



Lasqueti Island Local Trust Committee

Regular Meeting Agenda

Date: July 15, 2024
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 - 11:20 AM
3.1 Trustee Reports	
3.2 Chair's Report	
3.3 Electoral Area Director's Report	
4. TOWN HALL	11:20 AM - 11:35 AM
5. MINUTES	11:35 AM - 11:40 AM
5.1 Local Trust Committee Minutes dated May 6, 2024 - for adoption	3 - 9
5.2 Section 26 Resolutions-Without-Meeting Report - none	
5.3 Advisory Planning Commission Draft Minutes dated May 1, 2024 - for information	10 - 12
6. BUSINESS ARISING FROM MINUTES	11:40 AM - 11:50 AM
6.1 Follow-up Action List dated July 8, 2024	13 - 14
7. APPLICATIONS AND REFERRALS - none	
8. LOCAL TRUST COMMITTEE PROJECTS	11:50 AM - 11:55 AM
8.1 Lasqueti Advisory Planning Commission - Verbal Update	

9.	DELEGATIONS	11:55 AM - 12:00 PM	
9.1	CityWest and Ministry of Citizen's Services - Connectivity Division - Connected Coast Proposal		15 - 24
10.	CORRESPONDENCE	12:00 PM - 12:05 PM	
	<i>(Correspondence received concerning current applications or projects is posted to the LTC webpage)</i>		
10.1	Email dated July 3, 2024 from D. Dempster regarding Private Docks on Lasqueti		25 - 25
11.	NEW BUSINESS	12:05 PM - 12:35 PM	
11.1	Connected Coast Project on Lasqueti Island - Verbal Staff Report		
11.2	Official Community Plan and Land Use Bylaw Review - Major Project Business Case - Staff Report		26 - 35
12.	STAFF REPORTS	12:35 PM - 12:55 PM	
12.1	Trust Conservancy Report dated March, 2024		36 - 37
12.2	Trust Conservancy The Heron Spring Edition		38 - 41
12.3	Applications Report - none		
12.4	Trustee and Local Expense Report dated May, 2024		42 - 42
12.5	Adopted Policies and Standing Resolutions		43 - 45
12.6	First Nations Relationship Building Update		
12.7	Local Trust Committee Webpage		
13.	WORK PROGRAM	12:55 PM - 1:10 PM	
13.1	Active Projects Report dated July 8, 2024		46 - 46
13.2	Future Projects Report dated July 8, 2024		47 - 48
14.	UPCOMING MEETINGS		
14.1	Next Regular Meeting Scheduled for Monday, October 21, 2024 at 11:00 am at Judith Fisher Centre, #1 China Cloud Bay Road, Lasqueti Island, BC		
15.	ADJOURNMENT	1:10 PM - 1:10 PM	



Lasqueti Island Local Trust Committee

Minutes of Regular Meeting

Date: May 6, 2024
Location: Judith Fisher Centre
 #1 China Cloud Bay Road
 Lasqueti Island, BC

Members Present: Tobi Elliott, Chair
 Timothy Peterson, Local Trustee
 Mikaila Lironi, Local Trustee

Staff Present: Stephen Baugh, Island Planner
 Lisa Millard, Meeting Administrator / Recorder (by Zoom)

Others Present: There were approximately 8 members of the public in attendance.

1. CALL TO ORDER

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

Chair Elliott called the meeting to order at 11:15 a.m. She acknowledged that the meeting was held on the territory of the Coast Salish First Nations. She also acknowledged that May 5, 2024 was the National Day of Awareness for Missing and Murdered Indigenous Women and Two-Spirit Persons, and she requested a moment of silence for reflection on the losses and grief experienced within First Nations communities.

2. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

3. REPORTS

3.1 Trustee Reports

Trustee Lironi reported that the Lasqueti Island Advisory Planning Commission recently met to discuss a recommendation on the definition of a community benefit as it relates to a fees bylaw reduction.

Trustee Peterson reported the following:

- He attended a meeting with the Vancouver Island District Manager for the Ministry of Transport which provided an opportunity to begin communications with local Trustees and senior staff within the Ministry regarding road issues;
- He attended a workshop hosted by the Capital Regional District pertaining to marine matters and specifically the proliferation of mooring buoys in the southern Gulf Islands. He noted that the regulation of private mooring buoys is multi jurisdictional and the cost of enforcement can be problematic. He indicated that the meeting was a first step in a collaborative effort to work together on this issue;
- The Islands Trust policy statement will be released soon and a committee of the whole meeting is scheduled at the end of May for the purpose of discussion;
- The CAO hiring committee is continuing to meet and is planning to appoint an executive search committee; and
- There will be a protocol signing event held at the Snaw-naw-as Health Centre at the end of May.

3.2 Chair's Report

Chair Elliott reported the following:

- She attended a Regional Planning Committee meeting during which the planning related recommendations outlined in the 2002 Governance Report were considered and prioritized;
- She observed a meeting between Islands Trust, the Capital Regional District, and the Ministry of Transportation and Infrastructure; and
- She attended the Association of Vancouver Island Coastal Communities conference and participated in two sessions including Building Wildfire Resiliency and Shoreline Mapping.

3.3 Electoral Area Director's Report - none

4. TOWN HALL

Prior to commencing the Town Hall, Chair Elliott stated that she had an update on the matter of the recording of meetings by members of the public and read a statement as follows:

- A member of the public can record meetings, but the Chair of the meeting must be informed before recording is begun;
- The Chair will inform everyone present at the meeting that it will be personally recorded;
- If a member of the public is uncomfortable being recorded while they are speaking, the Chair may require that the person recording temporarily stop the recording;
- The meetings are recorded by Islands Trust staff and can be viewed on the meeting page on the website; and
- The criminal code does state that anybody is able to record another member of the public and that individual does not necessarily have a choice about it, however the criminal code does not override any bylaws or meeting procedures established for the safe and orderly operation of a meeting.

A member of the public objected and Chair Elliott reiterated that if the individual disagreed with what was just stated about recording meetings, then, they have the choice to either abide by the rules or leave the meeting.

Chair Elliott opened the Town Hall.

A member of the public asked if the Advisory Planning Commission had come up with a definition of 'community benefit' as it would seem that any legal business providing a service is supplying a community benefit.

The Trustee replied that a recommendation for the definition of 'community benefit' had not been received yet.

A member of the public made the following comments:

- Canada is a one party consent ruled country and BC is a one party consent law province, which means that if any individual wants to record any conversation they are taking part in, then, that one person has given their consent, so recording is legal;
- He will not tell the Chair if he is recording, and he will not stop recording if he is asked to do so;
- If the Chair wants to exclude him from the meeting then the Chair can do so because she has control of the meeting,
- He has legally protected rights to record the meeting and he does not require permission; and
- The Chair can ignore his statement, retract her illegal statement, or remove him from the meeting.

The Chair noted that Islands Trust has given specific direction on this matter as previously stated. She indicated that every member of the public has the equal right to participate in a public meeting and if someone recording is preventing an individual from exercising that right the Chair can ask the recording be stopped. She informed the member of the public that if he did not want to abide by this direction, then, he was being asked to leave the meeting.

The member of the public continued to repeat their position.

The meeting was recessed at 11:35 a.m., and reconvened at 11:40 a.m.

A member of the public stated that the illegal docks issue had caused a lot of division in the community and he proposed a solution as follows:

- Developers can receive an exemption from bylaws by providing a public benefit such as a parcel of land, money, or infrastructure improvements;
- If Mr. Carey were to build a public dock with public access the dock could be legalized; and
- This would require cooperation between various government agencies, an amendment to the Official Community Plan, and the creation of a loading zone and parking area, but would result in the public getting a dock and the owner getting to keep his dock.

A member of the public stated that they had been a member of the Lasqueti Community Association during a previous Official Community Plan review and one of the considerations was what type of community the residents wanted. The question was not debated at that time and she wondered if it would be considered as part of the current review.

Trustee Peterson noted that there had been a committee working on that specific piece and that individuals could get together to do that work independently.

A member of the public asked how much it was going to cost to contract an executive search firm to hire a new CEO and why the existing hiring committee is not doing that work.

Chair Elliott indicated that it is being done to ensure an unbiased hiring process, that the committee will participate in the CEO interview and hiring stages but they do not have the expertise to recruit an executive at this level. She noted that up to \$75,000 (seventy five thousand dollars) was put aside in the current budget for this process.

A member of the public asked for clarification on the following:

- Why have four advocacy policies regarding the qathet Regional District been removed from the Official Community Plan draft section 4.3;
- Why part of the last paragraph on page 67 has been deleted; and
- Did section 5.1.5 got moved elsewhere in the document?

The Planner replied as follows:

- The policies were removed by the Local Trust Committee because the Local Government Act requires advocacy policies to be less directive;
- The track changes shows them to be removed; however, they have been reworded into a different, less restrictive, policy;
- The information on page 67 was moved to a different section; and
- The final item referred to was removed by the Local Trust Committee.

The same speaker referred to the Local Trust Committee meeting expense report and asked why the Local Trust Committee had doubled its budget for the year.

Chair Elliott replied that an evaluation of anticipated meeting expenses was done for the last fiscal period with the understanding that a full-time Meeting Administrator would be hired and that expense would not be attributed to the meeting budgets. The position was not filled during the fiscal period and therefore the expense of contracted minute-takers was allocated at year end, causing the expenditure to be higher than the budget. Trustee Peterson clarified that the Meeting Administrator position was not filled for a year so every budget was reduced on that basis as the funds allocated for the position came from a different area of the overall budget.

5.1 Local Trust Committee Minutes dated March 4, 2024 - for adoption

The minutes of the Lasqueti Local Trust Committee Meeting of March 4, 2024 were adopted.

5.2 Section 26 Resolutions-Without-Meeting Report - none

5.3 Advisory Planning Commission Minutes - none

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-up Action List dated April 29, 2024

The Planner provided an update on item 3.1 dated January, 2023 regarding the need to provide accommodation for persons with disabilities to attend public meetings. He stated that the Local Trust Committee is required to accommodate those with disabilities and that Islands Trust is establishing an Accessibility Committee to develop an accessibility plan.

7. APPLICATIONS AND REFERRALS - none

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Minor Project: Official Community Plan Review - Staff Report

The Planner summarized the staff report and noted that additions to the project charter have been made based on a previous resolution and timelines have been updated.

Trustee Peterson made the following comments:

- The Local Trust Committee was asked to scale back the project charter in order to keep it as a minor project and prevent it from moving to a major project;
- They were told to reduce the scope of the project;
- There are Official Community Plan and Land Use Bylaw issues that still need to be dealt with;
- There are items on the future projects list that he would like to see completed this term;
- There were items that are now out of scope entirely due to budgetary issues; and
- He does not wish to be put in a position where they are forced to reduce the scope of the project because they did not get sufficient notice to prepare a business case in time for budget approval.

Discussion ensued.

LA-2024-005

It was MOVED and SECONDED

that the Lasqueti Local Trust Committee direct staff to prepare a business case for the 2025/26 budget that includes:

1. Completion of any unfinished items from the OCP/LUB Review Project - Charter version 6.1, dated May 2024
2. Items 2, 3, and 4 from the Future Projects Report, dated April 29, 2024
3. Land Use Bylaw review and potential revisions arising from OCP amendments.
4. An updated community vision statement.

CARRIED

LA-2024-006

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee approve the Project Charter version 6.1, for the Lasqueti Island OCP Review Project.

CARRIED

8.2 Minor Project: Official Community Plan Review – Memorandum

The memorandum was received for information

9. DELEGATIONS - none

10. CORRESPONDENCE

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

11. NEW BUSINESS - none

12. STAFF REPORTS

12.1 2023/24 Annual Report - Approval of Lasqueti Island Local Trust Committee's Section - Request for Decision

Discussion ensued and the Local Trust Committee requested to amend the last sentence in the second to last paragraph to include that the Lasqueti Island Local Trust Committee has participated in meetings with the leadership of the Snaw-naw-as First Nation as part of the Official Community Plan review project, and contributed towards the development of the protocol agreement between the Snaw-naw-as First Nation and Islands Trust.

LA-2024-007

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee approves the attached text for inclusion in the 2023/24 Annual Report for approval by Trust Council and submission to the Minister of Municipal Affairs as amended.

CARRIED

12.2 Trust Conservancy Report

Received for information.

12.3 Applications Report dated April 29, 2024

Received for information

12.4 Trustee and Local Expense Report dated February, 2024

Received for information.

12.5 Adopted Policies and Standing Resolutions

Received for information

12.6 First Nations Relationship Building Update

No update at this time.

12.7 Local Trust Committee Webpage

No changes at this time.

13. WORK PROGRAM

13.1 Active Projects Report dated April 29, 2024

Received for information.

13.2 Future Projects Report dated April 29, 2024

Received for information.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for Monday, July 15, 2024 at 11:00 am at Judith Fisher Centre, #1 China Cloud Bay Road, Lasqueti Island, BC

15. ADJOURNMENT

By general consent, the meeting was adjourned at 12:57 pm

Tobi Elliott, Chair

Certified Correct:

Lisa Millard, Recorder



Minutes of the Lasqueti Island Advisory Planning Commission

Date: May 1, 2024
Location: Judith Fisher Centre
#1 China Cloud Bay Road, Lasqueti Island, BC

Members Present: Shelley Garside
Pachiel Smith
Shawna Karras
David Rogers
Philippe Taillefer

Staff Present: Stephen Baugh, Island Planner (by teleconference)
Lisa Millard, Recorder (by teleconference)

Others: Mikaila Lironi, Local Trustee (by teleconference)

1. CALL TO ORDER AND WELCOME

The Planner called the meeting to order at 4:08 pm. He noted that he would be acting as Chair until elections were completed. He invited the Advisory Planning Commission members to introduce themselves.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. ELECTION OF CHAIRPERSON, VICE-CHAIR AND SECRETARY

The Planner described the roles of chairperson, deputy chair, and secretary.

By general consent, Philippe Taillefer was elected as secretary, Pachiel Smith was nominated as deputy chair, and Shelley Garside was nominated as Chair of the Lasqueti Island Advisory Planning Commission.

Chair Garside resumed the meeting in her role as Chair.

4. NEXT MEETING DATE

It was noted that there is a standing resolution that the Lasqueti Island Advisory Planning Commission is required to have at least one staff member and one trustee in attendance.

Discussion ensued and it was determined that a date for the next meeting would be set when another referral is received or at the end of this meeting if more time is required.

5. REFERRAL FROM THE LASQUETI LOCAL TRUST COMMITTEE REGARDING OCP DEFINITION OF “COMMUNITY BENEFIT”-attached.

The Planner provided an overview of the referral and noted that the Local Trust Committee would like the Advisory Planning Commission (APC) to provide advice in order to define the term community benefit in the Official Community Plan (OCP) as it relates to the issuance of Temporary Use Permits (TUP)s. There is a category in the Fees Bylaw for TUP applications in which an applicant may receive a reduced fee for providing a community benefit. Alternatively, the APC could recommend a process by which the Local Trust Committee could define the term ‘community benefit’.

Discussion ensued and the following comments were made:

- It is important to define a community benefit within the parameters of a TUP;
- The community benefit will have an effect on the fees bylaw and therefore needs to be included in the OCP;
- If a TUP applicant receives a discount on their application fee, the APC needs to define what qualifies for said discount;
- The discount could be used to encourage services that are needed on the island rather than just a business;
- There are so few businesses on the island that almost any new business would be considered a benefit;
- If a business provides a service rather than material goods, this could be considered a benefit;
- It was clarified that most TUP applications are for commercial or industrial uses;
- It is important that applicants are transparent, honest, and specific when referring to the benefit they intend to provide;
- If a general statement is provided, it will be open to interpretation;
- The APC is providing a guideline to the Local Trust Committee (LTC), the LTC reviews the TUP application and determines if it merits the discount based on the definition provided; and
- The onus should be on the applicant to demonstrate the benefit to the community.

Planner Baugh left the meeting at 5:10 pm.

Chair Garside presented the following statement for consideration:

Community benefits refer to the tangible or intangible advantages, improvements, or contributions that a project, organization, or entity provides to a community or population beyond its primary objectives or activities. These benefits are typically aimed at addressing specific community needs, enhancing quality of life, promoting social welfare, or mitigating negative impacts. Community benefits can take various forms, including but not limited to healthcare services, education programs, job creation, infrastructure development, environmental conservation efforts, cultural enrichment, and social services. The concept of community benefits emphasizes the importance of corporate social responsibility, community engagement, and sustainable development practices in fostering positive relationships between organizations and the communities they serve. The onus is on the applicant to clearly demonstrate benefits for members of the community.

Discussion ensued and the APC members revised the proposed statement.

LA-APC-2024-001

It was MOVED and SECONDED

that the Lasqueti Island Advisory Planning Commission provide the Lasqueti Island Local Trust Committee with the definition of community benefit as follows: "Community benefits refer to the tangible or intangible advantages, improvements, or contributions that a project, organization, or entity provides to a community or its population. These benefits are typically aimed at addressing specific community needs, enhancing quality of life, promoting social welfare, environmental health, or mitigating negative impacts. The onus is on the applicant to clearly demonstrate benefits for members of the community. Suggestion: The application could have a category for an explanation; example 200 to 500 words to demonstrate how this service benefits the community in question."

CARRIED

6. NEXT MEETING

It was determined that a meeting would be set within the next month if the Advisory Planning Commission receives a new referral.

7. ADJOURNMENT

By general consent the meeting was adjourned at 6:22 pm.

Shelly Garside, Chair

Certified Correct:

Lisa Millard, Recorder

Follow Up Action Report

Lasqueti Island

11-Apr-2022

Progress	Activity	Responsibility	Dates	Status
0%	<p>1 Referral of FLNRORD comments on the OCP to the APC to make a recommendation as to whether the policies of concern should be retained, removed, or amended.</p> <p>UPDATE: As of September 23, 2022 no response has been received by FLNRORD</p> <p>UPDATE: As of January 23, 2023 the LTC is deferring a referral to APC on this matter until FN consultation is completed.</p>	Stephen Baugh		In Progress

23-Oct-2023

Progress	Activity	Responsibility	Dates	Status
0%	<p>1 Request staff to prepare revisions to the Model Strategy for Antenna Systems in consideration of adoption by including the language used in standing resolution LA-LTC-2023-027. Add this to the active projects list.</p> <p>LTC would like this project prioritized over the OCP/LUB review, only if the OCP project is at a place that it can be easily put on hold without any significant delays. Staff to determine project management and the best way forward.</p>	Stephen Baugh		In Progress

04-Mar-2024

Progress	Activity	Responsibility	Dates	Status
0%	<p>1 Schedule a screening of 'Dust and Bones' on Lasqueti Island and enquire with Local First Nations about the feasibility of holding a discussion on Lasqueti Island about the film.</p>	Clare Frater		In Progress

Follow Up Action Report

Lasqueti Island

06-May-2024

Progress	Activity	Responsibility	Dates	Status
0%	1 Amend text to be included in 2023/24 Annual Report for approval by TC.	Morgana van Niekerk		In Progress
100%	2 Project Charter 6.1 approved, update website.	Stephen Baugh		Completed
0%	3 Prepare a business case for the 2025/26 budget that includes: 1. Completion of any unfinished items from the OCP/LUB Review Project - Charter v6.1, dated May 2024\n 2. Items 2, 3, and 4 from the Future Projects Report, dated April 29, 2024\n 3. Land Use Bylaw review and potential revisions arising from OCP amendments. 4. An updated community vision statement.	Stephen Baugh		In Progress

CONNECTED COAST



Bringing high-speed internet to rural and remote communities along the BC coastline, Haida Gwaii and Vancouver Island.

Island Trust Lasqueti Island – July 15, 2024

BROADBAND DECLARED BASIC SERVICE TO ALL CANADIAN COMMUNITIES

A new FUND
for projects
that will help
ensure that...

by 2021, 90% of Canadian homes and small businesses have access to fixed broadband services that offer:



SPEEDS OF
↓ 50 MBPS
↑ 10 MBPS



UNLIMITED DATA
ALLOWANCE

Canadians have access to the latest wireless technology at their homes, small businesses and on the road.



CONNECTIVITY

- CRTC universal service objective that Canadians – in all communities should have access to voice services and broadband internet access services on fixed and mobile wireless networks with a target speed of 50 Mbps down/10 Mbps up and unlimited data allowance
- Funding for projects across Canada from the Connect to Innovate Program, CRTC fund, Universal Broadband fund and Economic Recovery Intake

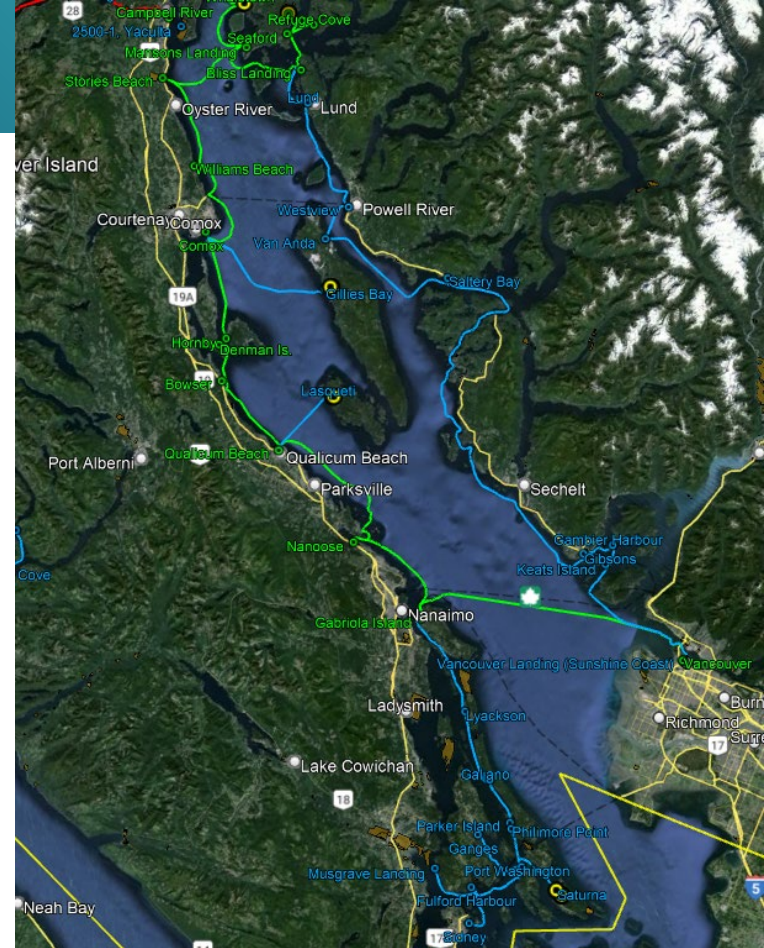
Connected Coast Project

- Through federal and provincial funding, as well as funding from the partners, the Connected Coast project (a partnership of Strathcona Regional District and CityWest) is permitting and installing a marine cable system.
- The 3400 km of cable will connect approximately 139 coastal communities along the BC coast.
- NRCan and Coast Guard funding connections to lighthouses and to new earthquake early warning sensors.
- Fibre provides the highest quality connectivity.



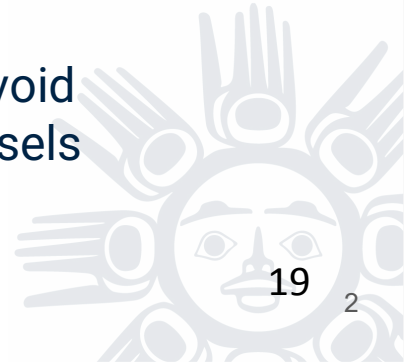
Regulatory approvals

- Cable is being planned, permitting and installed by “block” between 2021 and 2025
- Approval under *Navigable Waters Act* for some cable sections
- BC tenure for placement on seabed
- BC Park Use Permits
- Requests for Review submitted to DFO for some landings and permit under *Species at Risk Act* for salvage of Northern abalone required at some landings
- Permits under *Heritage Conservation Act* required at some landings through archaeological sites
- Impact assessments for cable sections within federal seabed / land – Indian Reserves, port authorities, Coast Guard landings, Pacific Rim Park Reserve



Engagement

- 70 First Nations – letters of support received from those nations being connected
 - Regional Districts, municipalities and local communities
 - Tenure holders
 - Pacific Pilotage Authority and BC Coast Pilots
 - Fishing associations and groups
 - Local Harbour Authorities
 - Council of BC Yacht Clubs
 - DFO Habitat and Conservation
-
- We have received input on cable routing including key areas to avoid
 - Have heard interest regarding improved communications for vessels on the water and interest in future connections



Fiber and subsea deployment

- Cable is 13.5 mm x 6.3 mm
- Placed on the seabed by vessel with a splice every 10 km
- Some sections now installed
- Cable added to marine charts
- As-build files available: [Operations - Connected Coast](#)
- Cable will break at 4400 kg force
- Have a call-in number for mariners who believe they may have snagged the cable
- Have redundancy built into most of the cable route
- Quick repairs



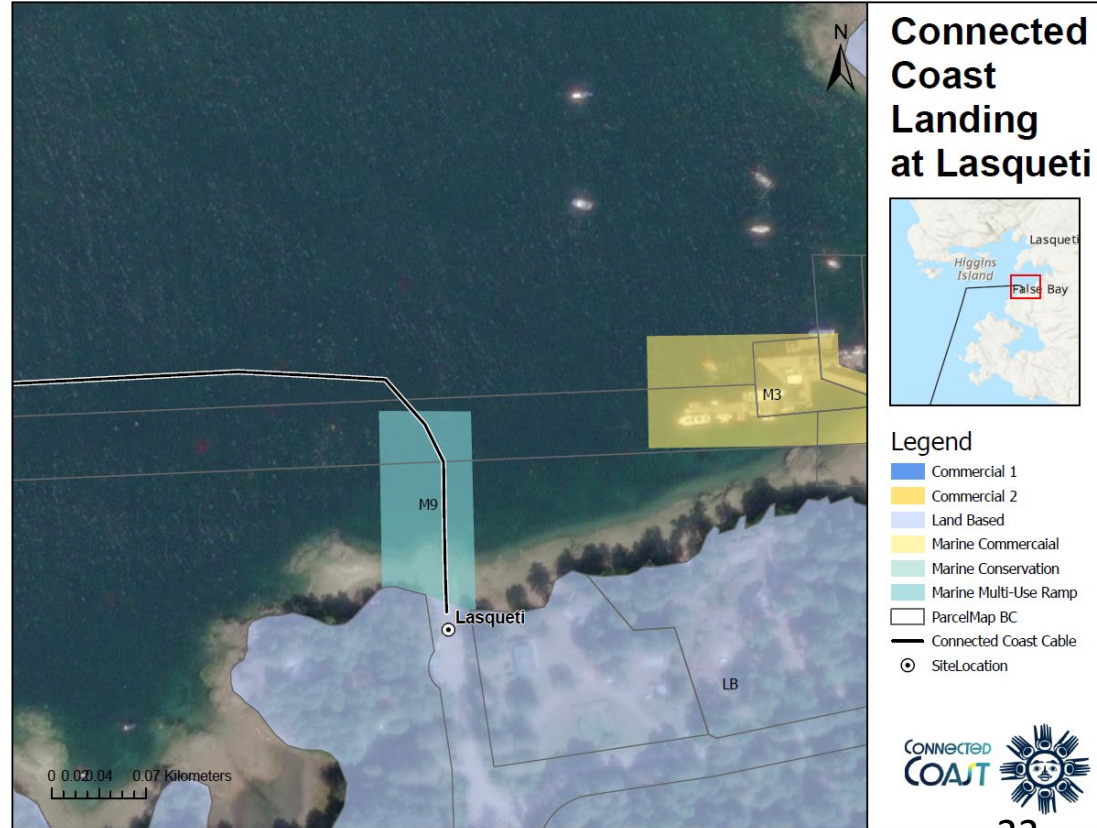
Shore landings

- Working around sensitive habitat
- Place split pipe over cable for protection
- Install in soft substrate, where possible and burial to 0.6m
- Cable connects to a vault and then cabinet for distribution
- Avoid important habitat, where possible
- Mitigation and monitoring



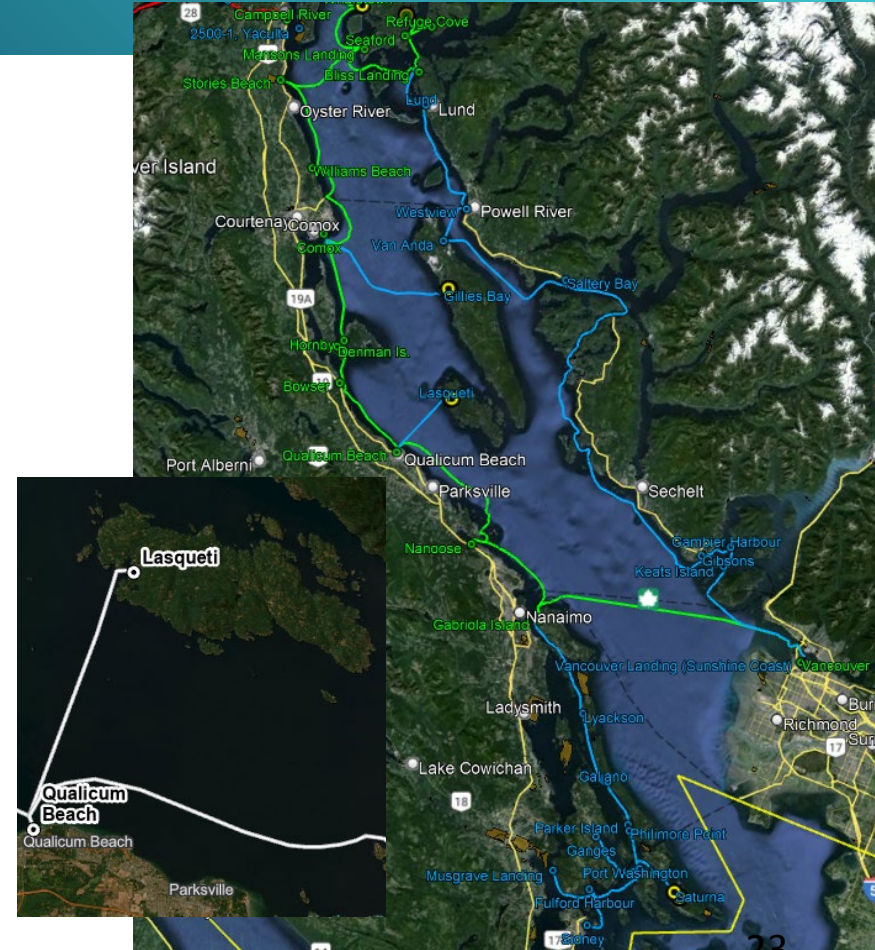
Lasqueti Cable Alignment

- The Marine conservation zone inhibits connecting the community to future utilities and the fiber network.
- Bylaw text amendments needed
 - M9 - Marine Multi-use Ramp
 - M1- Marine General
 - LB - Land Based



Current Permit Progress

- BC WLRs consulting for links from Qualicum to Lasqueti.
- BC WLRs, Archaeology Branch and Transport Canada have consulted on permits to date and are now consulting on Block 8 (Fulford to Gabriola).
- Approval under *Navigable Waters Act* for cable section Lyackson to Gabriola as within Nanaimo Port Authority jurisdiction.
- Heritage Site Alteration Permits required for split pipe through shell middens at Galiano and Phillimore Point.
- First Nations communities and reserves now connected (Klahoose, We Wai Kai, Nanoose) or to be (Lyackson on Valdez) within marine territory.



Next steps

- Any questions or comments?

CONNECTED
COAST



From: Donald Dempster [REDACTED]

> Sent: Wednesday, July 3, 2024 12:49 PM

> To: Stephen Baugh <sbaugh@islandstrust.bc.ca>

> Subject: Private Docks on Lasqueti

>

> Hello Stephen

>

> I believe private docks should be allowed on Lasqueti Island.

>

> Our shoreline geology and topography are so limiting that, if maxed out, there would still only be a dozen practical sites over some 40 kms of shoreline.

>

> Their environmental impact would be minimal and they could add considerably to the safety and security of our citizens in the event of a major earthquake (which will occur within the next fifty years or so) or a major forest fire (which, quite frankly, is long overdue).

>

> As well, given the aging population on our Island, the emergency medical evacuations would be made much easier with more availability of a few extra docks around our shoreline.

>

> Just make sure that they are designed and constructed so that public access to the foreshore is never impeded.

>

> Regards

>

> Don Dempster

> [REDACTED]

> Lasqueti BC



DATE OF MEETING: July 15, 2024
TO: Lasqueti Island Local Trust Committee
FROM: Stephen Baugh, Island Planner
Northern Team
COPY: Renée Jamurat, Regional Planning Manager
SUBJECT: Lasqueti Major Project Business Case

RECOMMENDATION

1. That the Lasqueti Island Local Trust Committee approve the Major Project Business Case attached to the staff report dated July 15, 2024, as amended.

REPORT SUMMARY

This report is to introduce the Major Project Business Case requested by the Lasqueti Local Trust Committee (LTC) at their meeting of May 6, 2024. Staff have identified several areas where additional information from the LTC would inform the business case. In particular, additional LTC input is recommended for the following areas of the business case:

- Issue/Opportunity
- Project Results/Deliverables
- Alternatives Considered

Staff are recommending that the LTC provide additional information to be included in the business case and then approve it for submission to the budget process, the business case will then be reviewed by the Regional Planning Team, Regional Planning Committee, Financial Planning Committee and ultimately go to Trust Council for budget approval.

BACKGROUND

At the May 6, 2024 LTC Meeting the LTC passed the following resolution:

LA-2024-005

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

that the Lasqueti Local Trust Committee direct staff to prepare a business case for the 2025/26 budget that includes:

1. Completion of any unfinished items from the OCP/LUB Review Project - Charter version 6.1, dated May 2024
2. Items 2, 3, and 4 from the Future Projects Report, dated April 29, 2024
3. Land Use Bylaw review and potential revisions arising from OCP amendments.
4. An updated community vision statement.

Staff have prepared a draft business case, Attachment 1, for approval by the LTC. While it is substantially complete, the LTC should carefully review the material to confirm that the proposed project would address the concerns and priorities of the LTC. The LTC can provide feedback and additional information to strengthen this request before approving the business case.

The project is proposed to take place over three fiscal years, resulting in a new Official Community Plan and Land Use Bylaw for the Lasqueti Local Trust Area. Since project funds do not carry over into future years, **the business case for this budget request is only for activities planned in the first year of the project.**

The proposed business case is focused on the first year of the project which would include:

- Engagement with First Nations to confirm their interest, concerns and recommendations regarding land planning on Lasqueti Island;
- Advisory Planning Commission and Community engagement to map community values along the shoreline of Lasqueti Island, draft a new vision statement for the OCP, and gauge support for Phase 2 review topics and necessary policy and regulatory updates; and
- Staff analysis and recommendations.

The information gleaned in the first phase of this project will inform the drafting of the Official Community Plan and Land Use Bylaw.

BUSINESS CASE ANALYSIS

Staff are requesting additional input from the LTC on the following sections in order to strengthen the information in the business case:

1. Issue/Opportunity

The LTC has identified several topic areas for this project, but a clear description of what issue the LTC is trying to resolve or opportunity the LTC will seize for each topic has not been identified. Some questions for the LTC to consider are:

- What issue will be resolved with this initiative?
- What opportunity has been identified related to this project?
- What organizational objectives are addressed?

2. Project Results/Deliverables

The LTC has requested several topics be addressed in an OCP and LUB review project. Staff are seeking for confirmation that the goal of this project is revised policies and regulations to address issues and/or opportunities identified by the LTC.

3. Alternatives Considered

Staff have identified two possible alternatives to a major project; the LTC should review this section of the business case and identify the risk of not moving forward with this major project. One question to consider is, what are the risks if the status quo is maintained?

Issues and Opportunities

The LTC currently has a minor project to review the OCP, and the LTC should complete work on the existing project prior to beginning a new OCP review. This means that the Proposed Lasqueti OCP Bylaw No. 98 should be sent to the Minister for approval by March 2025.

If funding is approved, this major project will be managed by Regional Planning Team (RPT) planners who work on Major Projects across the Trust Area and work on this project will be subject to the capacity of the RPT. Depending on the status of other RPT projects, there may not be staff resources available at the beginning of 2025/26 fiscal year which could delay the start of this project or put the consideration of this project to the following fiscal year (2026/2027).

ALTERNATIVES

1. Approve the business case with no amendments

The LTC may approve the business case without making any amendments. This would result in the business case being submitted as a request for funding without any additional information that may support the success of the business case for budget approval. Recommended wording for the resolution is as follows:

That the Lasqueti Island Local Trust Committee approve the Major Project Business Case attached to the staff report dated July 15, 2024.

2. Receive for information

The LTC may receive the report for information. This will result in no business case being submitted for consideration of a major project for Lasqueti for the 2025/26 fiscal year.

NEXT STEPS

If the LTC agrees with the staff recommendation, the business case will be amended and then used to initiate a request to the Regional Planning Team, management team, Financial Planning Committee, and ultimately Trust Council for allocation of funding in the for the 2025/26 budget.

Submitted By:	Stephen Baugh, Island Planner	July 4, 2024
Concurrence:	Renée Jamurat, RPP MCIP, Regional Planning Manager	July 4, 2024

ATTACHMENTS

1. Draft Business Case



**Budget Funding Request
Short-Form Business Case**

Completion of this form initiates a request to the management team, FPC, and ultimately Trust Council for allocation funding in the next fiscal year budget. The form is to be completed and submitted at the start of the decision making process. The business case forms part of the Annual Budget Process (refer to Islands Trust Council Budget Process Policy 6.3.i).

TO BE COMPLETED BY INITIATOR	
<p>Requested by (Committee or Operational Unit): Lasqueti Island Local Trust Committee</p>	<p>Budget Source (select all that apply):</p> <p><input type="checkbox"/> Specific Project Funding (select all that apply)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Third Party Contractors <input checked="" type="checkbox"/> Staff Travel Expense <input checked="" type="checkbox"/> Staff Overtime Expense <input type="checkbox"/> New Staff Member – Temporary for project <input type="checkbox"/> Computer Hardware/Software <p><input type="checkbox"/> Furniture & Equipment</p> <p><input type="checkbox"/> Computer Hardware/Software/Supplies</p> <p><input type="checkbox"/> New Staff Resources (see Staff Costing Tool)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Permanent <input type="checkbox"/> Temporary <p style="padding-left: 40px;">Temp Duration: _____</p> <p><input checked="" type="checkbox"/> Other – please describe: _____</p> <p>For fiscal year 2025-26:</p> <ul style="list-style-type: none"> - Community consultation, shoreline value mapping exercise, First Nations consultation, support for advisory bodies, and contingency
<p>Department: Planning Services</p>	
<p>Name of Request: Phase 1 Lasqueti Island OCP and LUB Review - Major Project</p>	
<p>\$ Value of Request \$15,500</p>	
<p>Date of Submission to Finance:</p>	<p>Funding Required for (date range): April 1, 2025 – March 31, 2026</p>
<p>TIE TO ISLANDS TRUST GUIDING DOCUMENTS: <i>(Indicate how the proposed project/activity/work ties to Trust Council's strategic plan, Policy Statement directives, Council Bylaws, work programs, the Trust's object, etc. Provide relevant reference, along with hyperlinks to external documents where available.)</i></p> <p>The most recent Islands Trust Council Strategic Plan 2018-2022 contains objectives to:</p> <ul style="list-style-type: none"> - Preserve, protect and advocate for forest and terrestrial ecosystems 	

- To preserve and protect marine ecosystems
- Mitigate and adapt to climate change impacts
- Strengthen Housing Affordability Throughout the Islands Trust Area

This project would support the achievement and implementation of these objectives in the Lasqueti Local Trust Area.

ISSUE/OPPORTUNITY: *(What issue are you trying to resolve with this initiative, or what opportunity has been identified that would benefit Islands Trust by undertaking this initiative? What are the future needs? What organizational objectives are being addressed? Include background information that decision makers will need to properly assess this request.)*

The Lasqueti Island Local Trust Committee would like to build on the work completed to date regarding minor updates to the OCP and LUB by undertaking a fulsome review of the Official Community Plan (OCP) and Land Use Bylaw (LUB) to inform necessary updates, estimated to be completed in the next three fiscal years. Phase 1 of this project is proposed to include community consultation, First Nations engagement and staff analysis to inform the future re-write of the OCP and LUB in the subsequent fiscal year.

As a Major Project, the initiative would be managed by the Regional Planning Team.

LA-2024-005

It was MOVED and SECONDED

that the Lasqueti Local Trust Committee direct staff to prepare a business case for the 2025/26 budget that includes:

1. Completion of any unfinished items from the OCP/LUB Review Project - Charter version 6.1, dated May 2024
2. Items 2, 3, and 4 from the Future Projects Report, dated April 29, 2024
3. Land Use Bylaw review and potential revisions arising from OCP amendments.
4. An updated community vision statement.

PROJECTED RESULTS/DELIVERABLES: *(How does this address the issue/opportunity described above? Indicate how results of this work will impact decision-making by trustees or staff. Will this work result in better decisions, more efficient decision-making, more efficient completion of work, better public perception, etc. Consider all possible results from undertaking this work.)*

Benefits: The project, when completed would result in a new OCP and LUB that would address First Nations concerns and interests; enhance the protection of marine, forest and terrestrial ecosystems; strengthen policies to support affordable housing; and enhance resiliency to climate change. This will also result in greater clarity to applicants and staff when evaluating planning applications and development proposals.

Anticipated Deliverables could include:

Funding Request for Proposed Phase 1 (2025/26): Consultation, Confirming Topics	When	Estimated Budget
First Nations engagement and consultation to confirm their interests, concerns and recommendations regarding future land use planning on Lasqueti Island and necessary policy and regulatory updates ;	Spring/Summer/Fall 2025	\$8,000

APC and Community engagement and consultation to map community values along the shoreline of Lasqueti Island; draft a new vision statement for the OCP and gauge support for Phase 2 review topics and necessary policy and regulatory updates;	Summer 2025 to Winter 2026	\$5,000
Staff analysis and recommendations	Winter/Spring 2026	\$1,000
Phase 2: OCP and LUB Drafting and Community and FN Engagement,	<p align="center">Future Business Cases to be prepared for work extending beyond the 2025-26 Fiscal Year.</p> <p>Proposed Phase 2 (2026/27):</p> <ul style="list-style-type: none"> - Ongoing community engagement; - Update the OCP and LUB to align with the model bylaw template; the Regional Conservation Plan, and Coastal Douglas-Fir Toolkit; - Update OCP objectives, policies advocacy policies and LUB regulations related to subdivision, housing, feral sheep, conservation targets, climate change, and Short-term Vacation Rentals and Tourism; - Develop a management plan for mooring buoys and access to the shoreline in Scottie Bay; - Develop a marine conservation designation and zone. 	
Phase 3: Legislative Review and Bylaw Readings	<p align="center">Future Business Cases to be prepared for work extending beyond the 2025-26 Fiscal Year.</p>	

RISK ASSESSMENT: *(List and discuss potential risk factors associated with this work, if identified. List and discuss the options that exist to mitigate identified risks.)*

There are several contingencies that could negatively affect the project outcome or deliverables:

Financial implications –

- Costs may exceed the budget due to consultation, change of scope, or other unanticipated factors.

Resource requirements –

- Staff resources: The regional planning team may not be able to support the project due to other on-going projects or limited staff capacity. In addition, it is anticipated that overtime hours may be required for any engagement events and business meetings that occur outside of regular business hours.
- It is estimated that the following staff and support is needed for this project: Regional Planning Team Planner = 450 hrs; Lasqueti Planner up to 40 hours; Regional Planning Manager = 10 hrs; Senior Indigenous Relations Advisor = 20 hrs; Admin = 100 hrs; GIS = 20 hrs; Communications = 40 hrs.

- Unanticipated timing delays or extensions due to change of scope, trustee or staff availability/capacity, coordination with other IT projects, or other factors.
- Overtime hours have not been estimated at this time, however it is reasonable to expect based on a project of this kind.

Other implications –

- In a scenario where the current proposed OCP bylaw does not get adopted prior to commencement of this project, staff would be unable to proceed until the existing project is substantially completed (i.e. bylaw is forwarded to Minister for adoption). This would be due to limited staff resources to both complete an existing project and initiate a new project concurrently.
- First Nations’ capacity, interest/priority, and timing may not align with project timelines.
- Project will not be completed prior to the current LTC term ending, and new elected officials may have different priorities outside of the scope of this project. In this scenario, staff would not prepare a business case until the new LTC requests a review of land use bylaws.
- Once the project is underway, the LTC may choose to not advance the draft bylaw to readings.

ALTERNATIVES CONSIDERED: *(What other options/alternative courses of action were considered? List and discuss each alternative separately. Each option must be supported by a succinct and realistic presentation of the benefits, risks, financial implications, resource requirements and other implications to allow for an informed decision among the options. One option should reflect the status quo - i.e. do nothing - and the anticipated results of that action.)*

Option 1: Status quo - Staff time and funding are not allocated to the project and the work does not proceed this fiscal year.

Benefits – Staff time will be focussed to completing existing projects and LTC meeting business, and any new approved minor projects. The Regional Planning Team may provide a checklist for all OCPs and prioritize reviews through the Regional Planning Committee (re: Policy 5.9.1, section B.1.3).

Risks – Restricted time left in LTC term to take on a major project in another fiscal year.

Financial implications – Trust Council does not budget funding for this project.

Resource requirements – none.

Other implications – Regional Planning Team time would be allocated to major projects for other Local Trust Areas.

Option 2: Proceed with specific priority aspects of this request as a Minor LTC Project. This would limit the project budget to a maximum of \$5,000 per fiscal year and limit the scope of the project so that not all LTC identified issues would be addressed.

Benefits – More chance of success to complete the project within the LTC term.

Risks – New changes that come up through the process would be out of scope. Would not address all the LTC’s requested items.

Financial implications – Budget is less than a major project and can likely be accommodated within the minor project budget through Planning Services.

Resource requirements – May still require time of other support staff.

Other implications – Will delay addressing some LTC identified issues with bylaw amendments.

CRITICAL SUCCESS FACTORS: *(What related factors have been identified that are important to the success of completing this work/initiative? Which of these factors are considered critical to the success of this initiative? Discuss outcomes if critical success factors are not met.)*

The following are identified as critical for this project to be successful:

- Completion of the current minor project to amend the Lasqueti OCP
- Sufficient capacity and interest from First Nations to engage on the project
- Staff capacity in the Regional Planning Team and staff support

The project would be considered successfully completed if relevant amendments to the OCP and LUB are adopted. Success could be measured over the longer term through measurables such as:

- Improved relations with First Nations and updated policy and regulatory bylaws to address their interests and concerns;
- Observation of stable and healthy terrestrial and marine ecosystems,

RECOMMENDED OPTION: *(State your recommendation, referencing the options discussed earlier, and summarise why you chose it over others.)*

The recommended option is to fund the initiative as a Major LTC Project at the requested amount of \$15,500 for the coming fiscal year. This provides sufficient funding for consultation and for project management by a Regional Planning Team planner. The alternative is for the LTC to proceed, with only some of the work, as a Minor Project. If taken on as a minor project, the project scope would be reduced.

COST/BENEFIT ANALYSIS: *(Discuss both quantitative and qualitative considerations of this initiative. Quantitative discussion should include financial costs as well as benefits (savings). Qualitative considerations include non-quantifiable costs and benefits.)*

Quantitative Analysis: \$15,500 for fiscal 2025-26 for Year 1

- Consultation (APC, First Nations, stakeholders, community, communications) – \$13,000
- Staff analysis and recommendations – \$1,000
- Contingency –10% contingency of the total fiscal year cost – \$1,500

Qualitative Analysis:

- Undertaking the project may include benefits such as improved First Nations relations and implementation of actions towards effective reconciliation, enhanced protection of marine, forest and terrestrial ecosystems;
- The project may also strengthen policies to support affordable housing; and enhance resiliency to climate change.

PURCHASING PROCEDURE: *(Describe any purchasing processes that will be needed to support this initiative (ie. Direct Award, RFP, ITQ to qualified vendor) if goods or services need to be procured for the work. If this is for new staff hiring, indicate likely hiring method (ie: external competition, government-restricted internal competition, etc.)*

Not applicable if the work is done in-house by staff. However there may be other financial services required such as legal review and capacity work agreements, as identified through a work program.

PROPOSED IMPLEMENTATION STRATEGY: *(What are the specific features of the “roll-out” of the recommended solution? What is the timeline and anticipated date of completion for this initiative?)*

The project is proposed to be completed over three fiscal years, with Year 1 primarily consisting of consultation and review of options, Year 2 consisting of drafting, review and adoption of OCP and LUB bylaws, and Year 3-4 consisting of the legislative process review and adoption.

STAFF RESOURCING: *(What staff resources will be needed to achieve success on this initiative? Estimate how many hours of staff time will be required, by staff level/role. Comment on the reasonability of expected staff hours when assessed in conjunction with other work underway or planned.)*

The project would be managed by an Island Planner assigned from the Regional Planning Team, estimated at 450 hours, with support from the Lasqueti Island Planner (up to 40 hours), RPM (up to 10 hours), admin support

(100 hours) and support from the Senior Indigenous Relations Advisor (40 hours), GIS staff (20 hrs) and communications staff (40 hrs).

CHANGE MANAGEMENT/COMMUNICATIONS/COLLABORATION: *(Discuss proposed change management requirements, communications needed, involvement with others. Are there any concerns related to these? If so, how will these be addressed? Have other stakeholders been identified?)*

This project will involve communications with the Lasqueti Island community and with First Nations. The budget request will support the communications and engagement with these communities.

Requested by (Committee or Business unit): Lasqueti Island Local Trust Committee

Prepared by: Stephen Baugh, Island Planner / June 24, 2024

Reviewed by: Renée Jamurat, Regional Planning Manager / June 28, 2024

OCP/LUB Review Project

Lasqueti Island Local Trust Committee

Date: June 2024

Purpose: To review and update the Lasqueti Official Community Plan policies and Land Use Bylaw regulations pertaining to First Nations interests, subdivision, housing, short term vacation rentals, conservation, and protection of the natural environment. Outcomes of this project will include a new OCP and LUB as well as a management plan for Scottie Bay.

Background: The LTC identified several topics as priorities for policy and regulation development in May 2024 stemming from engagement for a previous OCP project. It is understood that additional public engagement as well as engagement with First Nations on the identified topics will be required prior to developing specific policy and regulatory language.

Project Team	
Regional Planning Manager	Project Sponsor
Regional Planning Team Planner	Project Manager / Planner
Senior Indigenous Relations Advisor	IT First Nations Liaison
Island Planner	Planner Support
Legislative Clerk	Legislative Process / Bylaw Review

Budget		
Fiscal	Item	Cost
2025-26	First Nations Engagement	\$8,000
2025-26	Community Engagement	\$5,000
2025-26	Staff analysis and recommendations	\$1,000
2025-26	Contingency	\$1,500
2025-26	Total	\$15,500
2026-27	OCP and LUB Drafting and Consultation	TBD
2027-28	OCP and LUB Legislative Review and Adoption	TBD



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

HIGHLIGHTS OF ISLANDS TRUST CONSERVANCY MARCH 19th, 2024 BOARD MEETING

NOTE: For more detail on Conservancy meetings, including meeting minutes, please visit <https://islandstrust.bc.ca/whats-happening/meetings-and-events/>

1. STRATEGIC PLANNING/ADMINISTRATION

- The ITC Board received the Minister of Municipal Affairs' response on the Islands Trust Conservancy (ITC) Plan which included a request to engage further with First Nations regarding creation of the ITC Plan. Manager Emmings advised that any new acquisitions or covenants need to come to the Minister for review before the Board signs off on them. The ITC Board directed staff to respond to the Minister of Municipal Affairs acknowledging directions in the letter and requesting:
 - Authorization to invest ITC funds as permitted under the provisions of the *Trustee Act*
 - Direction on interaction with the Minister regarding property management of new acquisitions of covenants and nature reserves
- The ITC Board approved the Project Charter for the development of the 2026-2030 ITC Plan.
- The ITC Board amended three land securement and management policies, providing direction for early First Nations engagement prior to approval of securement projects.
- Trustee Elliot provided updates of interest to the ITC Board from Executive Committee including:
 - Executive Committee's interest in continuing to meet with Islands Trust Conservancy to strategize on how to gain support from the province
 - ITC presence at the 50th anniversary celebration of Islands Trust on Salt Spring Island
- The ITC Board requested that Executive Committee set aside time for an ITC presentation to Trust Council at the June 2024 meeting
- Trustee Gauvreau provided updates of interest to the ITC Board from Governance Committee including:
 - The roles and responsibilities of the committee to oversee the organization's governance structure, ensuring transparency and efficiency, and providing recommendations to Trust Council
 - The Committee is currently reviewing the 2022 governance review, which requires input from staff and trustees
 - The report needs to be reviewed and discussed at Trust Council before a letter is drafted to the province



2. COVENANT AND PROPERTY ACQUISITIONS

- The ITC Board approved a conservation proposal for the Doris McHardy NAPTEP conservation covenant on North Pender Island, subject to review of First Nations responses and Ministerial approval.
- Manager Emmings provided the Board with a status update on public applications for Crystal Mountain Nature Reserve, Robert Leader NAPTEP Covenant, and Koontz NAPTEP Covenant following the decision to decline approval of the ITC Plan by the Minister of Municipal Affairs.

3. COVENANT AND PROPERTY MANAGEMENT

- The ITC Board instructed staff to proceed with the development of a risk management policy for all nature reserves, which includes warning users of the risk of danger trees.
- The ITC Board directed staff to begin work on signage for the S'ul-hween X'pey (Elder Cedar) Nature Reserve on Gabriola Island, to address risk management efforts.

4. FUNDRAISING AND CONSERVANCY SUPPORT

- The ITC Board approved a contribution of \$3,500 to support the 2024 Salish Sea Conservation Forum on Galiano Island.
- The ITC Board approved the request from the Galiano Conservation Association to install a water meter at the existing drilled well on Trincomali Nature Sanctuary to log water levels and temperature data to inform a water conservation project on Galiano Island. This approval is subject to:
 - Proper installation as guided by the Water Sustainability Act and Groundwater Protection Regulation regarding work in and around groundwater wells
 - Removal of all equipment at the end of the project

Learn more about Islands Trust Conservancy: <https://islandstrust.bc.ca/conservancy/>

Subscribe for Islands Trust Conservancy updates: <https://islandstrust.bc.ca/subscribe/>



the Heron



A newsletter from the Islands Trust Conservancy, protecting islands in the Salish Sea | islandstrust.bc.ca/conservancy

SPRING 2024

Take me home!
This newsletter is provided FREE by ITC

What is a Nature Reserve?



ITC Nature Reserve on Salt Spring Island within the territory of many Coast Salish Nations.

Photo: Islands Trust Conservancy



For links and additional media, visit the Heron Newsletter online.
www.islandstrust.bc.ca/conservancy/heron-newsletter/



ALSO IN THIS ISSUE

ERICA WHEELER (L), MIKE RICHARDS (R)
PHOTO: ISLANDS TRUST CONSERVANCY



Meet our New Team Members p. 3



HERBACEOUS ECOSYSTEM
PHOTO: ISLANDS TRUST CONSERVANCY

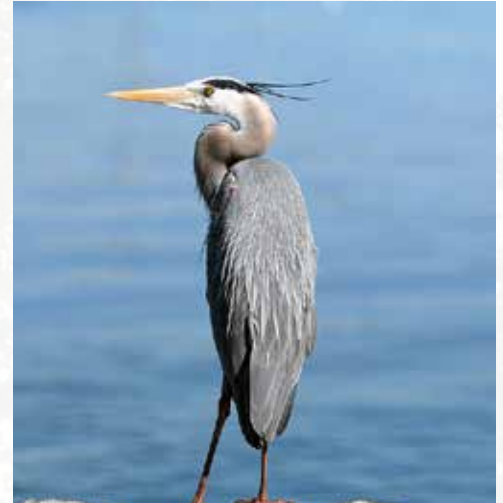
We Want to Hear From You p. 4

The Herons Return to Salt Spring Island

It was a warm afternoon in the summer of 2022 when Nuala Murphy, Islands Trust Conservancy's Property Management Specialist, was on her last monitoring visit of the day at one of ITC's properties on Salt Spring Island. As she walked down the trail from the road, joined by our summer Conservation Technician and a staff member from Salt Spring Island Conservancy, they all stopped as they heard sounds coming from the trees above them. Looking up, they saw three large and messy nests, and on the ground, broken shells.

"I felt so lucky to be there that day as the Herons hadn't been seen in years."

– Nuala Murphy, Property Management Specialist,
Islands Trust Conservancy



GREAT BLUE HERON. PHOTO: L. WILCOX

As they pulled out their phones to record the sounds, a Great Blue Heron swooped into the nest, returning to feed the hungry babies crying out. Seeing the Great Blue Herons return is one of many examples of species that have been conserved through the creation of an ITC Nature Reserve.

What is a Nature Reserve?

The purpose of Islands Trust Conservancy's Nature Reserves is to preserve and protect natural ecosystems and species forever. In her role, Nuala undertakes activities in the Nature Reserves including monitoring, surveys, research, and trail maintenance to preserve the biological integrity of the protected areas.



COMMUNITY LEARNING IN AN ITC NATURE RESERVE.
PHOTO: ISLANDS TRUST CONSERVANCY

14 of ITC's Nature Reserves are not open to the public. In our 20 public Nature Reserves, we welcome visitors, and allow activities including hiking on trail, bird watching, and dog walking on leash. To limit human impact in the unique and sensitive places we protect, we don't allow camping, fires, horseback riding, cycling or the use of motorized vehicles. Thank you for treading lightly!

Reflecting back on that moment of seeing the Heron two years ago, Nuala is reminded that our health and well being is inextricably linked to the health and well being of species and ecosystems. "When we work together to preserve these protected areas, we're ensuring not only their survival, but our own, and that brings me hope and encourages me to keep going."

Learn more about ITC Nature Reserves at <https://islandstrust.bc.ca/conservancy/protected-places/>.



PHOTO: LISA WILCOX

Islands Trust and Islands Trust Conservancy respectfully acknowledge that the lands and waters that encompass the Islands Trust Area have been home to Indigenous peoples since time immemorial and that their deep connection to the islands continues to this day. We are committed to reconciliation, to upholding the rights of Indigenous peoples, and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea. The Islands Trust Area is located in the treaty and territorial lands and waters of the BOKEĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEL, Qualicum, scəwəθən, səlilw'ətəl, SEMYOME, shíshálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', STÁUTW, Stz'uminus, la?əmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, W JOŁELP, WSIKEM, Xeláltxw, Xwémalkwu, Xwsepsum, and xʷməθkʷəy.

Meet our New Team Members



ERICA IN GRISWOLD PASS IN THE COAST MOUNTAINS.

Erica Wheeler, Species at Risk Program Coordinator

Introducing Erica: nature-lover, plant enthusiast, and beginner knitter. Erica grew up at the base of Mount Seymour on the unceded territory of the Cayuse, Umatilla, Walla Walla, səl ilwəta ʔ təməxʷ (Tsilil-Waututh), Skwxwú7mesh-ulh Temíx w (Squamish), šxʷməθkʷəy̓əma ʔ təməxʷ (Musqueam), and S'ólh Téméxw (Stó:lo) Nations, spending time outside on the Salish Sea or in the rainforest. “It’s a place that very much feels like home.” Erica has worked as a tree planter, and most recently, a Botanist, studying plant species at risk. She used DNA to understand genetic variation within species at risk, and whether genetic variation can be bolstered to increase survival in the face of threats such as climate change.

In her spare time, Erica enjoys swimming in the ocean, hiking in the alpine, and jamming out to Songbird by Fleetwood Mac. Ask Erica about botanizing, also known as “doodling along and looking for cool plants,” and her favourite species at risk, the slim-leaf onion (*Allilium amplexens*). Connect with Erica today to learn more about our Species at Risk Program at SAR@islandstrust.bc.ca.

Mike Richards, Strategic Fund Development Specialist

When asked to describe himself in three words, Mike shared that he is a knowledge-seeker, outdoor-lover, and eternal optimist. Originally from Australia, Mike came to Canada in 1997 and has lived in the Gulf Islands for 26 years. “I have a deep love for this area and the biodiversity in the region.”

Mike came to Islands Trust in 2014 as the Grants Program Manager excited to contribute to the preserve and protect mandate. When the opportunity became available to lead Strategic Fundraising at the Conservancy, he jumped at it! He is looking forward to strengthening relationships with landowners, donors, and organizations in supporting them to make an impact and give back to the islands we love.


Ask Mike about his love of squirrels, fear of bears, and his adventures travelling the Gulf Islands in his sailboat. Connect with Mike today to discuss strategic giving workshops, estate planning, and leaving a gift in your Will at itcmail@islandstrust.bc.ca.



MIKE PARTAKING IN ONE OF HIS FAVOURITE PASTIMES; SAILING THE ISLANDS IN THE SALISH SEA.

Calling all ITC landowners and donors! Share your story

We want to share your story about why you supported Islands Trust Conservancy through protecting land, donating or helping out in other ways. Contact our Communications Specialist to have your story featured in a Heron Newsletter.

 250-405-5171

 communications@islandstrust.bc.ca




The Heron Newsletter


The Heron Newsletter is Islands Trust Conservancy's good news and stories publication. Shared three times a year in the spring, summer, and fall, the newsletter is created for our subscribers in both print and digital formats.

We want to hear from you!

If you are a print publication subscriber to the Heron Newsletter, we want to know if you wish to continue receiving a paper copy of the newsletter. If yes, that's great! We'll keep you on the list.

If you wish to change your subscription preferences to only receive a digital copy of the newsletter, please get in touch with our Communications Specialist. Thank you for your continued support of our work.

 250-405-5171

 communications@islandstrust.bc.ca

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Questions? Contact us!


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

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

Islands Trust
 LTC EXP SUMMARY REPORT F2025
 Invoices posted to Month ending May 2024

640 Lasqueti	Invoices posted to Month ending May 2024	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-640	LTC "Trustee Expenses"	120.00	0.00	120.00
LTC Local				
65200-640	LTC - Local Exp - LTC Meeting Expenses	1,710.00	225.71	1,484.29
65210-640	LTC - Local Exp - APC Meeting Expenses	400.00	80.00	320.00
65220-640	LTC - Local Exp - Communications	250.00	0.00	250.00
TOTAL LTC Local Expense		<u>2,360.00</u>	<u>305.71</u>	<u>2,054.29</u>
Projects				
73001-640-2015	Lasqueti OCP/LUB	4,000.00	0.00	4,000.00
		<u>4,000.00</u>	<u>0.00</u>	<u>4,000.00</u>

Lasqueti Island Local Trust Committee Policies & Standing Resolutions

No	Meeting Date	Resolution No.	Issue	Policy
1.	July 11, 2013	LA-2013-020	APC member Agenda Package	It was MOVED and SECONDED , that on request by an Advisory Planning Commission member, that they receive a Lasqueti Local Trust Committee Agenda package at no charge.
2.	February 28, 2017	LA-2017-006	APC to also act as TAC	It was MOVED and SECONDED , that the Lasqueti Island Local Trust Committee make a Standing Resolution to request the APC to undertake the function of a Transportation Advisory Committee.
3.	July 23, 2018	LA-2018-040	Non-medical cannabis retail applications	<p>It was MOVED and SECONDED 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.
4.	December 17, 2018	LA-2018-062	Notice of Intention to Apply for Federal Cannabis License	It was MOVED and SECONDED 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.

No	Meeting Date	Resolution No.	Issue	Policy
5.	February 25, 2019	LA-2019-IC-003	Staff & Trustee at APC meetings	<p>It was MOVED and SECONDED 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>
6.	February 24, 2020	LA-2020-003	First Nations Reconciliation	<p>It was MOVED and SECONDED, that the Lasqueti Island Local Trust Committee adopt the following standing resolution with respect to First Nations in the Local Trust Area:</p> <p>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.
7.	July 26, 2023	LA-2023-027	First Nations Consultation	<p>that the Lasqueti Island Local Trust Committee adopt the following standing resolution with respect to First Nations consultation in accordance with the “Strategy for Antenna Systems” in the Local Trust Area:</p> <ul style="list-style-type: none"> a. The proponent will consult with the Local Trust Area representative during the pre-consultation phase to determine proximity of the proposed antenna system to known archaeological sites and/or areas of archaeological potential and obtain a list of First Nations rights and title holders; b. The proponent is recommended to undertake consultation during the pre-

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				<p>consultation phase with the Islands Trust and a First Nations cultural knowledge holder for the siting of the proposed antenna system as it relates to cultural and sacred sites;</p> <p>c. The proponent will obtain and provide a BC Archaeological Information request response from the BC Archaeology Branch to confirm proximity of the proposed antenna system to known archaeological sites and/or areas of archaeological potential including permit requirements under the Heritage Conservation Act;</p> <p>d. The proponent will obtain and provide an Archeological Impact Assessment for antenna systems proposed to be sited on or within 100 metres of a known archaeological site of cultural/sacred site identified by a First Nations cultural knowledge holder; and</p> <p>e. The proponent will provide written notice – including, if applicable, the Archeological Impact Assessment – sent by regular mail or hand delivered to all First Nations rights and title holders identified during the pre-consultation phase.</p>

Lasqueti Island

1. *Minor Project - Official Community Plan Review*

Responsible

Dates

To review and update the Lasqueti Official Community Plan (OCP) policies regulations in three phases which supports community participation, the Object of the Islands Trust, strengthens relations with First Nations and addresses community land use planning priorities.

Stephen Baugh

Rec'd: 08-Jan-2018

Future Projects Report

Lasqueti Island

1. <i>Advocacy and Communications</i>	Responsible	Date Received
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Apply for Community to Community grant funding to support a relationship-building event with First Nations with interests in the Lasqueti Local Trust Area.

29-Aug-2022

2. <i>LUB</i>	Responsible	Date Received
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- Subdivision regulations including: lot size, proof of water and public access to the foreshore,
- Housing,
- Consideration of adding a Marine Conservation Zone

3. <i>OCP</i>	Responsible	Date Received
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- Subdivision policies related to proof of water,
- Housing,
- Update in regards to consistency with the Regional Conservation Plan,
- Update in regards to consistency with the Coastal Douglas-Fir Toolkit,
- Update in regards to consistency with additional topics recommended by the Lasqueti Community Association Official Community Plan Steering Committee in their Recommendations Report dated January 31, 2020: Feral Sheep, Conservation Target, Climate Change, Short-term Vacation Rentals and Tourism, and Cluster Housing and Density Transfer.

Future Projects Report

Lasqueti Island

4. *OCP & LUB*

Responsible

Date Received

Shoreline Management Plan:

29-Aug-2022

- Develop a plan for managing mooring buoys and road access to the shoreline in Scottie

Bay;

- Community mapping of values along the shorelines of Lasqueti Island.

5. *Administrative*

Responsible

Date Received

6. *Bylaw Enforcement*

Responsible

Date Received