Discuss where members may attend electronic meetings from (e.g. must be in B.C. or Canada due to FOI concerns);
- Provide clear expectations to members to remain connected throughout the entire meeting and set parameters around when members must be on or off camera or muted;
- Provide information to members on etiquette (e.g. lighting, privacy, use of virtual backgrounds).
- Develop a process the Corporate Officer will use to temporarily remove someone from a meeting due to a declared conflict of interest (e.g. person must disconnect or be placed in waiting room);
- Determine how quorum will be monitored and how it will be determined and recorded that a member is present, has left or returned to the meeting;
- Detail information on how voting will be handled in electronic meetings and how concerns about accuracy of the vote will be dealt with;
 - how to handle connectivity issues and potential legalities (e.g. when quorum might have been lost or when votes are recorded inaccurately)
 - how to ensure the public has clear info and managed expectations
- Provide a contact person for the public to contact with technical difficulties (e.g. email or telephone number on local government website and/or in the public notice);
- How staff will assist the chair to recognize council or board members or the public who may want to speak;
- If livestreaming ensure a staff member outside of the meeting checks and confirms that the livestream is working; and,
- Describe what will be used for backup technology if it fails during a meeting (e.g. regular phone conference line)

Aligning Corporate Policies and Procedures

Local governments may have supporting policies and procedures to review and amend to align with procedure bylaw amendments for electronic meetings. Electronic meeting policies can contain more details about electronic meeting processes and the technology used than the procedure bylaw itself. Having these details set out in policy may in turn help increase transparency, openness, accountability and consistency around electronic meetings.

Such policies may include:

- Electronic meetings policy (e.g. procedures for public question period; etiquette guidelines or tip sheet for electronic meetings; how personal privacy will be protected under Freedom of Information and Protection of Privacy Act)
- Records retention policy (e.g. recording and retention of electronic meetings);
- Technology policy (e.g. technology used to access meetings and closed meetings);
- Code of Conduct (e.g. include conduct for electronic meetings);
- Respectful workplace policy (e.g. inclusion of electronic meetings);
- Procedures for public participation in meetings (including delegations and public question period); and,
- Remuneration policy (e.g. for electronic attendance at meetings).

RESOURCES

Note: Once the legislation is in force, the procedure bylaw guidance about electronic regular and committee meetings will be incorporated into the Procedure Bylaw Guide: For B.C.'s Local Governments.

[Procedure Bylaw Guide: For B.C.'s Local Governments](#)

[Open Meetings: Best Practices Guide for Local Governments](#)

[Electronic Meetings & Public Hearings Considerations for Local Governments](#)

[Bill 10 – Municipal Affairs Statutes Amendments Act](#)

[Ministerial Order 192 Local Government Meetings and Bylaw Process Order No. 3](#)



File No.: LA-SUB-2021.1
(Tomlinson)

DATE OF MEETING: August 13, 2021

TO: Lasqueti Island Local Trust Committee

FROM: Jaime Dubyna, Island Planner
Northern Team

SUBJECT: **Proposed Subdivision – 10% Parcel Frontage Exemption**

Applicant: Jeff Tomlinson (J.E. Anderson and Associates)

Location: THE WEST ½ OF SECTION 26, LASQUETI ISLAND, NANAIMO DISTRICT (PID 010-016-988); *and*

SECTION 32, LASQUETI ISLAND, NANAIMO DISTRICT, EXCEPT THAT PART DESCRIBED AS COMMENCING AT THE NORTH EAST CORNER OF THE NORTH EAST ¼ OF SAID SECTION; THENCE SOUTHERLY ALONG THE EASTERLY BOUNDARY OF SAID NORTH EAST ¼ A DISTANCE OF 792 FEET; THENCE WESTERLY AND PARALLEL TO THE NORTHERLY BOUNDARY OF SAID NORTH EAST ¼ TO AN INTERSECTION WITH HIGH WATER MARK; THENCE NORTHERLY ALONG SAID HIGH WATER MARK TO AN INTERSECTION WITH THE SAID NORTHERLY BOUNDARY; THENCE EASTERLY ALONG THE SAID NORTHERLY BOUNDARY TO THE POINT OF COMMENCEMENT (PID 009-723-609)

RECOMMENDATION

1. That the Lasqueti Island Local Trust Committee exempt Proposed Lot A of the proposed 2-lot subdivision (lot line adjustment) of THE WEST ½ OF SECTION 26, LASQUETI ISLAND, NANAIMO DISTRICT (PID 010-016-988) and SECTION 32, LASQUETI ISLAND, NANAIMO DISTRICT, EXCEPT THAT PART DESCRIBED AS COMMENCING AT THE NORTH EAST CORNER OF THE NORTH EAST ¼ OF SAID SECTION; THENCE SOUTHERLY ALONG THE EASTERLY BOUNDARY OF SAID NORTH EAST ¼ A DISTANCE OF 792 FEET; THENCE WESTERLY AND PARALLEL TO THE NORTHERLY BOUNDARY OF SAID NORTH EAST ¼ TO AN INTERSECTION WITH HIGH WATER MARK; THENCE NORTHERLY ALONG SAID HIGH WATER MARK TO AN INTERSECTION WITH THE SAID NORTHERLY BOUNDARY; THENCE EASTERLY ALONG THE SAID NORTHERLY BOUNDARY TO THE POINT OF COMMENCEMENT (PID 009-723-609) from Section 512(1)(a) of the *Local Government Act* which requires that each parcel has a highway frontage that is greater than 10% of the perimeter of the lot.

REPORT SUMMARY

The applicant has applied for a conventional two-lot subdivision (lot line adjustment) through the Ministry of Transportation and Infrastructure (MOTI), and MOTI has referred the application to Islands Trust for review. In the Subdivision Referral Report dated June 21, 2021, Islands Trust staff have included a condition that requires the applicant to obtain a 10% highway frontage waiver for Proposed Lot A. The Lasqueti Island Local Trust Committee (LTC) is asked to consider waiving the 10% highway frontage requirement, in order that the proposed subdivision (lot line adjustment) 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 highway (road) frontage of the greater of 10% of the perimeter of the lot that fronts on the highway *and* the minimum frontage required by a local government bylaw, unless exempted by a local government.

Proposed Lot A of the proposed subdivision is measured to be ± 50.1 hectares in area, with an approximately 4.2%¹ highway frontage. Based on staff's measurements, the perimeter of Proposed Lot A is measured to be approximately 4,502 metres, meaning that 10% of frontage would be approximately 450 metres. According to the proposed subdivision plan (Attachment 1), the proposed frontage of Proposed Lot A is 188.99 metres.

Proposed Lot B is measured to be ± 176.6 hectares in area, with an approx. 24% highway frontage and measured to be 2,085 metres.

ANALYSIS

Policy/Regulatory

Official Community Plan:

The Lasqueti Island Official Community Plan (OCP) Bylaw No. 77 contains the following objective under Section 3.1 – Residential Land Use:

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

Land Use Bylaw:

Section 3.11(5) of the Lasqueti Island Land Use Bylaw No. 78 (LUB) requires:

- **(5)** *The frontage on a highway of any parcel created by subdivision must be at least 10 percent of its perimeter, and in no case may the frontage be less than 20 metres.*

The proposed subdivision plan (Attachment 1) indicates the frontage of Proposed Lot A will be more than 20 metres (188.99 metres), but is calculated to be less than 10% of the perimeter of the proposed lot (approx. 4.2%).

Local Government Act:

Proposed Lot A meets the LUB requirement of a minimum 20 metre frontage for subdivision, but not Section 512 of the *LGA* which states (underlined for emphasis):

Minimum parcel frontage on highway

512 (1) *If a parcel being created by a subdivision fronts on a highway, the minimum frontage on the highway must be the greater of*

(a) 10% of the perimeter of the lot that fronts on the highway, and

¹ Calculation is based off of a desktop exercise conducted by staff, as the proposed subdivision plan does not include measurements where the Proposed Lot A shares a perimeter boundary with the natural boundary of the sea.

(b) the minimum frontage that the local government may, by bylaw, provide.

(2) A local government may exempt a parcel from the statutory or bylaw minimum frontage provided for in subsection (1).

Staff conclude that Proposed Lot A does not meet the requirement of both Section 3.11(5) of the LUB and Section 512(1) – as the frontage of that proposed lot is less than 10% of the perimeter of the lot; therefore necessitating the request that is the subject of this staff report.

It is noted, under the above Section 512(2), a local government may exempt the statutory minimum with the understanding that the Provincial Approving Officer (PAO) would make a decision taking into account the public interest and suitability of the proposed frontage.

Issues and Opportunities

Where a local government opts out of the authority granted under Section 512 of the *LGA*, the authority then falls to the Provincial Approving Officer (PAO). Staff have discussed with the PAO the general considerations that would go into granting an exemption, which include:

- Safety considerations, is there an appropriate amount of space for reasonable and safe access?
- Is the terrain suitable where the frontage is provided?
- Is there an adequate building envelope?
- Will further subdivision potential be limited by the proposed frontage?

Staff note that the existing lot PID 009-723-608 (legal description starting with “Section 23”) does not currently have road frontage and is water access only, aside from a driveway access that trespasses on the neighbouring property to the north. The proposed subdivision would resolve this issue. It is staff’s understanding the subdivision as it is proposed would create safe access on Proposed Lot A for the existing residential and agricultural use and takes into consideration the contours of the land.

Consultation

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

First Nations

Subdivision is considered “development” and has the potential to impact cultural heritage and archaeological sites that are protected by the *Heritage Conservation Act (HCA)*, whether on Crown Provincial or private land. They are non-renewable, very susceptible to disturbance and are finite in number. Archaeological sites are protected for the historical, cultural, scientific and educational value to First Nations, local communities and the general public. Impacts to archaeological sites must be avoided or managed by development proponents. It is recommended that the property owners discuss any development plans with the Archaeology Branch to ascertain the need for any additional permitting under the *Heritage Conservation Act*.

Rationale for Recommendation

The LUB requires that highway frontage of a parcel created by subdivision be at least 10 percent of the parcel’s perimeter and be no less than 20 meters in length. The proposed subdivision plan indicates the frontage of Proposed Lot A is more than 20 metres (188.99 metres), but is less than the 10% minimum frontage stipulated in Section 3.11(5) of the LUB and Section 512 of the *LGA*. Staff are satisfied the proposed subdivision has taken into consideration ensuring appropriate access to the proposed lot, taken into account the contours and topography

of the land and existing access (trails and roads), as described in OCP Objective 3.1(6). Therefore, staff are recommending in favour of the 10% highway frontage for this proposed subdivision.

The staff recommendation is noted on page 1 of this 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. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request. Recommended wording for the resolution is as follows:

That the Lasqueti Island Local Trust Committee request the following information prior to making a decision [information requested to be provided by LTC].

2. Deny the application

The LTC may deny the application. If this alternative is selected, the LTC should state the reasons for denial. Recommended wording for the resolution is as follows:

That the Lasqueti Island Local Trust Committee not waive the 10% highway frontage requirement for Proposed Lot A, on THE WEST ½ OF SECTION 26, LASQUETI ISLAND, NANAIMO DISTRICT (PID 010-016-988) and SECTION 32, LASQUETI ISLAND, NANAIMO DISTRICT, EXCEPT THAT PART DESCRIBED AS COMMENCING AT THE NORTH EAST CORNER OF THE NORTH EAST ¼ OF SAID SECTION; THENCE SOUTHERLY ALONG THE EASTERLY BOUNDARY OF SAID NORTH EAST ¼ A DISTANCE OF 792 FEET; THENCE WESTERLY AND PARALLEL TO THE NORTHERLY BOUNDARY OF SAID NORTH EAST ¼ TO AN INTERSECTION WITH HIGH WATER MARK; THENCE NORTHERLY ALONG SAID HIGH WATER MARK TO AN INTERSECTION WITH THE SAID NORTHERLY BOUNDARY; THENCE EASTERLY ALONG THE SAID NORTHERLY BOUNDARY TO THE POINT OF COMMENCEMENT (PID 009-723-609) .

NEXT STEPS

If the LTC concurs with staff’s recommendation and approves highway frontage waiver, Preliminary Layout Approval could be issued by the MOTI and the subdivision could proceed as per the proposed plan (see **Attachment 1**).

Submitted By:	Jaime Dubyna Island Planner	July 29, 2021
Concurrence:	Heather Kauer, MPA, RPP, MCIP, AICP Regional Planning Manager	August 3, 2021

ATTACHMENTS

1. Proposed Plan of Subdivision



ISLANDS TRUST CONSERVANCY REPORT TO LOCAL TRUST COMMITTEES AND BOWEN ISLAND MUNICIPALITY, CC TO EXECUTIVE May 25, 2021

HIGHLIGHTS OF ISLANDS TRUST CONSERVANCY BOARD MEETING (OPEN PORTION)

Islands Trust Conservancy has made changes to the format of this report to make its production and delivery more efficient. For more detail on Conservancy meetings, including meeting minutes, please visit <https://islandstrust.bc.ca/whats-happening/meetings-and-events/>

1. ORGANIZATION UPDATES/TEAM

- Islands Trust Conservancy Manager Kate Emmings introduced the board to Islands Trust Conservancy's newest staff member: Conservation Technician Co-op Student Devin Hentschel. The Conservation Technician role will assist Islands Trust Conservancy Covenant and Outreach Specialist Jemma Green and Property Management Specialist Nuala Murphy with covenant and property monitoring this summer. Devin Hentschel is a fourth-year student at the University of Victoria, majoring in Biology and minoring in Anthropology, has a passion for environmental and wildlife conservation, and is interested in citizen science projects that aim to involve, support, and collaborate with First Nations.

2. STRATEGIC PLANNING/ADMINISTRATION

- Islands Trust Senior Policy Advisor Dilani Hippola presented information on the Islands Trust Policy Statement Amendment Project, confirming that the board would be able to provide a written response after first reading by Trust Council, and emphasizing that it is a living document that will continue to change and evolve over time, with more frequent (e.g., annual) reviews. The board suggested that the project and document re-write focus more on the importance of *island* biodiversity and ecology (as opposed to biodiversity, in general). It was noted that Ecosystem Protection Specialist Kathryn Martell contributed substantively to the current draft, as did Islands Trust Conservancy Manager Kate Emmings. It was also noted that Islands Trust Conservancy is not subject to the Policy Statement as it operates under a separate Five-year Plan. While there are some references to the Conservancy in the current draft, it is not included in the policy directives.

3. COVENANT AND PROPERTY ACQUISITIONS

- Islands Trust Conservancy approved a Morrison-Waxler Biodiversity Protection Legacy Fund Grant of \$5,500 for survey and baseline report costs for a NAPTEP covenant on lands owned by Lisa Baile and Peter Paré, of North Pender Island. The Morrison-Waxler Biodiversity Protection Legacy Fund Grant Program is only available on North and South Pender and is available to landholders who wish to place conservation covenants on their lands.



ISLANDS TRUST CONSERVANCY REPORT TO LOCAL TRUST COMMITTEES AND BOWEN ISLAND MUNICIPALITY, CC TO EXECUTIVE May 25, 2021

4. COVENANT AND PROPERTY MANAGEMENT

- The Islands Trust Conservancy Board reviewed a number of updates to the Crystal Mountain Society proposal to create a new nature reserve on Galiano Island as part of a rezoning process with the Galiano Island Local Trust Committee. The board passed several resolutions and forwarded them to the applicant.¹
- The Islands Trust Conservancy Manager and Covenant and Outreach Specialist outlined the Sidney Island Ecological Restoration Plan to the board, who noted that the plan was compatible with the Islands Trust mandate and actions around First Nations reconciliation and climate change. They also noted their appreciation towards the plan's emphasis on ecosystem restoration and animal welfare.

5. COMMUNICATIONS AND OUTREACH

- Acting Islands Trust Conservancy Fundraising Specialist Carla Funk gave a presentation to board members on how to cultivate a culture of philanthropy, explaining why people give and describing how to inspire others through storytelling.
- The Islands Trust Conservancy Board approved a draft for the 2020/2021 Annual Report after calling for a number of slight rewording amendments, and also asked that the contents of the Annual Report be repurposed or otherwise made available to a wider audience – to which staff replied that a donor-oriented “Impact Report” version of this material was planned for publication in the near term.

6. FUNDRAISING AND CONSERVANCY SUPPORT

- Islands Trust Conservancy approved two Opportunity Fund Grants: one of \$4,000 to be awarded to the Denman Conservancy Association, and one of \$2,500 to be awarded to the Salt Spring Island Water Preservation Society.

¹ Islands Trust Conservancy Manager Kate Emmings left the meeting for the Crystal Mountain Society application due to a previously declared conflict of interest.



ISLANDS TRUST CONSERVANCY REPORT TO LOCAL TRUST COMMITTEES AND BOWEN ISLAND MUNICIPALITY

HIGHLIGHTS OF ISLANDS TRUST CONSERVANCY JULY 13, 2021 BOARD MEETING (OPEN PORTION)

NOTE: Islands Trust Conservancy has made changes to the format of this report to make its production and delivery more efficient. For more detail on Conservancy meetings, including meeting minutes, please visit <https://islandstrust.bc.ca/whats-happening/meetings-and-events/>

JOINT MEETING – Islands Trust Conservancy Board + Islands Trust Executive Committee

- The Islands Trust Conservancy Board and Islands Trust Executive Committee shared a liaison meeting and corresponded on many of the topics outlined in the sections below. The liaison meeting is intended to enhance collaboration between the two bodies by deepening understanding of the current programs and upcoming opportunities each is influencing and to proactively identify points where working together would generate a more positive outcome than would otherwise be possible. This meeting occurs annually as per Islands Trust policy.

1. ORGANIZATION UPDATES/TEAM

- Islands Trust Conservancy Manager Kate Emmings welcomed Wendy Tyrrell as the new Species at Risk Program Coordinator. Wendy comes to the Conservancy from Habitat Acquisition Trust where she worked for 14 years, originally as the Land Protection Coordinator and the past six years as the Habitat Management Program Coordinator. Having joined Islands Trust Conservancy in July 2021, Wendy is now positioned to lead the Species at Risk (SAR) Program through its second and third years.

2. STRATEGIC PLANNING/ADMINISTRATION

- The Minister of Municipal Affairs is selecting three appointees to serve on the Islands Trust Conservancy Board. The Board hopes that at least two of these appointees will be actively on the Board by the end of August 2021.

3. COVENANT AND PROPERTY ACQUISITIONS

- The Islands Trust Conservancy Board reported that they have entered into a lease agreement with the BC Parks Foundation for Saturnina Island in the Gabriola Island Local Trust Area.
- Ecosystem Protection Specialist Kathryn Martell provided an update for the Crystal Mountain application currently in progress on Galiano Island after recently visiting the site.



ISLANDS TRUST CONSERVANCY REPORT TO LOCAL TRUST COMMITTEES AND BOWEN ISLAND MUNICIPALITY

4. COVENANT AND PROPERTY MANAGEMENT

- The Islands Trust Conservancy Board reviewed the Regional Conservation Plan Progress Report and noted that the recent “heat dome” effect in the Islands Trust Area and the Salish Sea may have had wide-ranging effects on forage fish populations. They agreed that the effects from the event could be something to monitor in the future.

5. COMMUNICATIONS AND OUTREACH

- Islands Trust Conservancy Chair Kate-Louise Stamford discussed her attendance of a recent Saturnina Island event hosted by the BC Parks Foundation, noting that Islands Trust Conservancy leaders (herself and Manager Kate Emmings) were guests and highlighting that the event was well-attended by press, students, and donors. Islands Trust Conservancy Board discussed partnership between Islands Trust Conservancy and the BC Parks Foundation, specifically in terms of the opportunities it provides for securing and managing land and for communications. Further, they discussed the importance of improving the inclusion of Snuneymuxw First Nation in the Saturnina Island process.
- The Islands Trust Conservancy Board discussed a plan to make a statement of support for the Howe Sound UNESCO Biosphere Reserve nomination. The process for a formal declaration has almost been completed.
- The 2020/2021 Annual Report process has been slightly delayed by a delayed financial audit. The Board resolved to hold a special meeting to review the audit results on August 24, 2021.

6. FUNDRAISING AND CONSERVANCY SUPPORT

- During the liaison meeting, Executive Committee members recognized Acting Fundraising Specialist Carla Funk for her work and for her plan to bring national attention to the Conservancy through a legacy giving platform called “Willpower”. They discussed fundraising results, the importance of developing long-term connections, and suggested commissioning a simple infographic to convey that the Conservancy is not competing with smaller local conservation groups; rather, all are working together to protect the land with the Conservancy often feeding funds directly to the smaller conservancies to “kick-start” conservancy projects (i.e., Opportunity Fund).

To find out more about Islands Trust Conservancy and our current goals, to donate to our Opportunity Fund, or to subscribe to email updates, visit our website: <https://islandstrust.bc.ca/conservancy/>



ISLANDS TRUST CONSERVANCY

ISLANDS TRUST CONSERVANCY REPORT TO LOCAL TRUST COMMITTEES AND BOWEN ISLAND MUNICIPALITY

Shortcuts here:

- **Goals:** <https://islandstrust.bc.ca/conservancy/conservation-planning/planning-2018-2027/>
- **Opportunity Fund:** (context) <https://islandstrust.bc.ca/conservancy/supporting-local-conservancies/opportunity-fund-grants/> ; (to donate online) <https://islandstrust.bc.ca/donate-to-conservancy/>
- **Request key updates via email:** <https://islandstrust.bc.ca/subscribe/> (NB: by scrolling down, you may also add your home address for a free hardcopy of the Heron newsletter, published three times per year)



the Heron



A newsletter from the Islands Trust Conservancy, protecting islands in the Salish Sea | islandstrustconservancy.ca

SPRING 2021

30 Nature reserves in 30 years!

Celebrating Sandy Beach on Lhek'tines/Keats Island *p. 6*



ALSO IN THIS ISSUE

- Kate Emmings profile
- Fire preparedness top tips
- Sara Steil's Legacy



Artist Eliot White-Hill Signage Project



Islands Trust Conservancy Manager Kate Emmings with son Dylan. PHOTO: KEITH ERICKSON

Kate Emmings reflects on 14 years and what's next for the team

Reaffirming her commitment as Manager, Islands Trust Conservancy

Courage, wisdom, and heart. Qualities that one might look for in a colleague, in a friend, and in our case, in a leader. Kate Emmings has held the post of Acting Islands Trust Conservancy Manager since July 2018, and as of January 2021 she has accepted the role on a permanent basis.

“Kate has always had the respect of the Islands Trust Conservancy Board through her open and nuanced understanding of our vision for the organization,” said Board Chair Kate-Louise Stamford.

When asked what gives her the greatest job satisfaction, Emmings said, “I like problem solving. Helping people

who struggle with complex systems to do what they want to do — to make it simpler for them to protect nature.”

“It’s good to work in an organization where you can have a hand in a little bit of everything and that quick visibility to what you have accomplished. We’re not so big that we can’t talk to people on the ground.”

Are there challenges that spark a sense of urgency for her? “We’re on the threshold of still having enough wild spaces surrounding our urban centres to be able to care for them responsibly, or making the one wrong step that could destroy them forever.”

“It’s an interesting time, where climate change and adaptation strategies are prominent, the interconnection of land conservation and reconciliation has become so vital, and we have the chance to engage in those more complex conversations and get meaningful work done.” Her enthusiasm is noticeable. “I am not afraid of hard conversations — I love them. That’s the way to move things forward.” 🌿



Canoe detail. PHOTO: LISA WILCOX

Acknowledgement

Islands Trust Conservancy acknowledges that we work within the treaty lands and territories of the BOKÉCĒN, Cowichan Tribes, Halalt, K’ómoks, Lək’wəḡən (SXIMEĒĒĒ, Songhees, T’Sou-ke), Lyackson, MÁLEXĒĒ, ḡop qaymıxʷ, Penelakut, Qualicum, scəwáθən məsteyəxʷ, Scia’new, sə́lilwətaʔt, SEMYOME, shísháłh, Snaw-naw-as, Sḡwḡwú7mesh, Snuneymuxw, STÁUTW, Stz’uminus, ʔəʔamən qaymıxʷ, toq qaymıxʷ, Ts’uubaa-asatx, We Wai Kai, Wei Wai Kum, WJOLEĒĒP, WSIKEM and xʷməθkʷəy̓əm.

The remarkable legacy of Sara Steil

A force for conservation on the Pender islands

Sara Steil undoubtedly had a vision. The paths she forged on her life's journey all lead to caring for marine life and the land that she held dear — the Pender islands. We can never underestimate the power of one person to create a legacy, and Sara did just that.

It is small wonder that she received an Islands Trust Special 2019 Community Stewardship Award for Lifetime Achievement. She contributed extensively to land use decision-making through numerous North Pender Island Local Trust Committee public processes, the official community plan, and land use bylaw development, and was a founding member of the Pender Islands Trust Protection Society. Sara was also an active member of the Pender Islands Conservancy Association, and worked passionately to preserve and protect the marine environment by contributing to the Pleasure Craft Pollution Prevention Program and conducting inventories on forage fish beaches to confirm spawning habitat.

We can never underestimate the power of one person to create a legacy, and Sara did just that.

In 2009 Sara and her husband Richard (Dick) protected their 1.4-hectare property on North Pender through the Natural Area Protection Tax Exemption Program (NAPTEP) by placing a conservation covenant on their land title. Forevermore the Steils' Woods Covenant protects wild strawberry and western trilliums amid forests of tall firs, cedars, and maples, and protects part of a wetland that is home to amphibians and visiting Great Blue Herons.



A shining example of the impact one person can make: Sara Steil with her dog Shelby. PHOTO SUBMITTED

Whether through policy-making, public education, or through protecting her own piece of land, Sara has helped to shape how land and marine life is valued on the Pender islands. Through her commitment to the “preserve and protect” mandate of Islands Trust Conservancy, her vision will have an impact that will be felt by future generations.

She will be remembered. 🌿

Carla Funk, Fundraising Specialist
cfunk@islandstrust.bc.ca



Protect the land and save on taxes:

A conservation covenant registered through NAPTEP means you receive an annual property tax exemption of 65% on the protected portion of the land. Visit islandstrustconservancy.ca/naptep

Sharp-tailed Snake

Species at Risk Spotlight

The name of this endangered species, “Sharp-tailed Snake” (scientific name *Contia tenuis*), might conjure up images of a fearsome creature, but these peaceful, non-venomous snakes are not so scary. They are only about the size of a large earthworm!

Sharp-tailed Snakes are named after the unique point at the tip of their tail. Secretive and slow moving, these little brown snakes spend most of their time keeping warm under rocks, leaf litter, decaying logs, or loose bark, and venturing out when conditions are just right to hunt for slugs and earthworms. Sharp-tailed Snakes are most active during the spring and fall.

Most of this snake’s prime habitat of south-facing, rocky Douglas-fir/Arbutus woodland is unprotected and threatened by development and other human impacts. As one of only five reptiles native to coastal British Columbia, the Sharp-tailed Snake is an important part of the biodiversity of our region.



The Sharp-tailed Snake is extremely rare in Canada, existing in a handful of isolated populations on southern Vancouver Island, the southern Gulf Islands, and Pemberton. PHOTO: CHRISTIAN ENGELSTOFT

There are many things, big and small, that you can do to protect Sharp-tailed Snakes:

- Protect habitat by limiting roads and other development, particularly in open, sunny woodlands
- Avoid disturbing piles of rock or decaying logs and tree stumps where snakes live
- Embrace slugs (the snake’s primary prey), earthworms, and insects 🌿

Fire preparedness and forest stewardship essentials



Prepare for wildfires to help protect your home and community. PHOTO: Carla Funk

Regular, low-severity wildfires are a natural and important part of healthy forest ecosystems in our region. Yet, the risk of fire has increased in recent years due to climate change, fire suppression, and landscape development. With wildfire season approaching, we encourage you to take wildfire preparedness measures compatible with forest stewardship.

The following actions can help protect your home and community:

- **Advocate for the protection of mature and old-growth forests**, nature’s fire break. A shady canopy of large trees and lush understory maintain a cool, moist microclimate that resists fire
- **Fireproof your home.** Start with easy fixes, like moving your firewood pile further away from your home, clearing debris build-up from your roof and under your deck or stairs, and ensuring that exterior doors are properly fitted
- **Create a 10-metre fire-resistant buffer around your home.** Clear out accumulations of dead leaves and small branches; remove flammable invasive plants like Scotch broom and English holly; garden with fire-resistant native plants like bigleaf maple and salal

If you are planning work in a covenant area, please be sure to contact us to discuss your plans. 🌿

To learn more about Sharp-tailed Snakes and what you can do to protect their habitat, or with questions about Fire Preparedness, contact Covenant Management and Outreach Specialist Jemma Green: jgreen@islandstrust.bc.ca.

Tender care for Trincomali — a story in photos

Trincomali Nature Sanctuary was created in 2001 through a collaboration between Islands Trust Conservancy, The Land Conservancy of British Columbia (TLC), Habitat Acquisition Trust (HAT), and the federal government. Islands Trust Conservancy's primary concern for this site from the beginning was protection of the seabird colonies.

Trincomali's cliffs are home to sensitive bird nesting habitat for several species at risk.

Invasive Scotch broom is a serious threat to biodiversity as it displaces native plant communities that birds, butterflies, and other animals rely on for habitat. We want to remove invasive species such as this to maintain the ecological integrity of the land. As the bird colonies are sensitive to movement and sound, we ensure that any management work is done outside the bird nesting season. 🌿



HAT volunteer Simon Bluck



HAT volunteer Denis Raimbault

Aerial shot taken of entire work party — note that the dark green colour against the light green is the target invasive species Scotch broom. PHOTO: MILEN KOOTNIKOFF | MIKO PHOTO, COURTESY OF HABITAT ACQUISITION TRUST



30 Nature Reserves in 30 years!

Celebrating the preserve and protect mandate 1990–2020

In its 30th year, Islands Trust Conservancy is celebrating that Sandy Beach on Lheḱ'tínes/Keats Island will become its 30th nature reserve. Sandy Beach includes 3.4 hectares (8.4 acres) of Coastal Douglas-fir forest and over 250 metres of beachfront.

The Skwxwú7mesh (Squamish) people have a long interconnected history with Lheḱ'tínes (also known as Keats Island). The island is laden with place names and areas of cultural significance, and is treasured by islanders for its beauty and important ecological values. This nature reserve assures that the southwest section of Keats will never face development.

Who would have imagined that in 30 years so much would be accomplished? We are grateful to all those that have made this possible by caring for the land both now and through the millennia.

The Islands Trust Conservancy cares for 76 conservation covenants, restricting development. Most were donated by people who love nature. Partners, donors, and volunteers have come together to help create, manage, and maintain 30 nature reserves.

We are grateful to all those that have made this possible

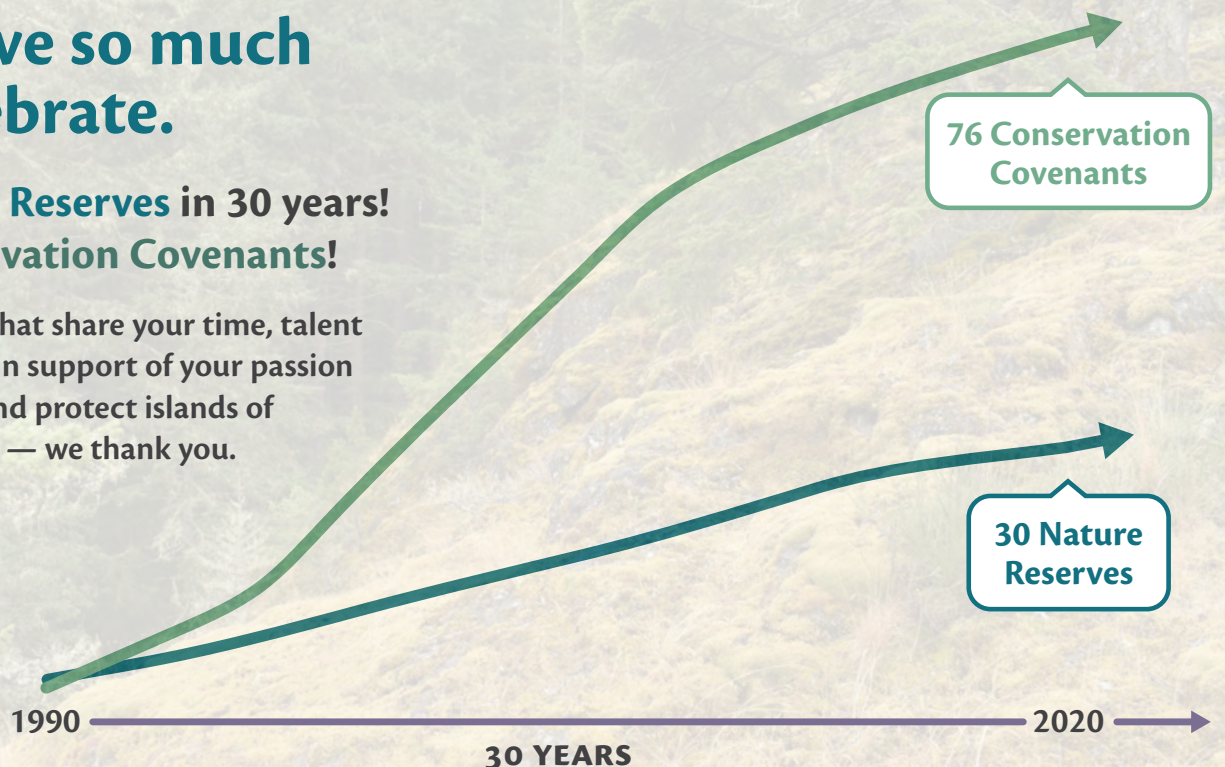
Together, we're on our way to ensuring that more of these special, fragile places are protected for future generations. We know we can't do it alone.

Thank you for all that you have done to help us on this journey. 🌿

We have so much to celebrate.

30 Nature Reserves in 30 years! 76 Conservation Covenants!

To all of you that share your time, talent and treasure in support of your passion to preserve and protect islands of the Salish Sea — we thank you.



Celebrating 30 years of conservation

2020 ●

30th nature reserve created, on Keats Island!

2018 ●

Renamed Islands Trust Conservancy.
10-year Regional Conservation Plan launched

2015 ●

NAPTEP available throughout Islands
Trust Area (Bowen last to sign on)

2008 ●

Over 15% of Islands Trust Area land
protected by public and non-profit
conservation organizations.
1000 ha protected

2003 ●

500 ha protected; NAPTEP (Natural Area
Protection Tax Exemption Program)
piloted on Gambier Island

1997 ●

100 ha protected

1990 ●

April 1: Islands Trust Act is amended,
establishing Islands Trust Fund.
May 17: first Trust Fund Board meeting

● 2019

Reconciliation Declaration acknowledges that the
islands and the waters that encompass the Salish
Sea have been home to Indigenous Peoples since
time immemorial

● 2016

100 places protected!

● 2010

Fairy Fen Nature Reserve on Bowen Island
becomes 20th nature reserve in 20 years.
Total of 60 conservation covenants

● 2005

Five Year Regional Conservation Plan.
Opportunity Fund established to support land
purchases for nature reserves or conservation
covenants. 50 places protected

● 2000

15 conservation covenants and 8 nature reserves
created on 10 islands

● 1992

First conservation covenant, on Salt Spring
Island. First nature reserves, on Denman and
Salt Spring Islands



S'ul-hween X'pey/Elder Cedar: a sign by any other name


To say that Eliot White-Hill (Coast Salish name: Kwulasultun) has had a successful past year is an understatement, but he remains humble and curious, possibly taking after his grandmother — linguist, midwife, healer, and Elder, Dr. Ellen White (Kwulasulwut). It was she that named the S'ul-hween X'pey Nature Reserve in Hul'q'umi'num' (meaning: "Elder Cedar") in 2008, and it is in her honour that Eliot approaches creating a new sign to welcome visitors.

"My whole journey into art stems from her," he said. "She has [passed away] but in a lot of ways, she's still teaching me. I've read all these anthropological texts, old colonial documents — which can teach you a lot — but to understand this place, you need to hear the stories of our people."

"I'm going to revisit those texts to understand what is special about Gabriola, this specific part of Gabriola, and I want to



S'ul-hween X'pey (Elder Cedar) Nature Reserve. PHOTO: K. MAYES

speak to our Elders to learn not just about that history but also about the specific language used to describe it. Can we have fun with the language? Include the names of plants and animals in Hul'q'umi'num'? That's what I'd like to explore." 

Like us on Facebook facebook.com/IsITrustConservancy/
Follow us on Twitter twitter.com/IsITrustConservancy/

Newsletter Production Erika Rathje | erikarathje.ca
 Printed on 100% post consumer recycled paper. Please recycle.


YES! I want to preserve and protect the islands!

100% of your donation goes directly to protecting endangered habitat on the islands you love.

Your donations of \$20 or more will receive an official donation receipt for income tax purposes.*

 To donate online visit:
islandstrustconservancy.ca/donate/give-now/

Questions? Contact us!

 250-405-5186
 itcmail@islandstrust.bc.ca
 islandstrustconservancy.ca

Share your vision with future generations — please consider remembering Islands Trust Conservancy in your will.

*Islands Trust Conservancy is a qualified donee as a Crown agent under B.C.'s *Islands Trust Act*. Islands Trust business # 122013576 RT0001

Name	
Address	
City	
Prov/State	Postal/Zip code
Phone	
Email	
<input type="checkbox"/> Yes, I am okay with public recognition of my donation.	
My donation amount: <input type="checkbox"/> \$50 <input type="checkbox"/> \$100 <input type="checkbox"/> \$200 <input type="checkbox"/> \$_____	
I wish to donate by:	
<input type="checkbox"/> Cheque (made payable to the Islands Trust Conservancy)	
<input type="checkbox"/> Visa <input type="checkbox"/> MasterCard	
Card Number	
Expiry Date mm/yy	Security Code (back of card)
Signature	

Please mail to: 200-1627 Fort Street, Victoria, BC V8R 1H8 45



the Heron



A newsletter from the Islands Trust Conservancy, protecting islands in the Salish Sea | islandstrustconservancy.ca

SUMMER 2021

Protecting islands in the Salish Sea

Lisa Baile of SDAYES/
North Pender Island donates
four hectares to expand network
of protected places [p.3](#)



ALSO IN THIS ISSUE

Species at Risk
projects underway
across the region [p. 2](#)



Remembering
Conservation Superheroes
that made their mark [p. 4](#)



Zerene Fritillary Butterfly, Yellow Montane Violet. Cover: Coastal Scouler's Catchfly. PHOTOS: LAURA MATTHIAS

Species at Risk – we’ve got your backs!

Islands Trust Conservancy has a new program dedicated to protecting and fostering species at risk within the Islands Trust Area. We’ve begun by searching for the elusive Sharp-tailed Snake, rare lichens, and Western Screech-owl throughout the Trust Area, and by beginning habitat restoration for Yellow Montane Violet and Scouler’s Catchfly on Mount Tuam, Salt Spring Island. In July, Wendy Tyrrell began as our Species at Risk Program Coordinator. We are looking forward to growing Islands Trust Conservancy’s Species at Risk work with Wendy’s help! [\(details online\)](#) 🌿

You have made a difference!

Supporters of the Opportunity Fund have helped to create a \$47-million-dollar (assessed value) conservation legacy in the islands of the Salish Sea. Kick-start grants were delivered to our partners at critical times — just when they were starting up a land acquisition project, or making the decision to place conservation covenants on sensitive land. [\(details online\)](#) 🌿

\$47,000,000!

total appraised value of properties protected by kick-starting grants to conservation partners



Drum detail. PHOTO: LISA WILCOX

Acknowledgement

Islands Trust Conservancy acknowledges that we work within the treaty lands and territories of the BOKÉĆEN, K’ómoks, Lək’wəŋən, Lyackson, MÁLEXEL, Qualicum, Quw’utsun Tribes, scəwəθən məsteyəx^w, Scia’new, səliiwətaʔt, SEMYOME, shíshálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Spune’luxutth, STÁUTW, Stz’uminus, təʔamən, toq qaymıx^w, Ts’uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOŁŁŁP, WSIKEM, Xeláltxw, Xwémalhkwu/ʔop qaymıx^w, and x^wməθk^wəyám.

31st Nature Reserve

Lisa Baile of SDA̱Y,ES /North Pender Island donates four hectares to expand contiguous network of protected places

Lisa Baile Nature Reserve on SDA̱Y,ES (North Pender Island), is the most recent protected place to come under the care of Islands Trust Conservancy. It is home to a mixed mature forest of largely Douglas-fir and western redcedar, and rises steeply to a ridge with small rocky bluffs and Garry oak and arbutus woodlands, with patches of native wildflowers such as fairy-slipper, camas (a lily), chocolate lily, and fawn lily. Several veteran, old-growth Douglas-fir trees – including one measuring almost four metres in diameter – were previously protected under a small conservation covenant along Clam Bay Road.

The Lisa Baile Nature Reserve expands an existing nine-hectare grouping of conserved lands, increasing this network of protected places in the Salish Sea to nearly 13 contiguous hectares that will provide habitat for regional species in perpetuity.

How this piece connects to a bigger story, to partners, and to community

The islands within the Salish Sea are part of the creation stories of the Coast Salish Peoples and are deeply interconnected to the oral history, well-being, and place that Coast Salish Peoples have now, and have called their homelands for over 14,000 years.

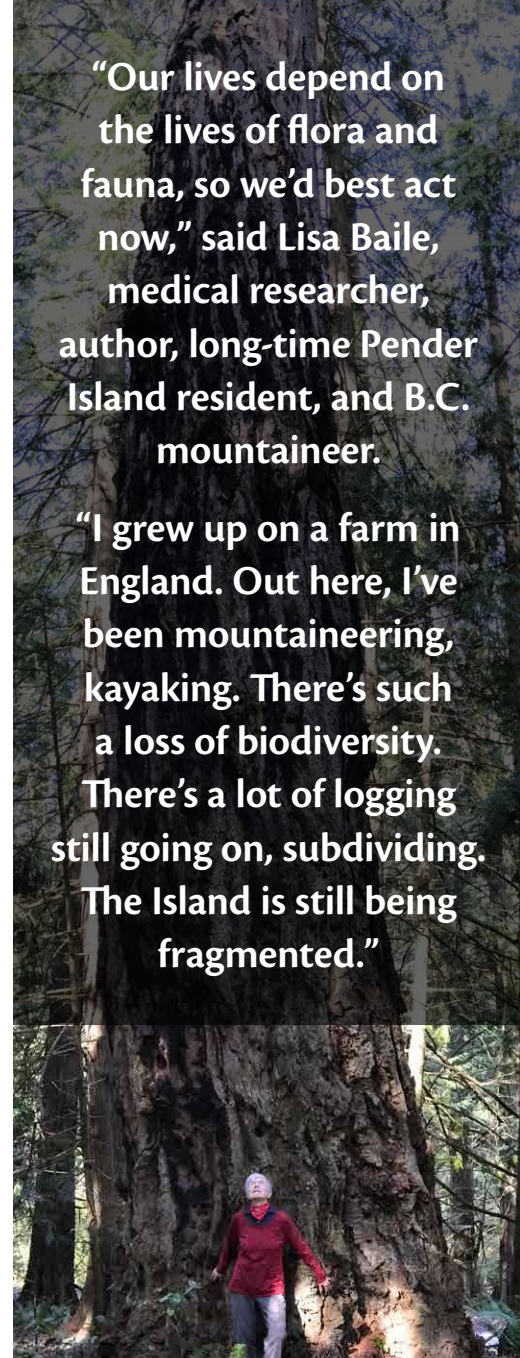
Lisa Baile made this nature reserve possible through her generous gift of mature Coastal Douglas-fir forest to Islands Trust Conservancy – a donation that Baile had intended from the moment she purchased the four-hectare undeveloped property in 2019.

The federal Ecological Gifts Program, which provides income and capital gains tax relief for gifts of qualifying, ecologically sensitive land, also contributed to reaching this milestone – making this the 25th property donated to Islands Trust Conservancy as an ecological gift.

Pender Islands Conservancy Association, co-holder of the existing covenant with Islands Trust Conservancy, worked with Lisa Baile and Islands Trust Conservancy to expand the protected area and create the new nature reserve, which will provide increased protection to the forest and woodlands on the entire property.

“The vision and generosity of donors like Lisa Baile will be crucial to seeing the islands of the Salish Sea, and their surrounding waters, through the climate crisis and concurrent development surge that we are experiencing,” said Islands Trust Conservancy Board Chair Kate-Louise Stamford. “She deserves our thanks. Our next step will be preparation of the management plan for this site, in collaboration with First Nation governments with shared territory on SDA̱Y,ES/North Pender Island and island residents.”

Lisa Baile donated this land to become the Lisa Baile Nature Reserve on February 25, 2021. Lisa Baile Nature Reserve became Islands Trust Conservancy’s 31st nature reserve. 🌿



“Our lives depend on the lives of flora and fauna, so we’d best act now,” said Lisa Baile, medical researcher, author, long-time Pender Island resident, and B.C. mountaineer.

“I grew up on a farm in England. Out here, I’ve been mountaineering, kayaking. There’s such a loss of biodiversity. There’s a lot of logging still going on, subdividing. The Island is still being fragmented.”

Islands Trust Conservancy donor Lisa Baile pictured with old-growth Douglas-fir tree. PHOTO: TAEVEN LOPATECKI

Remembering extraordinary Conservation Superheroes



Louise Bell, Denman Island (d. June 17, 2021)

While serving as a Denman Island trustee for 15 years, and an Islands Trust Conservancy board member for 10 years, Louise helped shape the future of land conservation in the islands. She was a loyal supporter of the Islands Trust Conservancy's Opportunity Fund which has helped support land acquisition campaigns throughout the Islands Trust Area.



Nancy Braithwaite, Salt Spring Island (d. January 27, 2021)

Nancy was a co-founder of the Salt Spring Island Conservancy and permanently protected land through the creation of the Ruffed Grouse Conservation Covenant. In a final act of conservation, Nancy returned her body to the forest she loved at the Salt Spring Island Natural Cemetery.



Betty Swift, Link Island (d. January 29, 2021)

A Seattleite, Betty loved the islands of the Salish Sea. With her vision and the support of her family, Link Island (21.45 hectares) and the islet Spider Monkey Island (0.17 hectares) were protected, fulfilling a long-time dream to ensure conservation stewardship was in place for future generations, and to contribute a resource for future research.

Like us on Facebook facebook.com/IslandTrustConservancy/

Online islandstrust.bc.ca/conservancy

Newsletter Production Juniper English | rippledesign.info

♻️ Printed on 100% post consumer recycled paper. Please recycle.

YES! I want to preserve and protect the islands!

100% of your donation goes directly to protecting endangered habitat on the islands you love.

Your donations of \$20 or more will receive an official donation receipt for income tax purposes.*

🖱️ To donate online visit:

islandstrust.bc.ca/donate-to-conservancy

Or mail to: 200-1627 Fort Street, Victoria, BC V8R 1H8

Name	
Address	
City	
Prov/State	Postal/Zip code
Phone	
Email	

Questions? Contact us!

📞 250-405-5186

✉️ itcmail@islandstrust.bc.ca

Yes, I am okay with public recognition of my donation.

My donation amount: \$50 \$100 \$200 \$_____

I wish to donate by:

Cheque (made payable to the Islands Trust Conservancy)

Visa MasterCard

Card Number	
Expiry Date mm/yy	Security Code (back of card)
Signature	

Share your vision with future generations — please consider remembering Islands Trust Conservancy in your will.

*Islands Trust Conservancy is a qualified donee as a Crown agent under **49** *Islands Trust Act*. Islands Trust business # 122013576 RT0001



Subdivision

File Number	Applicant Name	Date Received	Purpose
LA-SUB-2019.1	KGL Freight Services Ltd. (T.G. Hoyt) Planner: Sonja Zupanec	25-Jun-2019	PIDs: 025-448-811 and 005-600-081. Parcel line adjustment. Lasqueti Island Hotel, Weldon Road, Lasqueti Island, BC.
Planning Status			
Status Date: 23-Jul-2019 Referral response sent to MOTI			

Temporary and Industrial Use Permit

File Number	Applicant Name	Date Received	Purpose
LA-TUP-2020.1	KGL Freight Services Ltd. Planner: Sonja Zupanec	17-Jul-2020	PID: 005-600-081 Fuel station/hardware store combination/fuel storage & residence. Civic address: 1 Weldon Road, Lasqueti island, BC
Planning Status			
Status Date: 23-Jul-2020 File opened & assigned.			

Islands Trust
 LTC EXP SUMMARY REPORT F2022
 Invoices posted to Month ending May 2021

640 Lasqueti	Invoices posted to Month ending May 2021	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-640	LTC "Trustee Expenses"	71.00	0.00	71.00
LTC Local				
65200-640	LTC - Local Exp - LTC Meeting Expenses	1,084.00	540.30	543.70
65210-640	LTC - Local Exp - APC Meeting Expenses	370.00	0.00	370.00
65220-640	LTC - Local Exp - Communications	250.00	0.00	250.00
65230-640	LTC - Local Exp - Special Projects	294.00	0.00	294.00
TOTAL LTC Local Expense		<u>1,998.00</u>	<u>540.30</u>	<u>1,457.70</u>
Projects				
73001-640-2015	Lasqueti OCP/LUB	<u>3,000.00</u>	<u>0.00</u>	<u>3,000.00</u>
		<u>3,000.00</u>	<u>0.00</u>	<u>3,000.00</u>



Lasqueti Island

Resolution Number	Action	Date
<p>2020-003 (Standing)</p> <p>Standing Resolution regarding First Nations Reconciliation</p> <p>that the Lasqueti Island Local Trust Committee adopt the following standing resolution with respect to First Nations in the Local Trust Area: Whereas the Local Trust Committee seeks to engage in Reconciliation with local First Nations, governments and the island community by honouring the Truth and Reconciliation Commission Calls to Action, United Nations Declaration on the Rights of Indigenous Peoples, Draft Principles that Guide the Province of British Columbia's Relationship with Indigenous Peoples and Islands Trust First Nations Engagement Principles, the Local Trust Committee endeavours to:</p> <ul style="list-style-type: none"> a) Annually, write a letter to First Nations, (re)introducing trustees and staff and provide a schedule of known Local Trust Committee meetings for the upcoming year, as well as, provide an update of current projects and advocacy activities; b) For various Local Trust Committee meetings, invite elders from local First Nations to attend and provide a traditional welcome to the territory; c) Work with First Nation governments on cooperative initiatives, including and not limited to, language, place names, territorial acknowledgements, community education on Coast Salish and local First Nations' cultural heritage and history; d) Work with First Nation governments on engagement principles for inclusive land use, marine use, and climate change planning; advocacy, protection and stewardship; and knowledge and information sharing protocols; e) Establish and maintain government -to -government dialogue with First Nations, now and into the future, based on respect and recognition of Aboriginal rights and title, treaty rights and First Nations' traditional territories within the Islands Trust Area. 	Carried	24-Feb-2020
<p>2019-003 (Standing)</p> <p>Staff & Trustee at APC Meetings (from <i>In-Camera</i> meeting)</p> <p>that the Lasqueti Island Local Trust Committee adopt the following standing resolution: that all Advisory Planning Committee meetings will include a staff member and a Trustee.</p>	Carried	25-Feb-2019

Standing Resolutions Log

Lasqueti Island

Resolution Number	Action	Date
<p>2018-062 (Standing)</p> <p>Notification of Federal Cannabis License Applications</p> <p>that the Lasqueti Island Local Trust Committee adopt the following standing resolution: that the Lasqueti Island Local Trust Committee requests that Notices of Intention to Apply for a Federal Cannabis License be forwarded to the Local Trust Committee upon receipt by the Islands Trust.</p>	Carried	17-Dec-2018
<p>2018-040 (Standing)</p> <p>Regulation of Cannabis Production and Retail Sales and Non-Medical Cannabis Retail Licensing Application Fees</p> <p>that the Lasqueti Island Local Trust Committee adopt the following standing resolution with respect to the processing of non-medical cannabis retail license applications:</p> <ul style="list-style-type: none"> ·Proposed or amended licenses for non-medical cannabis retail establishments require an application to the local trust committee. ·The application process shall comprise a public consultation component, which includes at least one notification to neighbours, one public meeting, posting of public notices and one advertisement in a local periodical. ·The public consultation process shall be determined by the local trust committee after initial review of the proposal. ·However, as a minimum, the local trust committee will mail or otherwise deliver a notice to all owners and residents of properties within a 500 metre radius of the subject property where the establishment is proposed at least 10 days before adoption of a resolution providing comment on the application. The required notice shall include the following information: <ul style="list-style-type: none"> · Name of the applicant and a description of the proposal in general terms · The location of the proposed establishment and the subject site. · The place where, and date and time when, both a public meeting will be held and a resolution of the local trust committee considered. · The name and contact information of the Islands Trust planning staff member who can provide copies of the proposed or amended license application. · How public comments may be submitted to the local trust committee. 	Carried	23-Jul-2018
<p>2017-006 (Standing)</p> <p>Establishment of a Lasqueti Island Transportation Advisory Committee</p> <p>that the Lasqueti Island Local Trust Committee make a Standing Resolution to request the APC to undertake the function of a Transportation Advisory Committee.</p>	Carried	20-Feb-2017



Standing Resolutions Log

Lasqueti Island

Resolution Number	Action	Date
<p>2013-020 (Standing)</p> <p>APC member Agenda Package that on request by an Advisory Planning Commission member, that they receive a Lasqueti Island Local Trust Committee Agenda package at no charge.</p>	<p>Carried</p>	<p>11-Jul-2013</p>



Top Priorities Report

Lasqueti Island

1. <i>OCP/LUB Review</i>	Responsible	Dates
<p>A comprehensive review of the Lasqueti Island Official Community Plan and Land Use Bylaw.</p> <p>Implementation of Coastal Douglas-fir and Associated Ecosystems Toolkit added to Project Charter (Dec.22, 2018)</p> <p>LTC endorsed the OCP/LUB Review Project Charter v.2 (May 27, 2019).</p> <p>LTC endorsed revised OCP/LUB Review Project Charter v.4.4 (April, 2020).</p>	Heather Kauer	Rec'd: 08-Jan-2018

2. <i>Freshwater Project</i>	Responsible	Dates
<p>LTC endorsed the v.1 freshwater sustainability strategy project charter (May 27, 2019).</p>	William Shulba	Rec'd: 24-Sep-2018

3. <i>Model Cell Tower Strategy</i>	Responsible	Dates
<p>that the Lasqueti Island Local Trust Committee request staff to draft amendments to the Model Cell Tower Strategy incorporating concerns regarding electrical supply and First Nation Cultural Sites.</p> <p>that the Lasqueti Island Local Trust Committee request staff to investigate options for a more fulsome communication consultation process regarding the Model Cell Tower Strategy.</p> <p>Update: The LTC adopted the Model Antenna Strategy on June 21, 2021.</p>	Heather Kauer	Rec'd: 28-Oct-2019



Lasqueti Island

1. <i>Community to Community Forum</i>	Responsible	Date Received
Establish relationships with First Nations with interests in the Lasqueti Local Trust Area.		24-Sep-2018
2. <i>Subdivision Review Project</i>	Responsible	Date Received
Staff to prepare a draft project charter for a subdivision review project to review conservation based and cluster subdivision options.		
3. <i>Review permitted uses upland to barge ramp</i>	Responsible	Date Received
Staff to research and report back on options to make the current uses associated with the barge ramp legal.		
4. <i>Community Shoreline Values Mapping</i>	Responsible	Date Received
Trustee to lead community mapping of values along the shorelines of Lasqueti Island.		26-Apr-2021
5. <i>Scottie Bay Shoreline Management Plan</i>	Responsible	Date Received
Develop a plan for managing mooring buoys and road access to the shoreline in Scottie Bay.		26-Apr-2021

PROPOSED

Version Control Table

Version	Date	Description
1.0	Nov. 30, 2020	First Reading
1.1	April 26, 2021	Proposed amendments based on Comments received during referral period after 1 st reading
1.2	June 21, 2021	Version 1.1 plus: the addition of a Parks and Protected Areas land use designation with accompanying policy changes, FN Acknowledgement, log handling, and ALR recommendations according to LTC resolution.
2.0	June 21, 2021	Second Reading

PROPOSED



Islands Trust

**Lasqueti Island
Local Trust Committee
Official Community Plan
Bylaw No. 98, 2020**

*Preserving **Island** communities, culture and environment*

PROPOSED

[Back of front cover]

PROPOSED

CONSOLIDATED BYLAW TEXT AND MAP AMENDMENTS

This copy is consolidated for convenience only and includes the following **text amendments only**:

Table of Amendments			
Bylaw No.	Amendment Number	Date of Adoption	Date of Bylaw Consolidation

PROPOSED

This page intentionally left blank

PROPOSED

LASQUETI ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 98

A BYLAW TO ADOPT AN OFFICIAL COMMUNITY PLAN FOR THE LASQUETI ISLAND LOCAL TRUST AREA

WHEREAS Section 29 of the *Islands Trust Act* gives the Lasqueti Local Trust Committee the same power and authority as a Regional District under Section 298(l)(j) and 327 of the *Local Government Act* and Part 14 of that *Act*, except Divisions 19 and 20 of that Part and except Section 507; and

WHEREAS Section 471 of Division (4) of Part 14 of the *Local Government Act* applies to the Committee and authorises it to adopt an Official Community Plan and outlines procedures for developing and adopting such plans including a public hearing and Ministerial approval; and

WHEREAS Section 27 of the *Islands Trust Act* requires that the Executive Committee of the Islands Trust must approve an Official Community Plan prior to adoption; and

WHEREAS Section 473 of the *Local Government Act* lists the subjects that must be addressed in a Plan; and

WHEREAS Section 478(2) requires that all bylaws enacted, permits issued, and works undertaken by the Lasqueti Local Trust Committee be consistent with the Official Community Plan;

NOW THEREFORE the Lasqueti Local Trust Committee being the Trust Committee having jurisdiction on and in respect of Lasqueti Local Trust Area in the Province of British Columbia pursuant to the *Islands Trust Act*, enacts as follows:

1. CITATION

This Bylaw may be cited for all purposes as the “Lasqueti Island Official Community Plan, 2020”.

2. BYLAW REPEAL

1. Bylaw No. 77 cited as “Lasqueti Island Official Community Plan, 1986” and all of its amendments are repealed.

3. SCHEDULES

The following Schedules, attached to and forming part of this Bylaw, are adopted as “Lasqueti Island Official Community Plan Bylaw, 2020”:

- Schedule A – Official Community Plan
- Schedule B – Land Use Designation Map

PROPOSED

READ A FIRST TIME THIS 30TH DAY OF NOVEMBER , 2020

READ A SECOND TIME THIS 21ST DAY OF JUNE , 2021

PUBLIC HEARING HELD THIS DAY OF , 20XX

READ A THIRD TIME THIS DAY OF , 20XX

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS
DAY OF , 20XX

APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS AND HOUSING THIS
DAY OF , 20XX

ADOPTED THIS DAY OF , 20XX

SECRETARY

CHAIRPERSON

PROPOSED

TABLE OF CONTENTS

	Page Number
PART 1 - PREAMBLE	1
1.1 OFFICIAL COMMUNITY PLAN.....	1
1.2 LOCAL GOVERNMENT.....	1
1.3 INTERGOVERNMENTAL AND CORPORATE MATTERS.....	1
1.4 ISLAND CONCERNS AND ISSUES.....	2
1.5 CONSULTATION.....	2
1.6 LEGAL BASIS.....	2
PART 2 – ADMINISTRATION	3
2.1 ADVOCACY POLICIES AND INFORMATION NOTES.....	3
2.2 AREA OF JURISDICTION.....	3
2.3 SEVERABILITY.....	3
2.4 UNITS OF MEASUREMENT.....	3
2.5 NUMBERING.....	3
2.6 COVENANTS.....	3
2.7 AMENDMENT PROCEDURE.....	4
2.8 INTERPRETATION.....	4
2.9 COMPLIANCE.....	4
2.10 OWNERS COSTS.....	5
2.11 DEFINITIONS.....	5
PART 3 – OFFICIAL COMMUNITY PLAN	7
3.1 ENVIRONMENTAL STEWARDSHIP.....	11
General	11
Conservation	12
Consumption and Pollution	12
Climate Change	12
3.2 RESOURCE STEWARDSHIP.....	14
Natural Resources	14
Recreational Resources	17
Cultural Resources	18
3.3 COMMUNITY STEWARDSHIP.....	19
General	19
Human Resources	20
Resilience	21
Housing	21
Food	21
Economy	21
3.4 COMMUNITY SERVICES.....	22
General	22
Transportation	23
Communications	25
Health Care	26
Waste Management	26
Utilities	27
3.5 LAND USE.....	28
Land Base (LB)	28
Marine (M)	33
Parks and Protected Areas (PPA)	33

PROPOSED

Crown Lands (CL).....	34
SCHEDULE B LAND USE DESIGNATION MAP	37

PROPOSED

SCHEDULE A – OFFICIAL COMMUNITY PLAN

PART 1 - PREAMBLE

1.1 Official Community Plan

The purpose of this official community plan bylaw is to further the object of the Islands Trust Act through long-range land use policy for the Lasqueti Island Trust Committee Area. This Bylaw contains the statements of community goals, objectives and policies for present and future land use and development. These policies are designed to direct and guide future actions of the Lasqueti Island Local Trust Committee and inform other levels of government and the general public of the community's expectations for the use and development of the Area.

1.2 Local Government

As a designated island within the Islands Trust, Lasqueti has two locally elected Trustees who along with a chairperson (an Islands Trust Executive Committee Member) constitute the three member Lasqueti Island Local Trust Committee, which is responsible for land use planning within the Lasqueti Island Local Trust Area.

The responsibility of local planning is vested in this Local Trust Committee. The Local Trust Committee may appoint an Advisory Planning Commission for the purpose of providing advice on local planning matters.

The Island is also represented on the qathet Regional Board by a locally elected Electoral Area Director. The Regional Board is responsible for provision and administration of services authorized in the *Local Government Act* and opted for by voters in the Lasqueti Electoral Area.

1.3 Intergovernmental and Corporate Matters

Attainment of certain land use and development objectives set forth in this bylaw and the balance among them is influenced by the manner, in which the natural resources of Lasqueti Island and its surrounding islets and waters are managed, and the type and level of services provided by other government agencies and corporations.

Jurisdictional responsibility for resource management lies with agencies of the Provincial Government and certain Federal Ministries, not with the Lasqueti Island Local Trust Committee. Similarly, the regulation of matters such as sewage and garbage disposal, protection of water supplies, control of pollution, provision of highways, ferry service, and public utilities is not within the jurisdiction of the Local Trust Committee. However, their regulation or management can significantly influence achievement of this bylaw's land use and development objectives.

Recognizing and accepting such circumstances, the Local Trust Committee presents objectives on these matters as expressions of its concerns and interests. The Committee will cooperate with and seek the assistance of the agencies with jurisdictional responsibilities in order to effect management and regulation

PROPOSED

which brings benefits to the Lasqueti Island community and the Province generally, while retaining the inherent capacity of the Island's resources.

Where agencies of other levels of government are themselves developing or regulating aspects of development in the Local Trust Area, it is the objective of the Local Trust Committee to liaise and cooperate with such agencies to encourage development or implementation of development regulations which assist in the realization of the Local Trust Committee's objectives.

1.4 Island Concerns and Issues

Lasqueti Island is a rural island community whose philosophy towards its future is keyed to minimizing adverse environmental and social impacts of increased population and development upon the Island and its surrounding waters. There are concerns regarding the:

- 1 Preservation and maintenance of a rural island community;
- 2 Maintenance of privacy and freedom of the Island's people;
- 3 Conservation of agricultural lands, forest lands, fresh water supplies, and foreshore areas;
- 4 Encouragement of local employment consistent with protection of the community and natural environment.

Relevant land use and development issues centre on the type of land uses, compatibility of land uses, density of development, management of natural resources, maintenance of fresh and marine water quality, transportation, and levels of community services.

1.5 Consultation

The Lasqueti community has a long tradition of addressing difficult and complex issues through a process of community dialogue. Such a process allows all views to be heard and respected, common ground identified, and agreement built out of a shared vision, despite divergent views. To these ends, promotion of a healthy, democratic political atmosphere can be accomplished through the use of a broad range of consensus building tools including but not limited to meetings, questionnaires, task groups and formal advisory polls by secret ballot.

Due to fair, equitable, and good governance practices, it needs to be noted, that the Lasqueti Island Local Trust Committee must keep an open mind and refrain from making a final decision until the adoption or the enactment of any bylaw is considered.

1.6 Legal Basis

The *Islands Trust Act* gives the Islands Trust (including the Lasqueti Island Local Trust Committee) the power and authority of a Regional District under Part 14 except sections 558 to 581 and 507 and 508 of the *Local Government Act*.

Section 478(2) of Part 14 of the *Local Government Act* requires that all bylaws enacted or works undertaken by the Islands Trust or a Regional District must be consistent with this Official Community Plan.

PROPOSED

PART 2 – ADMINISTRATION

2.1 Advocacy Policies and Information Notes

Where a paragraph or sentence in this Bylaw is written in *italics* and is preceded by the words “Information Note”, the contents of the paragraph or sentence are provided as reference information only to assist in understanding the Bylaw.

Where matters are outside the jurisdiction of the Local Trust Committee, this Plan contains broad community objectives in the form of Advocacy Policies. These policies show where the Local Trust Committee encourages others to take actions to further the objectives of the Plan. This Plan cannot and does not represent a commitment from other agencies to act according to community objectives.

2.2 Area of Jurisdiction

This bylaw is applicable to the Lasqueti Island Local Trust Area as described in Schedule B, attached to and forming part of this bylaw.

2.3 Severability

If any section, subsection, sentence, clause or phrase of this bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, such decision should not affect the validity of the remaining portions of this bylaw.

2.4 Units of Measurement

Metric dimensions are used in this Bylaw. Imperial equivalents, shown in parentheses (), are approximate, and provided for convenience only.

2.5 Numbering

The reference system used in this Bylaw is:

Part:	1
Section:	1.1
Subsection	1.1.1
Article:	a
Clause:	(i)

2.6 Covenants

Where under this Bylaw an owner of land is required or authorized to grant any covenant, the covenant shall be granted to the Lasqueti Island Local Trust Committee (Local Trust Committee) in priority to all financial charges and all other covenants and easements (whether registered or not) and delivered in registerable form, satisfactory to the Local Trust Committee, prior to the granting of the approval or authorization in respect of which the covenant is required. The covenant shall indemnify the Local Trust Committee in respect of any fees or expenses it may incur as a result of a breach of the covenant by the covenanter.

PROPOSED

2.7 Amendment Procedure

This Bylaw may be amended by the Trust Committee at its initiative or in response to an application. Individuals seeking amendment shall submit applications in the form provided for in the bylaws of the Trust Committee that addresses fees and procedures. All amendments to this Plan shall be in keeping with the goals and objectives of this Plan.

2.8 Interpretation

The final interpretation as to the precise location of boundaries of any designation or symbol contained in the map schedules, shall be legally defined by the appropriate land use bylaws enacted over time by the Trust Committee or by site survey, as required. The precise boundaries of the land use designations are shown on Schedule B. In interpreting the objectives and policies of the Plan, the term “shall” is used to denote that the indicated measure “must” be taken or applied. The term “should” or “may” indicates that the suggestion is intended as a guideline to apply or implement by the authority having jurisdiction.

The Islands Trust Conservancy, the conservation branch of the Islands Trust, has the authority to acquire land donations, financial donations, as well as holding covenants for the purposes of preserving and protecting the environment; the **Kwel Nature Sanctuary on Lasqueti Island, shown right**, is an example of a property donated to the Islands Trust Conservancy.

Covenants provide protection of the environment, while allowing the land owner to maintain ownership of the property.



2.9 Compliance

2.9.1 Conformity

- a. No person may use or occupy or permit any land, water surface, building or structure to be used or occupied, or subdivide any land, except as permitted by this Bylaw.
- b. No person may construct, reconstruct, place, alter, extend or maintain any building, structure and sign except as permitted by this Bylaw.

PROPOSED

- c. Nothing contained in the bylaw relieves any person from the responsibility to comply with other legislation applicable to their use of land, buildings or structures.
- d. The use of land, buildings or structures that is lawful at the time of adoption of this Bylaw, although not conforming to the provisions of this Bylaw, shall be considered as “legal non-conforming”, and continued subject to the provisions of Sections 528 through 534 of the *Local Government Act*.

2.9.2 Inspection

- a. Islands Trust staff, including the Bylaw Investigations Officer and any other officer who may be appointed in that capacity, is authorized, after making efforts to make contact with the property owners or occupant or in response to any second or additional complaint, to enter upon any property subject to the provisions of this Bylaw, to ascertain whether the regulations of the Bylaw are being or have been complied with; for clarity elected trustees do not conduct investigations or have the authority provided to act as the Bylaw Investigations Officer.

2.9.3 Enforcement

- a. Violation
 - (i) Any person who does any act or thing or permits any act or thing to be done in contravention of the provisions of this Bylaw, or who neglects to do or refrains from doing any act or thing which is required to be done by any of the provisions of this Bylaw is deemed to have violated the provisions of this Bylaw.
- b. Penalty
 - (i) Any person who violates any of the provisions of this Bylaw is, upon summary conviction by a court of competent jurisdiction, liable to a penalty of not more than five thousand dollars (\$5000) and the cost of prosecution. Each day that such violation continues, or is allowed to continue, constitutes a separate offence.

2.10 Owners Costs

If any provision of this Bylaw requires a report, study or plan or similar item to be prepared, unless otherwise stated, the owner shall pay all costs; the community rate payer will not cover costs associated with a private initiative.

2.11 Definitions

Adequate: as much or as good as necessary for some requirement or purpose; fully sufficient, suitable, or fit.

Affordable: within reasonable financial means of a person or group to access a service or good.

Appropriate access: adequate and sensible.

Cultural resources: physical evidence or place of past human activity: site, object, landscape, structure; or a site, structure, landscape, object or natural feature of significance to a group of people traditionally associated with it.

Density: the number of dwelling units allowed on a lot based on the zoning and the lot size;

Encourage: to promote, advance, foster and inspire with confidence.

Ensure: to make something certain to be or come to be.

PROPOSED

Foster: to promote the growth and development of.

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;

Health: having, showing or encouraging good positive health, integrity of balance

Long- term rentals: dwellings designated for rental arrangements longer than 1 month.

Low risk: unlikely to result in loss, failure or harm.

Natural: existing in or formed by nature.

Positive: giving or being of hope, confidence, a sense of alignment.

Promote: to encourage, further or advance in rank, dignity or position.

Renewable resource: a natural resource that can regenerate after use.

Resource: a stock or supply of natural or human assets that can be drawn on by, and to benefit, a person or organization.

Rural: of, relating to, or characteristic of the country, country life, or country people.

Rural values: values and interests pertaining to a lifestyle connected to a predominately natural environment.

Short-term vacation rentals: means a cabin or residence that is rented as a single unit for commercial purposes for periods of less than 30 days to accommodate tourists, visitors and the travelling public.

Stewardship: the careful and responsible management of something entrusted to one's care.

Support: to sustain, endure or hold up.

Sustainable: pertaining to a system that maintains its own viability by using techniques that allow for continual reuse. Includes practices that do not deplete the resource base and requires an attitude of stewardship and balance.

Watershed: The area or region of land that collects and stores precipitation eventually overflowing through streams, creeks, rivers, and lakes eventually to the sea.

PROPOSED

PART 3 – OFFICIAL COMMUNITY PLAN

Introduction

The Lasqueti Island Local Trust Committee has authority through its plans and regulations to address use and the servicing requirements of land and surface waters within its Trust Area. The purpose of this Plan is to outline the goals of the community, the objectives relating to matters of Local Trust Committee authority and policies that provide guidance as to how to implement those objectives. Advocacy policies are included to encourage and guide decision makers with matters outside of the authority of the Local Trust Committee.

Responsibility for certain matters lies outside the authority of the Lasqueti Island Local Trust committee and is instead the responsibility of individual property owners, residents, the Provincial Government, the Federal Government, Coast Salish First Nations or the qathet Regional District. In some instances there may be overlapping authority of more than one person or agency. In particular the objectives and policies set forth in the Bylaw and the balance among them is influenced by the manner in which the natural resources of Lasqueti Island and its surrounding islets and waters are managed, and the type and level of services provided by other government agencies and corporations.

The Local Trust Committee seeks to work cooperatively with and seek the assistance of the public and government agencies to ensure orderly and effective management and regulation of the Lasqueti Trust Area and its resources to the mutual benefit of all.

In the case of objectives that are within the authority of other agencies or persons, such agencies or persons are requested to:

- regard such objectives as stated desires of the Lasqueti Island Local Trust Committee; and
- to take such objectives into consideration in making decisions concerning their own land use decision making with respect to the Lasqueti island Local Trust Committee area.

Schedule B designates three areas of the Lasqueti Island Planning Area. All land areas above the high water mark that are not Crown Land or Parks and Protected Areas are within the Land Based (LB) designation. All the marine areas up to the high water line, including the intertidal zone are within the Marine (M) designation. All Crown lands are within the Crown Land (CL) designation, and all Islands Trust Conservancy protected lands are within the Parks and Protected Areas (PP) designation. The objectives and policies below apply to any or all of these four designations.

Community Context

Coast Salish Peoples, including the Tla'amin, have lived and resided on or near Lasqueti Island since time immemorial.

The history of Coast Salish Peoples is sustained in the language, place names, village sites, cultural and sacred sites that encompass the whole of the Islands Trust Area. Coast Salish Peoples have seen and lived the transformation of their lands and waters since contact. This tide of change has greatly impacted the eco-system that sustained them, and the cultural heritage of the first peoples of the Salish Sea. Coast Salish Peoples have and will continue to be a thriving people, government, and community, connected to the lands and waters through spiritual, cultural, and traditional knowledge for generations to come.

The Tla'amin Peoples speak a language called Sliammon, and have a rich and vibrant economic, social, cultural, and spiritual life that is connected to these lands and waters. The lands and waters of the

PROPOSED

Tla’amin Peoples is enriched with history, place names, village sites, cultural sites, and sacred sites and the islands and waters form the basis of their language, culture, and spiritual life within the Salish Sea.

The importance and inherent rights and jurisdiction that this area holds to the Tla’amin Peoples continues now and into the future and the stewardship of these lands and waters for their children’s children endures.

The Tla’amin (Sliammon) people referred to Lasqueti island as Kweh et ey (means Yew Tree). In 1791 the Island became known as Lasqueti, named after Juan Maria Lasqueti, a prominent Spanish naval officer.

Lasqueti is 68 square kilometers in area, 5 km wide and 21 km long. The ferry does not provide vehicle service, which therefore requires barging over of vehicles and other large items.

	1991	1996	2001	2006	2011	2016
Population	326	374	367	359	425	399
Number of Dwellings		180	185	298	290	407

PROPOSED

Since 1974, the inception of the Islands Trust, the community of Lasqueti Island has been empowered to elect their own representatives to make independent and local decisions, while remaining within a federation of other island communities. The following individuals have served as Local Trustees for Lasqueti Island:

1977 - 1978	Kevin Monahan, Mike Humphries
1978 - 1980	Laurence Fisher, Mike Humphries
1980 - 1982	Laurence Fisher, Mike Humphries
1982 - 1984	Jack Barrett, Mike Humphries
1984 – 1986	Jack Barrett, Mike Humphries
1986 - 1988	Melinda Auerbach, Barry Kurland
1988 - 1990	Melinda Auerbach, Barry Kurland
1990 - 1993	Janice McMillan, Barry Kurland/Chris Ferris
1993 - 1996	Melinda Auerbach, Chris Ferris
1996 - 1999	Melinda Auerbach, Eric O'Higgins
1999 - 2002	Eric O'Higgins, Tom Weinerth
2002 - 2005	Bronwyn Preece, Rose Willow
2005 – 2008	Bronwyn Preece, Rose Willow
2008 – 2011	Jen Gobby, Susan Morrison
2011 – 2014	Susan Morrison, Peter Johnston
2014 – 2018	Tim Peterson, Susan Morrison
2018 – 2022	Tim Peterson, Peter Johnston

What is an Official Community Plan?

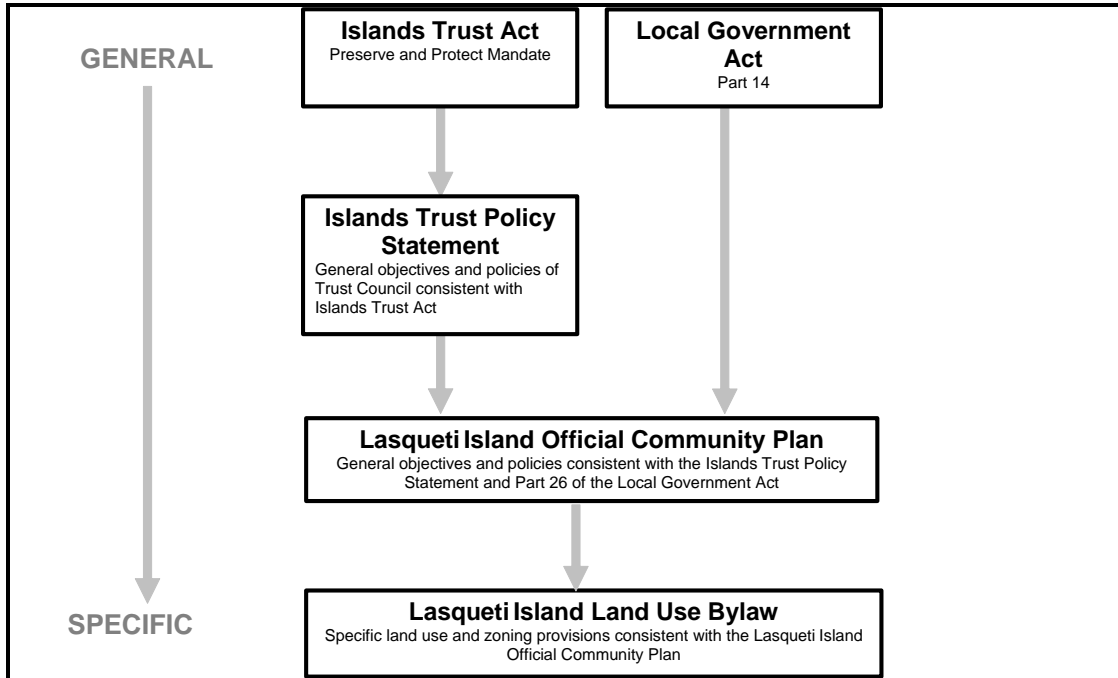
An Official Community Plan is a general statement outlining the planning goals of a community and the policies that will help the community to reach those goals. The intent of an Official Community Plan is to provide a framework that will guide the elected officials and members of the community in future development and conservation initiatives. Once adopted by Bylaw, the Lasqueti Island Official Community Plan restricts the Lasqueti Island Local Trust Committee to only enact any other bylaw that is consistent with the Official Community Plan.

A Local Trust Committee is authorized to adopt an Official Community Plan by the *Islands Trust Act* and the *Local Government Act*. In the Islands Trust Area, an Official Community Plan must be consistent with the Islands Trust Policy Statement, which furthers the Object of the Islands Trust, as stated in Section 3 of the *Islands Trust Act*:

The object of the Trust is 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 the province generally, in cooperation with municipalities, regional districts, improvement districts, other persons and organisations and the government of the Province.

An Official Community Plan must also address the Provincial Interest as defined in the *Local Government Act*. The graphic below shows how an Official Community Plan fits into the overall planning framework of the Islands Trust.

PROPOSED



As a true representative document, a community plan states the values of the community that participates in its creation. As a community changes, so too can a community plan. As unforeseen issues arise, a community plan can be amended to keep pace with these issues. Amendments can occur from time to time, based upon community process and input, with final decisions made by the officials elected from the Lasqueti Island community itself.

Goals

To maintain a rural island community where the Island people’s privacy and freedom are preserved; the integrity of the island ecosystem is maintained; conservation of agricultural lands, forest land, fresh water supplies, and foreshore areas are protected; local employment, consistent with the protection of the community and natural environment, is provided.

Approach

The Bylaw's approach to land use and development growth is one of consideration and caution. It is hoped that by laying out a pattern of low density land use, adopting a cautious approach to development, and fostering a cooperative relationship among the local community, Islands Trust and other governmental agencies, needed and reasonable land use and development will take place without requiring complex and expensive facilities and services, thereby maintaining the Island's unique character as a place where the human community lives in and with nature. The LTC will use the precautionary principle when making land use decisions.

PROPOSED

3.1 Environmental Stewardship

Where agencies of other levels of government are themselves managing natural resources or regulating the management practices of other agencies or the private sector, it is the Local Trust Committees objective to liaise and cooperate with such agencies to encourage management practices and regulatory provisions which help to preserve and protect the natural environment.

The following section is divided into three areas: Conservation, Consumption and Pollution, and Climate Change.

General

General Objectives

Objective 1 To support and assist with the establishment and maintenance of protected areas, including (and not limited to) ecological reserves, parks, nature reserves, conservation covenants and marine protected areas.

Objective 2 To avoid contamination of fresh and salt water.

Objective 3 To support human use and management of land that retains native flora and fauna and conserves natural ecosystems.

Objective 4 To protect and restore a diverse, productive, native forest understory with abundant natural regeneration of trees and other native species.

Objective 5 To support the protection and restoration of abundant and productive native ecological communities in the terrestrial, freshwater, and marine ecosystems on and adjacent to Lasqueti.

Objective 6 To promote a safe and healthy environment for all residents.

Objective 7 To achieve low risk of loss to ecological integrity and biodiversity, supported by the best scientific understanding of ecosystems in the Lasqueti Local Trust area.

Objective 8 To formally protect a sufficient proportion of the land and marine base of the Lasqueti Local Trust Area to help achieve low risk to ecological values, and that includes representation of all ecosystems and over-representation of rare or special areas.

General Policies

The natural environment of Lasqueti is being altered and under constant pressure to be developed further. The community of Lasqueti resides on a finite island where resources must be used in a sustainable manner.

Policy 1 The Lasqueti Island Local Trust Committee should undertake initiatives to identify environmentally sensitive and important ecosystems and flora and fauna to assist in future decision making.

Policy 2 The Local Trust Committee will assist with any efforts to protect sites of ecological significance or value, prioritizing conservation of the full range of terrestrial and aquatic/marine ecosystems in the local trust area.

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

Policy 4 The inherent resiliency of the Island's eco-systems should be maintained in conjunction with resource stewardship.

PROPOSED

Policy 5 Native flora and fauna should be retained to protect natural habitats of local significance.

Policy 6 Measures to avoid and minimize the use of herbicides and other biocides should be undertaken.

Policy 7 Domestic pets and livestock should be kept under control.

Policy 8 When fill or debris is placed on land in such a way that it could lead to discharge of deleterious material into a water course, adequate mitigative design and construction measures are required in order to be acceptable to Fisheries and Oceans Canada and appropriate Provincial Ministries.

Policy 9 The Lasqueti Local Trust Committee should support community-based environmental clean-up initiatives.

Policy 10 The Lasqueti Local Trust Committee should Support initiatives to reduce pollution from vehicles, wood burning, power generation, waste, and any other sources.

Policy 11 The Lasqueti Local Trust Committee should Support efforts that minimize consumption and maximize local self sufficiency.

Policy 12 The Lasqueti Local Trust Committee should support maintaining a high level of forest connectivity on Lasqueti.

Policy 13 The Lasqueti Local Trust Committee should support the preservation of quiet and darkness.

General Advocacy Policies

Advocacy Policy 1 Residents, businesses and other agencies are encouraged to become informed and educated about appropriate human waste disposal methods.

Advocacy Policy 2 Community groups and other agencies are encouraged to develop educational material on environmentally sensitive living.

Conservation

Conservation Objectives

Objective 1 To prioritize conservation of the full range of terrestrial and aquatic/marine ecosystems in the local trust area.

Objective 2 To minimize deforestation (permanent removal of forest) and encourage forest management that optimizes the carbon sequestration and storage eco value of forests.

Objective 3 To maintain a high level of ecosystem connectivity, including forest connectivity.

Consumption and Pollution

Consumption and Pollution Objectives

Objective 1 To support initiatives to reduce pollution from vehicles, wood burning, power generation, waste, and any other sources

Objective 2 To encourage site planning and building design that minimize energy consumption and negative impacts on natural ecosystem.

Objective 3 To encourage local self-sufficiency and low levels of consumption. .

Consumption and Pollution Policies

Policy 1 To support initiatives to clean up public areas, such as shorelines.

Climate Change

PROPOSED

Climate Change Objectives

Objective 1 To consider both climate change adaptation and mitigation in all land use decisions.

Objective 2 To support individual and community-based initiatives that reduce greenhouse gas emissions.

Objective 3 To reduce reliance on fossil fuels and move towards eliminating fossil fuel use.

Objective 4 To encourage residents to minimize energy use, incorporate high energy efficiency into building design and construction and to use local, non-toxic, carbon efficient materials.

Climate Change Policies

Climate change refers to the increasing concentration of heat-trapping greenhouse gases (GHGs) in the atmosphere as the result of human activities— primarily the burning of fossil fuels and large-scale deforestation. A 2007 report from the Intergovernmental Panel on Climate Change reveals that between 1970 and 2004, GHG emissions have increased by 70%. This dramatic rise in atmospheric GHG concentrations has in turn triggered an increase in the average temperatures of near-surface air and ocean water, with temperatures projected to rise 1.1° to 6.4° C over the next century. Although seemingly slight, these temperature changes will have dramatic and negative impact on ecological systems around the globe.

In response to climate change issues, the provincial government gave Royal Assent to Bill 27 [*Local Government (Green Communities) Statutes Amendment Act, 2008*] on May 29, 2008. Bill 27 amended the *Local Government Act* and other Provincial regulations to provide new tools for local governments. Most significantly, Bill 27 required that all local governments include GHG emission reduction targets—and policies and actions to achieve those targets— in their Official Community Plans.

The Islands Trust Council identified Climate Change and the implementation of Bill 27 as the top strategic plan priority in 2009 and early 2010. The Lasqueti Island Local Trust Committee supported this direction, as did community members who attended a special community meeting on reducing GHG emissions in November 2009.

The following targets, policies and actions are proposed to ensure that the reduction of GHG emissions specifically and the impact of climate change in general become part of the planning process for Lasqueti Island.

Policy 1 The Local Trust Committee should consider the development of new criteria for assessing official community plan or zoning amendment applications from the perspective of climate change adaptation and mitigation. These criteria will address issues such as the impact of the density proposed on reducing GHG emissions, land use and the form of the development, use of building materials and construction methods, energy efficiency and sources, and the long term potential for the development to result in a decreased carbon footprint on the landscape.

Policy 2 The Local Trust Committee should support community efforts to record and measure the use of fossil fuels and GHG emissions through an annual inventory.

Policy 3 The development of cycling and walking trails to facilitate non-automobile based forms of travel is strongly encouraged, separated from the road grade where possible.

Policy 4 The community is encouraged to consider options to purchase lands to protect ecosystems and the character of Lasqueti Island.

PROPOSED

Policy 5 The implementation of energy conserving buildings is strongly encouraged including the use of local materials and “small footprints”.

Policy 6 The Local Trust Committee, government agencies, and Island residents are strongly encouraged to consider alternatives to slash burning.

Climate Change Advocacy Policies

Advocacy Policy 1 Provincial agencies, when considering changes to infrastructure on the Islands, are strongly encouraged to take a “small footprint” approach to any proposals for public infrastructure development. The investigation of opportunities to share resources or develop common facilities is strongly encouraged.

Advocacy Policy 2 The Province is strongly encouraged to support water conservation, rainwater catchment, and a wider range of options for sewage treatment for dwelling units.

Advocacy Policy 3 The community is encouraged to build on the community inventory completed in 2009 by developing a method (provided at no charge to each household) for continuing the collection of data on an ongoing basis. The inventory could collect data both on fuel use and estimated GHG emissions, and also record actions that are being taken to reduce GHG emissions, such as the installation of energy efficient stoves, windows, or improved insulation.

Advocacy Policy 4 The implementation of fuel saving measures at public and community buildings should be investigated by a team of island residents, and new methods proposed to reduce GHG emissions through the use of alternative energy sources.

Advocacy Policy 5 Education is recognized as the most powerful tool in reducing energy use, and Islanders are strongly encouraged to share their knowledge and assist other levels of government, agencies and Lasqueti Islanders in meeting the goals of this Plan.

3.2 Resource Stewardship

Natural Resources

General Objectives

Objective 1 To conserve forest lands, fresh water supplies, wetlands, foreshore areas, historic and archaeological cultural heritage, and existing agricultural lands.

Objective 2 To ensure wild food resources are harvested sustainably.

Objective 3 To protect access to wild food and other resources of the land and marine environments.

General Policies

Policy 1 Assess and report at least every 5 years the amount of land and marine area in the Lasqueti Trust Area that is in protected status, including a breakdown of the types of protected status, a map of protected areas, and the distribution of ecosystem types under protection relative to their overall abundance in the Lasqueti Trust Area.

Policy 2 Assess and report at least every 10 years the status of land outside of formal protected status in relation to its potential for contributing to conservation objectives outside of protected areas.

Policy 3 Conservation strategies between land, foreshore and sea shall be integrated where feasible.

Policy 4 Initiatives to improve mapping of sensitive, rare and threatened ecosystems, arable land, hazardous land, etc. are supported.

PROPOSED

General Advocacy Policies

Advocacy Policy 1 The Lasqueti Community Association is encouraged to develop a guide for residents on best local practices for stewardship of environmental, historic, archaeological and heritage values.

Advocacy Policy 2 Scientifically rigorous surveys of important exotic species, in particular feral sheep, are encouraged to estimate population size and to assess local ecological impacts (e.g. by the Lasqueti Island Nature Conservancy).

Advocacy Policy 3 Encourage a community-led process to identify a scientifically-based land and marine conservation targets that meet habitat needs for all species..

Advocacy Policy 4 Ongoing community monitoring of the status of invasive species and of native species potentially at risk is supported.

Advocacy Policy 5 Private landowners are encouraged to undertake stewardship of their land to maintain natural and semi-natural ecosystems and restore any areas of degraded habitat.

Advocacy Policy 6 Private landowners are encouraged to take stewardship actions on their land to reduce populations of undesirable invasive species and enhance native species.

Advocacy Policy 7 Private landowners are encouraged to place conservation covenants on areas with high conservation values.

Advocacy Policy 8 The Province is requested to designate all unencumbered Crown land on Lasqueti in a formal protected status.

Advocacy Policy 9 A community-led process to identify a locally-meaningful definition and designation of agricultural land is encouraged.

Advocacy Policy 10 Hydrological watershed planning to protect water supplies and ecosystems is encouraged.

Marine Coastal Areas

The intertidal area is that area from the high water mark to the lowest extremes of low tide. The water area is that area from the lowest extremes of low tide to a point 1,000 metres off-shore. Both of these marine coastal areas could be vulnerable to pollution from sewage and industrial wastes. Being highly valued for water-based mariculture, marinas, and other marine commercial enterprises, marine coastal areas are or will be subject to demands which, without compatible land use and sensitive development, could impair the visual and environmental qualities which provide the rural marine atmosphere of the Island. With these factors in mind, policies applicable are:

Marine Coastal Policies

Policy 1 Native flora and fauna should be retained to protect natural habitats of local significance along the foreshore and in the intertidal areas.

Policy 2 The marine environment, including associated riparian areas, should be adequately protected from unreasonable adverse effects or inadequate mitigation measures resulting from development.

Policy 3 Special consideration should be taken to eliminate the possibility of pollution from sewage or from commercial and industrial wastes.

PROPOSED

Policy 4 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 with priority given to protection of threatened, rare and high value habitats such as eelgrass beds and other areas that support forage fish;
- to provide for appropriate commercial and industrial uses; and
- to retain representative areas of natural foreshore.

Policy 5 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.

Marine Coastal Advocacy Policies

Advocacy Policy 1 The Coast Guard and other relevant government ministries are encouraged to regulate uses such that:

- marinas relate to the rural environment and are of small scale, providing appropriate sanitary facilities (and sewage pump-out facilities for boats) for shore and water-based patrons;
- marinas are situated away from existing mariculture areas,
- mariculture does not take precedence over those areas traditionally used as year round moorage for local vessels; and,
- site-specific non-discharge zones are located in the waters surrounding Lasqueti.

Water Source Area

Water Source Policies

Water source areas are those areas drained by lakes and streams, which provide or potentially could provide fresh water for human consumption and use.

Although no adequate studies have been made of the capacity of the Island to store fresh water, it is apparent that in the natural state the potential is limited; most streams and many wells dry up in the summer. It is doubtful that the existing lakes could supply much more than they do now without impairing the present ecological balance. Until the necessary studies have been completed the following policies should apply:

Policy 1 Watersheds and catchment areas should be protected from contamination and degradation.

Policy 2 Fresh and salt water purity and quality should be protected from contamination and degradation.

PROPOSED

Policy 3 The Lasqueti Island Local Trust Committee supports initiatives to monitor groundwater and surface water resources and the related watersheds and catchment areas to assist in future decision making.

Policy 4 Suitable surface water creeks should be identified with the intention of establishing salmon enhancement programs on Lasqueti Island.

Policy 5 Provision of water should be done in ways that minimize environmental degradation. Development of water sources should evaluate all options - dug ponds, rainwater catchment, shallow or deep wells and choose the option involving the least long-term environmental degradation.

Policy 6 Where possible, the Local Trust Committee encourages salmonid enhancement programs to identify and develop measures to protect fishery resources and to assist in restoration efforts.

Policy 7 When applications to log Crown land are referred to the Lasqueti Island Local Trust Committee, the Local Trust Committee should consider examination of the impact of the proposal on water supplies.

Policy 8 Particular care should be taken to ensure that contamination of the fresh water supply does not occur.

Policy 9 Access to or along significant sources of fresh water should be by trail only, except as may be required for purposes of firefighting.

Policy 10 Land development adjacent to sources of fresh water should include an environmental impact assessment prepared by the proponent.

Policy 11 When fill or debris is placed on land in such a way that it could lead to discharge of deleterious material into a water course, adequate mitigative design and construction measures should be required acceptable to the appropriate Federal and Provincial Ministries.

Water Resources

Both ground and surface freshwater supplies are limited and subject to fluctuation.

Water Resources Advocacy Policy

Advocacy Policy 1 The Local Trust Committee encourages the appropriate Provincial Ministry to:

- evaluate and monitor the Island's water resources prior to issuing surface water rights;
- establish ground and surface water monitoring programs;
- re-evaluate the requirement for drilled well regulations;
- encourage surface water and catchments systems as an alternative to drilled wells provided such systems do not degrade the environment;
- encourage the Ministry to support microhydro electrical systems, including run-of-stream systems, recognizing that such systems are a viable and sustainable source of domestic electric power.

Advocacy Policy 2 The Local Trust Committee supports watershed planning to protect water supplies and ecosystems.

Recreational Resources

Recreational Resources Objectives

Objective 1 To encourage the creation of parks and recreation areas that are designed and located to provide recreational opportunities in addition to meeting conservation protection objectives.

PROPOSED

Objective 2 To promote trail systems throughout the island.

Objective 3 To support the creation of a public trail network throughout the Island.

Recreational Resources Policies

Policy 1 Provision of varied recreation use areas throughout the island that focus on the natural aspects of Lasqueti.

Policy 2 The development of a comprehensive recreation plan should be undertaken that indicates provincial, regional, and community parks as well as trails, public shellfish reserves, and marine and land-based recreation areas.

Policy 3 The Local Trust Committee supports the use of tax incentives that encourage landowners to dedicate trails, parks, and other types of protected areas.

Recreational Resources Advocacy Policies

Advocacy Policy 1 The appropriate Provincial Ministries with responsibilities and programs for recreation should regulate and maintain recreational activities that are compatible with the Island's rural nature, and provide facilities and supervision where needed to protect from adverse effects.

Advocacy Policy 2 The Local Trust Committee should request that the Regional District consider conducting regional park studies.

Advocacy Policy 3 The Local Trust Committee should request the Ministry of Transportation and the gathet Regional District to support the establishment of public outhouses and picnic tables on a site specific basis on public accesses to the foreshore.

Advocacy Policy 4 The Lasqueti Community Association is encouraged to establish a trails committee to explore options for trail development and maintenance that respects concerns regarding trails on or near private property, and to assemble information on options, risks, and mitigative actions regarding trails on private land.

Cultural Resources

Cultural Resources Objectives

Objective 1 To ensure respectful treatment, fairness, and equity to past, present and future generations that have and will share and contribute to the environmental and cultural fabric of the Lasqueti Local Trust Area.

Cultural Resources Policies

Policy 1 To recognize the cultural and historical significance the Coast Salish First Nations in the Lasqueti Island Local Trust Area.

Policy 2 To support mutual respect for interests by proactively consulting with local First Nations regarding changes to land-use, zoning designations, and protection of heritage and archaeological resources.

Policy 3 To foster protection and stewardship of archaeological, historic and heritage sites.

Policy 4 The Local Trust Committee will assist, when possible, the responsible Ministry in their efforts to establish and protect sites of archaeological or heritage significance or value.

Policy 5 The Local Trust Committee recognizes that treaty negotiations with First Nations continue to be unresolved and until the resolution of First Nation interests within the Lasqueti Planning Area

PROPOSED

relationship building and cooperation between the Local Trust Committee and other First Nations may be developed over time.

Policy 6 Avoid or minimize destruction of archaeological sites on Lasqueti Island by:

- educating the community about Lasqueti’s archaeological heritage and making information available about best practices for heritage stewardship;
- ensuring property sales inform new owners of all existing information about archaeological heritage on their property; and
- encouraging landowners and builders to assess the presence and extent of archaeological heritage prior to establishing building plans or other developments, and modify development plans accordingly and/or, where damage is unavoidable, mitigate impacts by supporting the recovery of as much information as possible

Cultural Resources Advocacy Policies

Advocacy Policy 1 The Local Trust Committee encourages and will assist the Coast Salish First Nations, the responsible Provincial and Federal agencies and the public generally, in their efforts to establish and protect sites designated or valued for heritage and historical significance.

Advocacy Policy 2 The Lasqueti Island Local Trust Committee encourages both the Federal and Provincial Governments to assist the local community and the Coast Salish First Nations with accurate and comprehensive First Nation assessments within the Lasqueti Island Local Trust Area.

Advocacy Policy 3 The Local Trust Committee encourages learning about and respecting Indigenous rights to, and uses and management of, land, sea, and resources (past and present).

Advocacy Policy 4 Community groups and other agencies are encouraged to develop educational material on First Nations rights to, and uses and management of, land, sea, and resources (past and present)

3.3 Community Stewardship

The small size of resident and visitor populations, significant areas of vacant Crown land, and the generally undeveloped nature of the Island provide for a variety of land and water-based recreation opportunities. Most recreational activities compatible with the Island's rural nature are not yet at levels of use where formal facilities are required or planning and regulatory management is needed to ensure retention of recreational quality that avoids user conflicts.

General

General Objectives

Objective 1 To discourage pervasive and excessive light, noise and air pollution created by residential, commercial or industrial uses, both on land and waters surrounding Lasqueti.

Objective 2 To foster an environment that encourages owners to keep their dogs, domestic pets and livestock under direct control.

Objective 3 To encourage a supportive, healing place to live.

Objective 4 To support sustainable, independent, alternative and affordable lifestyles.

General Policies

Policy 1 The Local Trust Committee should support initiatives that benefit the community wellbeing, its safety, security and comfort.

PROPOSED

Policy 2 Public accesses, required as dedication at time of subdivision, may be consolidated to make larger more usable areas and in some cases a trail may be sufficient access to a development. Public access to the foreshore is encouraged to be identified by signs located on the public roads.

Advocacy Policies

Advocacy Policy 1 The residents of the Lasqueti Island Planning Area prohibit the storage or generation of nuclear materials, nuclear weapons or nuclear energy in the Planning Area.

Advocacy Policy 2 The residents of the Lasqueti Island Planning Area oppose Genetically Modified Organisms in the Planning Area, including propagation, cultivation, and raising of genetically engineered plants and animals by persons, firms, or corporations.

Advocacy Policy 3 Further to Transport Canada’s recognition that Lasqueti Island and its surrounding area have sensitive habitats for birds and other animals; the community asks that aircraft do not fly low over the Lasqueti Planning Area and the islands within it.

Advocacy Policy 4 Low Flying aircraft over residential areas of the island are considered intrusive and generate excessive noise that affect residents, the traveling public, and the environmentally sensitive areas of the island; air traffic should be kept at a reasonable height of no less than 610 metres (2000 feet).

Advocacy Policy 5 To foster an environment that encourages owners to keep their dogs, domestic pets and livestock under direct control.

Advocacy Policy 6 To explore the establishment of a local land trust for multiple uses, including housing services, industry, recreation and conservation.

Advocacy Policy 7 The community supports the exploration of a local land trust for multiple uses, including housing services, industry, recreation and conservation.

Advocacy Policy 8 The Lasqueti Community Association, in cooperation with other agencies as appropriate, is encouraged to develop local, public education about community vision & objectives, emergency preparedness, including forest fire preparedness, regulations, etc.

Advocacy Policy 9 The Lasqueti Community Association is encouraged to develop methods for a community-driven dispute resolution process to handle concerns regarding bylaw noncompliance.

Advocacy Policy 10 The establishment of a monthly food market / food swap is encouraged.

Human Resources

Human Resources Objectives

Objective 1 To foster sharing of community wisdom and locally-applied solutions.

Objective 2 To ensure a positive environment for children.

Objective 3 To ensure that both a physical building dedicated to education and educational opportunities remain on-island.

Objective 4 To encourage and foster volunteerism.

Objective 5 To encourage education and skills development of residents.

Human Resources Advocacy Policies

Advocacy Policy 1 To foster education about community vision & objectives, personal safety, agreements, regulations, etc.

PROPOSED

Resilience

Resilience Objectives

Objective 1 To support cooperative ventures for community services.

Objective 2 To support community-driven dispute resolution to handle concerns regarding bylaw non-compliance.

Housing

Housing Objectives

Objective 1 To encourage the establishment of long-term rental housing, affordable housing, special needs housing and opportunities for Island seniors to age-in-place.

Objective 2 To support affordability and availability of long-term rental accommodations.

Objective 3 To foster the ability of younger people, and people with low and modest incomes, to live on the island.

Objective 4 To encourage resource efficiency of homes (e.g. heating, energy use, water use).

Food

Food Objectives

Objective 1 To encourage local food production, including shared use of arable land, organic methods, and seed saving and sharing.

Objective 2 To support community gardens and local markets.

Objective 3 To support food sharing and food banks.

Objective 4 To encourage opportunities for collaborative food processing and preserving (e.g. dehydrating, canning, smoking, cold cellar).

Food Policies

Policy 1 Policy 1 The Local Trust Committee should encourage local food production as a significant step to reducing food transportation costs and reducing GHG emissions created by food transport.

Food Advocacy Policies

Advocacy Policy 1 To support establishment of a monthly winter food market / food swap.

Economy

Economy Objectives

Objective 1 To foster a sustainable local economy that allows people to make a living on the island.

Objective 2 To limit the negative impacts of tourism.

Economy Policies

Policy 1 In recognition of the importance of mariculture to the economy of Lasqueti Island, existing mariculture tenure areas may be designated as a permitted use. No new areas may be designated for long-line mariculture. New mariculture tenure areas will be subject to designation and regulation, based upon the following criteria: the proposed tenure must not have the effect of closing off access to the affected bay; the proposed tenure would not affect shellfish sites, as shown on Schedule B,

PROPOSED

public shellfish reserves, or access to such sites or reserves; and the tenure application addresses environmental and social effects.

3.4 Community Services

Lasqueti has developed the level of services required to support its small resident and visitor population. Regional service provision, including Waste Management, is subject to the qathet Regional District Purchasing Bylaw and purchasing requirements.

General

General Objectives

Objective 1 To encourage the provision of adequate and appropriate services and amenities on the island.

Objective 2 To maintain infrastructure at a reasonable level consistent with a rural community.

Objective 3 To create new and maintain existing walkable public access to foreshore.

General Policies

Policy 1 The road system of Lasqueti Island should be safe and in keeping with the rural nature of the community.

Policy 2 Community services should provide a level and be conducted in a manner appropriate to the Island's needs.

Policy 3 Minimum parcel size regulations should not apply to community service lands.

Policy 4 A precautionary approach should be used when considering additional and more sophisticated service facilities as they typically have significant associated costs.

Policy 5 Public outhouses and picnic tables should be established on a site specific basis.

Policy 6 The Trust Committee shall consult on an annual basis with School District #69.

Policy 7 Sites on Lasqueti Island should be identified and established as emergency helicopter landing pads.

General Advocacy Policies

Advocacy Policy 1 Residents are encouraged to remove their own derelict vehicles.

Advocacy Policy 2 The abandonment of vehicles on public right of ways or Crown Land is acknowledged as a socially irresponsible action and not endorsed by the community.

Advocacy Policy 3 The Local Trust Committee, Ministry of Transportation, Regional District, RCMP, businesses and residents should combine efforts to coordinate the removal of unwanted and derelict vehicles on a regular basis.

Advocacy Policy 4 The Ministry of Transportation is requested to assist with temporarily moving and storing of vehicles prior to transportation off island.

Advocacy Policy 5 Residents are requested to keep their derelict vehicles on their property until an opportunity to remove them from the island occurs.

Advocacy Policy 6 The qathet Regional District will adopt, amend, or repeal regional service establishment bylaws, or initiate withdrawal of a service, only with full consultation and support of the Community.

PROPOSED

Advocacy Policy 7 The Lasqueti Internet Access Society should engage with the public on a site-specific basis around the erection of new local communication towers.

Advocacy Policy 8 The qathet Regional District Electoral Area Director representing Lasqueti Island should only consent on behalf of the electors to approval of a new regional service, or to significant modification or amendment of a regional service, if there is evidence of a clear majority of community support to justify not seeking approval via a referendum or an alternative approval process.

Advocacy Policy 9 The qathet Regional District Electoral Area Director representing Lasqueti Island should only initiate withdrawal of a regional service if there is evidence of a clear majority of community support for such withdrawal.

Transportation

General Transportation Objectives

Objective 1 To maintain a foot passenger only ferry system.

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 reduce dangerous driving and speeding.

Objective 4 To reduce dust created by vehicle traffic.

Objective 5 To increase human powered transport including bicycling and walking.

Objective 6 To support electric vehicle charging stations.

Objective 7 To support a plan for short- and long-term parking in False Bay.

Objective 8 To support local public and shared transportation options.

Objective 9 To support the public ownership and maintenance of roads and trails.

Objective 10 To provide appropriate public access to beaches and public water bodies.

Objective 11 To support establishment of public access to marine foreshore and fresh water lakes.

General Transportation Policies

Policy 1 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.

Policy 2 The community recognizes that the existing foot passenger type of ferry system has partly contributed to the rural character of the community and should remain as foot passenger only in the future.

Policy 3 Car-pooling, communal, and other alternative forms of transportation should be used by the community and visitors to reduce the overall number of vehicles and traffic on the island.

Policy 4 Business should be supported to provide and maintain an adequate and appropriate regular marine freight service.

Docks, Boats, Wharves, and Boat Ramps

Objectives

PROPOSED

Objective 1 To ensure continued government ownership and environmentally-sound upkeep of public docks.

Objective 2 To encourage the communal use of docks and boat ramps and to limit the number of private docks and boat ramps located along the foreshore in order to alleviate cumulative ecological damage.

Boats and Maritime Vessels

Boats and Maritime Vessel Policies

In order to reduce the overall number of private docks and boat ramps located along the foreshore and alleviate the ecological damage that can be caused by the proliferation of private docks and boat ramps, communal private docks and boat ramps are encouraged and may be considered on a site specific basis. The development of regulations to permit such joint co-operative facilities should ensure that the communal facilities would not have the effect of closing off access to any one bay and that environmental and social effects would be addressed.

Policy 1 In order to ensure that supplies reach Lasqueti Island, the development of barge, boat, and multi-use ramps accessible to all barge operators may be considered on a site specific basis. Because barge service is essential to the community, the Local Trust Committee should hold community discussions to explore possible locations and means to establish a public barge ramp.

Policy 2 Development of additional barge ramps accessible to all barge, boat, and multi-use operators should be subject to designation and regulation. In considering an application for a barge ramp, environmental and social effects should be addressed.

Policy 3 Hours of operations should be included in barge ramp Crown lease referrals.

Policy 4 In recognition of the importance of providing suitable boat access for all residents, public boat ramps may be considered on a site specific basis through zoning. Development of public boat ramps should be subject to designation and regulation. In considering an application for a public boat ramp, environmental and social effects should be addressed.

Policy 5 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 6 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. Structures should not be sited or extended toward the sea more than 21 metres (70 feet) from the surveyed high water mark or where no plan exists, from the natural boundary of the sea. Applicants must submit proposals for construction of docks and boat ramps to the Department of Fisheries and Oceans Canada, as per the federal *Fisheries Act*, for review.

Policy 7 Installation of a breakwater should be subject to designation and regulation to allow the community an opportunity to consider all effects. In considering an application for a breakwater, the following criteria must be satisfied: the breakwater must not reduce the area available to the public for mooring buoys and/or anchorage; the breakwater must not close off public access to the affected bay; the applicant addresses environmental and social effects; an environmental impact assessment

PROPOSED

is completed for the proposed breakwater; and a qualified registered engineer attests to the design of the breakwater.

Ferry Service

Ferry Service Advocacy Policy

Advocacy Policy 1 The Local Trust Committee encourages that the appropriate Ferry Corporation, its agents, and private operators:

- maintain foot passenger service on a five/six days per week schedule;
- expand the freight capacity;
- continue to work with the locally established ferry committee;
- Hold public meetings on Lasqueti to discuss any major proposed changes in ferry service.

Road System

Road System Advocacy Policy

The road system and the standards to which it is constructed and maintained are key elements in preserving the rural character of Lasqueti Island.

Advocacy Policy 1 The Local Trust Committee encourages the appropriate Provincial Ministry to utilize road standards which reinforce the rural character of the Island, by:

- following the Letter of Agreement for Road Standards between the Islands Trust and the Ministry of Transportation;
- employing road designs conforming with topography in order to minimize cutting and filling;
- protecting or maintaining natural vegetation alongside roads, excepting that which directly obstructs user visibility;
- consulting with the Local Trust Committee before commencing any major road construction or improvements;
- encouraging the Ministry of Transportation to ensure that gravel extracted from Crown lands is used for local roads;
- identifying foreshore accesses by locating signs on the public roads;
- ensuring that any applications for new roads across Crown lands be referred to the community through the Local Trust Committee;
- ensuring all road maintenance contract crews consist of local residents.

Communications

Communications Objectives

Objective 1 To ensure that all commercial broadcast towers are built only with community consultation and approval.

Objective 2 To support basic local infrastructure and services such as fire department and local communication systems.

Objective 3 To ensure community control over the management of local services and communication system.

Communications Advocacy Policies

PROPOSED

Advocacy Policy 1 The establishment of broadcast and transmission towers and facilities within the Lasqueti Island Planning Area is not supported without consultation and accommodation of community interests by the appropriate government, through a rezoning process of lands in question.

Advocacy Policy 2 Communication companies should continue the practice of placing telephone wires underground or at grade and should follow the same practice for electrical wires in the event that electrical service is extended to Island properties.

Health Care

Health Care Objectives

Objective 1 To support provision of appropriate health care services only with full consultation of the community.

Waste Management

Garbage Disposal

Garbage Disposal Objectives

Objective 1 To ensure waste disposal meets or exceeds ministry requirements.

Objective 2 To manage services locally as much as possible with service provision by, and employment of, local residents.

Objective 3 To establish, modify, provide, and withdraw services, including regional services, only with full consultation of the community.

Objective 4 To ensure services have high value relative to cost.

Objective 5 To emphasize educational efforts that support Lasqueti moving towards zero-waste.

Objective 6 To support initiatives that help people take responsibility for removing large waste items such as derelict cars and boats, appliances, etc

Garbage Disposal Advocacy Policies

Advocacy Policy 1 The Local Trust Committee encourages the appropriate Provincial Ministry and the qathet Regional District to:

- ensure regulatory compliance occurs; and
- promote recycling.

Advocacy Policy 2 The Freestore should be kept open and maintained as part of the qathet Regional District Waste Management service consistent with the qathet Regional District Solid Waste Management Plan.

Advocacy Policy 3 The qathet Regional District, in cooperation with the community, should create a comprehensive educational plan that encourages reduced consumption and net solid waste, maximizes reuse, repurposing and recycling and ensures waste and recycling reach appropriate destinations consistent with the qathet Regional District Solid Waste Management Plan.

Sewage Disposal

Sewage Disposal Advocacy Policies

Advocacy Policy 1 The Local Trust Committee encourages the appropriate Provincial Ministries to:

- prohibit outfalls of untreated sewage;
- consider the cumulative effects of many septic tanks in one area;

PROPOSED

- examine and encourage alternate approaches to sewage treatment and disposal;
- develop and implement monitoring and testing programs for all existing septic systems; and
- encourage improved information and education about appropriate human waste disposal methods

Utilities

Utilities Advocacy Policies

Advocacy Policy 1 The Local Trust Committee encourages:

- the appropriate Provincial Ministry and any company to avoid routings on Lasqueti for high tension electrical transmission lines and pipelines intended for large scale movement of fuels.

PROPOSED

3.5 Land Use

Land Base (LB)

Lands within the Land Based designation can include agricultural, residential, commercial, or industrial uses.

Residential Land Use

The Lasqueti community wants to ensure that the existing patterns of low density land use and sustainable self-sufficient lifestyle continues.

Objectives

Objective 1 To ensure that subdivided parcels provide adequate resources (firewood, freshwater, soil, etc.), waste assimilation capacity (e.g. greywater), and are capable of supporting a variety of possible sustainable lifestyles.

Objective 2 To maintain existing low-density subdivision and land use rules in order to protect and preserve our natural environment.

Objective 3 To maintain and encourage a pattern of low-density, low-impact land-use that supports sustainable, self-sufficient lifestyles.

Objective 4 To encourage the establishment of owner-operated, small-scale, low intensity home based enterprises that prioritize having minimal impacts on neighbours, shared infrastructure, and environment.

Objective 5 To ensure residential development is self-sufficient in terms of freshwater and self-contained sewage disposal.

Objective 6 To ensure appropriate access to parcels is provided, taking into account special features such as water courses, old-growth trees, wildlife and topography, and existing trails and roads.

Objective 7 To ensure home enterprises are in harmony with the rural residential neighbourhoods.

Policies

Policy 1 A pattern of low density residential land use should apply. Parcels should be at least 4 hectares (9.88 acres) in Subdivision District A, at least 8 hectares in Subdivision District B (19.77 acres), and at least 65 hectares (160.61 acres) in Subdivision District C as indicated on Schedule C of the Lasqueti Land Use Bylaw.

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 and short-term vacation rentals are not intended to be used for long term residential purposes.

Policy 4 Home enterprise may be conducted on any parcel but should not cause pervasive intrusions on the peaceful enjoyment of nearby properties that exceed or differ from what would otherwise be experienced if the property was used for rural residential purposes.

Policy 5 Subdivided parcels of land should be able to have a garden area and woodlot.

PROPOSED

Policy 6 Residential lots should have a source of fresh water and sufficient capacity for appropriate sewage disposal.

Policy 7 Surface water and catchments are encouraged as an alternative to drilled wells, provided that such systems do not degrade the environment.

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 or desirable, public walking trails should be required as an acceptable substitute.

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

Policy 10 Strata title subdivisions should provide sufficient individually or commonly owned land such that each owner has a sustainable living unit.

Policy 11 The Lasqueti Island Local Trust Committee will seek to ensure that the subdivision of properties that border public water bodies requires provision of public highway access that is appropriately located to meet the objectives of the Lasqueti Island OCP.

Advocacy Policies

Advocacy Policy 1 All levels of government are encouraged to assist interested land owners and residents with enhancing resource management practices and conserving natural areas on their holdings.

Advocacy Policy 2 Other government agencies with responsibilities and expertise in the resource management disciplines and in the taxation or economic regulatory sections are encouraged to assist private land owners interested in implementing environmentally sensitive, long term economic resource management practices; all levels of government are encouraged to implement tax incentives for voluntary conservation on private lands.

Commercial and Industrial

It is unlikely that major commercial development on Lasqueti and its surrounding islands and waters will occur due to the limited local market. Nevertheless, some local commercial development exists and there could be additional development to serve the day-to-day needs of residents and visitors. Existing commercial enterprises vary in their use on a parcel of land from a low density to high density, such as exists at the hotel site located at False Bay. With regard to the existing hotel site density, only new land use proposals of a reduced density will be considered. Furthermore, one existing retail commercial enterprise has two residences located on the same parcel of land. In this case the residential density is considered an exception; new commercial enterprises should not be given that same zone.

Rural character and scale, low site coverage, adequate setbacks and the provision of off-street parking are important considerations in maintaining an acceptable scale and rural nature of development.

PROPOSED

Objectives

Objective 1 While recognizing the benefits, to minimize the negative environmental and social impacts of agriculture, forestry, mariculture, and other industry;

Objective 2 To encourage agriculture, forestry, mariculture, and industry are practised in a sustainable manner;

Objective 3 To promote use and development of the land that is in sympathy with the landscape and that makes the most of each site's natural characteristics;

Objective 4 To ensure appropriate industrial and commercial ventures are permitted that are respectful of the residents of Lasqueti Island (e.g. noise, light, air quality, traffic).

Objective 5 To encourage ecologically based stewardship and sustainable use of renewable resources.

Objective 6 While recognizing that some exotic species may have value to the community as a source of local food, to minimize the impacts of invasive exotic species on native fauna and flora.

Policies

Policy 1 Economic and industrial undertakings should have limitations and development control on the Island in such a way that existing ecosystems are maintained for the benefit of future generations.

Policy 2 Economic activities should provide adequate sewage disposal systems that prevent contamination or degradation the environment.

Policy 3 Hazardous industries including the transportation, handling, storage and use of radioactive materials or other dangerous or toxic materials in bulk are prohibited in the Lasqueti Island Local Trust Area; bulk storage of gasoline, kerosene, diesel fuel, propane, and similar fuels intended for utilization by the residents and visitors are accepted.

Policy 4 The siting of commercial and industrial buildings should be at reasonable distances from lot lines to ensure a degree of privacy and the quiet tranquillity consistent with a rural environment.

Policy 5 Alternatives to drilled wells are encouraged to provide freshwater.

Policy 6 Rezoning procedures for commercial and industrial application proposals are contained in the development procedure bylaw of the Lasqueti Island Local Trust Committee; such proposals should be referred to the Advisory Planning Commission for review prior to final consideration by the Lasqueti Island Local Trust Committee.

Policy 7 A range of commercial and industrial activities are permitted as home enterprise. The scale of home enterprises should be regulated to control impact.

Policy 8 Existing established businesses which do not have adequate off-street parking at the adoption date of this Bylaw may continue to operate without the provision of such parking facilities; any expansion of such a business must conform to the parking standards of this Bylaw.

Policy 9 The owner or operator of an existing home enterprise who proposes to expand a business beyond the scale of a home enterprise should apply for a rezoning or a Temporary Use Permit.

Policy 10 In the review of commercial and industrial zoning applications the applicant should provide:

- adequate off-street vehicle, motorcycle and bicycle parking;
- adequate fire protection measures;
- adequate proof of sewage disposal capability;
- adequate potable water supply and water conservation measures;

PROPOSED

- a plan showing:
 - location and size of all buildings;
 - the extent of the clearing of the area proposed to be zoned;
 - that rural character is retained: setbacks of buildings, structures, parking, septic fields, sewage, sink waste or any other waste disposal system from lot lines;
 - road rights of way;
 - proposed and existing screening;
 - location of outhouse/toilet facilities for public use, if appropriate;
 - locations planned for sources of power generation;
 - location of waste disposal specifying provisions for organic, inorganic and toxic wastes;
 - high tide marks, lakes, watercourses, springs, swamps or sources of potable water;
- A narrative document describing:
 - how the rural character, scale, and density of development is in keeping with the character of the surrounding properties;
 - measures to reduce noise levels;
 - planned hours and days of operation (in particular any noise-making sources, e.g. cars, generators, machinery);
 - consideration of effect on island and neighbourhood services, ferry, phone, water sources, roads and traffic noise, and visual impact; and
 - how the proposal is compatible with objectives of this Bylaw.

Policy 11 In recognition of the need for a place to store derelict vehicles that accumulate in the Local Trust Area, a vehicle holding compound may be considered on a site specific basis and will be subject to designation and regulation to allow the community an opportunity to consider all effects. When considering an application the following criteria must be satisfied: a screened buffer, appropriate setbacks from all property lines; protection from runoff of vehicle fluids; cost/benefit considerations; and environmental and social effects.

Policy 12 In recognition of the need for gravel for residence, gravel extraction is allowed. Extraction beyond 3823 cubic metres (5,000 cubic yards) within a three-year period should be discouraged unless permitted in a commercial or industrial zone; gravel extraction activities and applications should be consistent with Policy 10 of this Section.

Policy 13 The Local Trust Committee supports small-scale, organic and natural or low-input farming agriculture that contributes to the Island by developing local sources of farm products, maintaining the rural landscape and providing opportunity for development of individual initiative and self-reliance for the betterment of the community as a whole.

Policy 14 In recognition of the need for a place to park vehicles, a commercial parking lot may be considered on a site specific basis and should be subject to designation and regulation after a community process has considered implications; when considering an application for a commercial parking lot the following criteria should be considered: setbacks from all property lines; protection from runoff of vehicle fluids, and environmental and social effects.

Policy 15 Commercial and industrial activity should support forestry that utilizes practices sensitive to aesthetic, environmental, and social values, can contribute a modest source of revenue to private land owners while retaining land values, enhancing forest productivity, and supplying on-site fuel wood and other forest-related benefits.

Policy 16 The Local Trust Committee should support proper utilization of marine resources in the Lasqueti Trust Area for mariculture that provides employment and other economic benefits to the

PROPOSED

community while retaining traditional resident and visitor access to marine resources and year round moorage.

Policy 17 Commercial and industrial undertakings often may not require or need long term zoning provisions; as such Temporary Use Permits may be considered in the Land Use Bylaw.

Policy 18 This plan does not support the establishment of destination gaming facilities such as casinos and commercial bingo halls.

Policy 19 The zoning bylaw may provide a zone in which short-term vacation rentals may be used for short-term visitor and tourist accommodation on a commercial basis.

Policy 20 When rezoning to allow for short-term vacation rentals the Trust Committee should consider at a minimum matters of density on individual lots, water and sewage capacity available for tourist accommodation and the affect such a rezoning may have on the adjacent neighbourhood and the Island overall.

Advocacy Policies

Advocacy Policy 1 The Lasqueti Island Local Trust Committee encourages Islands Trust Council to develop a protocol agreement with the Ministry of Energy and Mines such that the Ministry does not grant permits for the manufacture of gravel without community input.

Advocacy Policy 2 The Lasqueti Island Local Trust Committee encourages the Ministry of Energy and Mines to require any applicant requesting a permit for extraction or processing of 3,823 cubic metres (5,000 cubic yards) or more gravel to have commercial or industrial zoning at the site of the proposed gravel operation, and that an adequate monitoring program be in place to ensure that extraction or processing permits are diligently adhered to; processing includes the manufacturing of gravel by means of rock crushing, blasting and sorting.

Advocacy Policy 3 The Local Trust Committee does not support the extraction of gravel for any use outside of the Lasqueti Island Local Trust Area.

Advocacy Policy 4 The Local Trust Committee supports the promotion and maintenance of appropriate preservation and protection of agricultural programs, as well as the Province's creation and administration of the Agricultural Land Reserve mandated to protect and preserve agricultural land.

Advocacy Policy 5 The Lasqueti Local Trust Committee encourages the Agricultural Land Commission and Ministry of Agriculture to revise existing Agricultural Land Reserve (ALR) boundaries to reflect actual agricultural capability, considering factors such as slope, aspect, drainage, and soil texture and depth.

Advocacy Policy 6 The Lasqueti Local Trust Committee encourages the Agricultural Land Commission and Ministry of Agriculture to recognize conservation of ecosystems as an important and valid use of Agricultural Land Reserve lands on Lasqueti Island and to support the establishment of nature reserves and the registration of conservation covenants on ALR lands with high conservation value

Advocacy Policy 7 The Lasqueti Local Trust Committee encourages the Agricultural Land Commission and Ministry of Agriculture to recognise that large-scale commercial agriculture is not necessarily the most productive use of ALR land on Lasqueti Island, and that successful food-production on Lasqueti Island is labour-intensive and often involves areas of 0.5 to 5 ha under cultivation. Restrictions on parcel sizes and residential density within ALR land on Lasqueti Island should be based on consideration of the benefits of small-scale farming and homesteading.

PROPOSED

Advocacy Policy 8 The Local Trust Committee encourages the appropriate Ministry to promote the implementation of forestry practices which preserves land quality and the forest base for future generations.

Advocacy Policy 9 The Local Trust Committee encourages the appropriate Ministries to only support mariculture that:

- avoids displacement of local vessels from traditional year round moorage areas;
- retains public access to beaches and natural marine resources;
- establishes public shellfish reserve areas;
- minimizes conflict with other land uses;
- allows for the monitoring of impacts on other marine resources.

Advocacy Policy 10 To consider short-term vacation rentals as commercial activities, and as distinct from long-term rentals.

Hazardous Conditions

The low density of development should help avoid the necessity for developing in hazardous areas by creating parcels of sufficient size to afford alternate building sites within the parcel.

Objectives

Objective 1 To limit development in areas subject to hazardous conditions.

Policies

Policy 1 Development on lands known or suspected to be subject to flooding, landslide, avalanche or other hazardous conditions should be limited, unless protective measures are taken to prevent any detrimental consequences such as damage to property or risks to inhabitants.

Policy 2 If the need arises for further identification or more precise delineation of hazardous areas, studies will be requested from the appropriate agencies or initiated by the Lasqueti Island Local Trust Committee.

Marine (M)

The complex geography and geology of Lasqueti Island and surrounding islands and waters have produced a tremendous diversity of coastal and marine habitats. Unique relationships exist between terrestrial, fresh water and marine areas; as a result, coastal ecosystems are the most diverse and productive of all ecosystems. Significant recreational, commercial, industrial and residential activities occur within the shoreline area and this sensitive area is under intense pressure from development and human activity.

The Marine land use designation is intended to implement the Objectives and Policies related to Marine Coastal Areas.

Parks and Protected Areas (PPA)

Scenic qualities provide a rural setting and pleasant pastoral views throughout Lasqueti Island. Voluntary stewardship of land is the primary means by which this feature of island living is maintained. Protection of environmentally sensitive areas and at-risk species and their habitats and significant natural sites is a fundamental Islands Trust policy.

PROPOSED

The Protected Areas land use designation is intended to implement the Objectives and Policies related to Conservation and Recreation.

Crown Lands (CL)

The Lasqueti Island Local Trust Area lies within the Coastal Douglas-fir (CDF) biogeoclimatic zone, one of the most heavily modified of the 14 biogeoclimatic zones in British Columbia. Approximately half of the CDF zone has been converted to uses such as agriculture and residential development that permanently remove the natural ecosystems. Less than two percent of the CDF zone is in a protected area and only about one percent of the original extent of the old growth forest.

The Lasqueti Island Local Trust Area has significant areas of Crown land, including some of the largest undeveloped and unroaded blocks of land remaining in the CDF. Some areas have never been logged and others, with mature second growth, have good potential to develop into old growth. The Crown lands on Lasqueti Island have very high conservation value because they can contribute to conservation of provincially significant rare and uncommon ecosystems including Douglas-fir old growth forests; Douglas-fir/Arbutus forests and other ecosystems that are under-represented in the British Columbia's protected area system.

The Lasqueti community believes that the public of British Columbia realizes the greatest benefit from these Crown lands is as large parcels with low density and minimal development.

Among other strongly expressed reports and forums, the Crown Land Task Force presented a report in 1991 to the Lasqueti Island Local Trust Committee containing recommendations for the use of Crown lands in the Lasqueti Local Trust Area. The Local Trust Committee refers to this report as an indication of the community's desires concerning the use of Crown land before making any recommendations to the Ministry responsible for Crown lands.

The following section is divided into two areas: General and Access On and Across Crown Land.

Objectives

Objective 1 To preserve Crown lands for public enjoyment and community use.

Objective 2 To take into account the conservation values on Crown Lands as the primary consideration in decision making.

Objective 3 To retain Crown Lands as intact large parcels with limited, low impact, and low risk development.

Objective 4 To take into account the conservation values on Crown Lands as the primary consideration in decision making.

General

General Policies

Policy 1 Increasing net density of Subdivision District C lands should not be permitted.

Policy 2 Development on Crown lands including, but not limited to, gravel extraction, road construction or community facilities must be compatible with overall conservation values.

Policy 3 Crown land parcels should remain largely undeveloped to ensure maintenance of a greenbelt.

PROPOSED

Policy 4 Upon receipt of Crown land referrals, the Local Trust Committee should hold community discussions to allow for comment on the referral.

General Advocacy Policies

Advocacy Policy 1 Land and Water BC is requested to add provisions in any approved license of occupation for boat, barge and multi-purpose ramps that certain hours of operation be specifically mentioned and adhered to.

Advocacy Policy 2 Land and Water BC is requested to offer the community first opportunity to acquire Crown land parcels prior to them being sold to private interests.

Advocacy Policy 3 Public access to the foreshore should be identified by signs located on the public roads.

Access On and Across Crown Land

Applications for permission to construct a road across Crown land where no road currently exists, or to upgrade an existing road not currently in regular vehicle use, must be made to the appropriate Provincial Ministry prior to any construction.

Several types of roads occur on Crown land. Some roads are currently in regular use for vehicle access to private lands or as access to timber. While some unused roads are noted on official Crown land maps, many old logging roads, skid trails, and footpaths are not noted on the same maps.

Access On and Across Crown Land Policies

Policy 1 Where an existing road on Crown land is currently in regular use for vehicle access to private lands and where no other legal land access exists, the community supports the granting of secure, long-term permission for landowners to continue such use and to maintain the road in drivable condition. Landowners should continue to maintain such roads in a condition that is compatible with conservation and community values.

Policy 2 It is recognized that in some instances the only road access to private lands is across Crown land. Access to the private land is important for fire prevention, personal safety, as well as enjoyment of the private property by the resident; however, where these accesses are used they should be compatible with conservation and community values.

Policy 3 Where permission for road access across Crown land is granted, such roads should generally follow the routes of any existing roads, except as necessary to avoid sensitive terrain and ecosystems, in order to prevent the environmental impact of creating new routes.

Policy 4 Trails and unused roads on Crown land should remain as foot trails where they are compatible with conservation and community values.

Policy 5 The Local Trust Committee shall consider the need to maintain community values, including conservation values and the interests of the land locked landowners, when providing input to the appropriate jurisdiction on applications for access across Crown land.

Access On and Across Crown Land Advocacy Policies

Advocacy Policy 1 The Local Trust Committee encourages Land and Water BC to maintain the current greenbelt function that exists on Crown Lands by accommodating a variety of land uses and ensuring their regulations are adhered to.

Advocacy Policy 2 The Local Trust Committee requests that Land and Water BC seek input from the community prior to changing uses on Crown Land.

PROPOSED

Advocacy Policy 3 Land and Water BC and other appropriate Provincial Ministries should keep trails and disused roads located on Crown land to remain as foot trails.

PROPOSED

SCHEDULE B LAND USE DESIGNATION MAP