



Lasqueti Island Local Trust Committee

Regular Meeting Agenda

Date: October 21, 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 July 15, 2024 - for adoption	4 - 9
5.2 Section 26 Resolutions-Without-Meeting Report - none	
5.3 Advisory Planning Commission Minutes dated May 1, 2024 - for information	10 - 12
5.4 Advisory Planning Commission Minutes dated July 10, 2024 - for information	13 - 17
5.5 Advisory Planning Commission Minutes dated July 18, 2024 - for information	18 - 20
6. BUSINESS ARISING FROM MINUTES	11:40 AM - 11:50 AM
6.1 Follow-up Action List dated October 11, 2024	21 - 22
7. DELEGATIONS - none	
8. APPLICATIONS AND REFERRALS	11:50 AM - 12:50 PM

8.1	PLRZ20240104 (Connected Coast) - Staff Report	23 - 68
8.2	LA-RZ-2023.1 (Carey) - Staff Report	69 - 86

~ BREAK 12:50 P.M. - 1:20 P.M. ~

9.	LOCAL TRUST COMMITTEE PROJECTS - none	
10.	CORRESPONDENCE	1:20 PM - 1:25 PM
	<i>(Correspondence received concerning current applications or projects is posted to the LTC webpage)</i>	
10.1	Email dated July 11, 2024 from F Wolfe regarding Lasqueti Advisory Planning Commission July 10th Meeting	87 - 87
11.	NEW BUSINESS	1:25 PM - 1:30 PM
11.1	Dark Sky Principles Adoption Advocacy - Briefing	88 - 91
12.	STAFF REPORTS	1:30 PM - 2:00 PM
12.1	Phase 4 Community Engagement Options - Policy Statement Amendment Project - Staff Report	92 - 96
12.2	Lasqueti Advisory Planning Commission Appointments - Staff Report	97 - 98
12.3	Trust Conservancy Report - Highlights of October 1, 2024 Board Meeting	99 - 100
12.4	Trust Conservancy - The Heron - Fall Edition	101 - 104
12.5	Applications Report dated October 11, 2024	105 - 105
12.6	Trustee and Local Expense Report dated July, 2024	106 - 106
12.7	Adopted Policies and Standing Resolutions	107 - 109
12.8	First Nations Relationship Building Update	
12.9	Local Trust Committee Webpage	
13.	WORK PROGRAM	2:00 PM - 2:15 PM
13.1	Active Projects Report dated October 11, 2024	110 - 110
13.2	Future Projects Report dated October 11, 2024	111 - 112
14.	UPCOMING MEETINGS	

14.1 Next Regular Meeting Scheduled for Monday, December 16, 2024 at 11:00 am at
Judith Fisher Centre, #1 China Cloud Bay Road, Lasqueti Island, BC

15. **ADJOURNMENT**

2:15 PM - 2:15 PM



Lasqueti Island Local Trust Committee

Minutes of Regular Meeting

Date: July 15, 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 (electronic)

Staff Present: Renée Jamurat, Regional Planning Manager (electronic)
 Stephen Baugh, Island Planner
 Lisa Millard, Recorder (electronic)

Others Present: There were approximately 3 members of the public in attendance.

1. CALL TO ORDER

Chair Elliott called the meeting to order at 11:06 a.m. She acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

3. REPORTS

3.1 Trustee Reports

Trustee Peterson reported the following:

- Attended Trust Council and highlighted Islands Trust 50th Anniversary, MLA Adam Olsen's address on inclusive governance, presentation on the Wrecked, Abandoned and Derelict Vessels Act, and Trustee Lironi's appointment to Transport Canada's General Vessels Technical Working Group;
- Met with MP Elizabeth May and discussed mooring buoy regulation complications and jurisdictional overlap; and
- Attended Committee of the Whole meeting to discuss draft Policy Statement.

Trustee Lironi reported the following:

- Observed Advisory Planning Commission meetings;
- Noted that an Advisory Planning Commission member stated that they felt threatened by a community member regarding the topic of docks, and
- Attended Trust Council and highlighted the high level of community participation.

Chair Elliott reported the following:

- Attended Trust Council and highlighted 50th Anniversary of Islands Trust, and
- Acknowledged the retirement of CAO Russ Hotsenpiller and welcomed Interim CAO Julia Mobbs.

The Trustees noted that, unlike a Local Trust Committee meeting, the public can observe an Advisory Planning Commission meeting but cannot provide input.

3.3 Electoral Area Director's Report - None

4. TOWN HALL

A member of the public stated they will not comply with the requirement to notify the Chair if they are personally recording the meeting, the requirement to do so is not legal, and recording the meeting does not make it unsafe for other attendees.

Chair Elliott replied that it is the job of the Local Trust Committee to conduct business in a fair and equitable manner, if somebody feels unsafe because they do not know what a personal recording might be used for they have a right to voice their concern, the difference between the Local Trust Committee and a member of the public recording the meetings is focus and use, and anyone recording the meeting needs to direct the video recorder at the Local Trust Committee and not at private citizens.

A member of the public said that previous Advisory Planning Commissions allowed public input and that might have caused some confusion. They also spoke to the amendments to Draft Bylaw No. 98 and highlighted that Item 4.2.1.(e) topic of “unowned, formerly domestic sheep” is contentious, Item 5.1.1.(a) now uses word ‘potable water’ instead of ‘freshwater’ and should revert to potable, and the introduction paragraph of Section 5 Commercial and Industrial refers to ‘off street’ parking and should use the term ‘off road.’

A member of the public stated that the Official Community Plan does not contain anything relevant to docks and floats except that a Yacht Club cannot have them and, when a review comes up, many people will try to get that changed. They also asked that Trustee Lironi name the person who made threatening comments about the docks at the Advisory Planning Commission public meeting.

The Chair replied that it is not good practice for the Local Trust Committee to name members of the public and Trustee Lironi reiterated that she was repeating what was reported at the meeting.

A member of the public stated support of the comment about the use of the term ‘freshwater’ versus ‘potable water’ and asked that the minutes of the May 6th meeting reflect that they were excluded from the public meeting.

5. MINUTES

5.1 Local Trust Committee Minutes dated May 6, 2024 - for adoption

The following amendments to the minutes were presented for consideration:

- Page 3 of the minutes, last sentence prior to the meeting being recessed should state, “The member of the public continued to repeat their position and left the meeting.”

By general consent, the minutes of the Lasqueti Local Trust Committee Meeting of May 6, 2024 were adopted as amended.

5.2 Section 26 Resolutions-Without-Meeting Report - none

5.3 Advisory Planning Commission Draft Minutes dated May 1, 2024 - for information
Received for information.

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-up Action List dated July 8, 2024
Received for information.

7. APPLICATIONS AND REFERRALS - None

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Lasqueti Advisory Planning Commission - Verbal Update

Advisory Planning Commission (APC) Chair Shelley Garside reported the following:

- The APC met to discuss the definition of a Community Benefit in relation to fees and provided a report to the Local Trust Committee;
- The APC met the previous week to begin discussion about environmental and social effects of docks;
- One APC member proposed that the discussion be tabled until further community input could be heard and general consensus was that the discussion was about a definition and not opinions;
- One of the APC members felt threatened from community member(s) and did not want to participate in the dock discussion; and
- The community needs clarity about the difference between the Local Trust Committee and the Advisory Planning Commission.

9. DELEGATIONS

9.1 CityWest and Ministry of Citizen's Services - Connectivity Division - Connected Coast Proposal

Cheryl Katnick, Permitting and Engagement Lead for Connected Coast, provided a presentation and highlighted the following:

- Connected Coast brings high speed internet to rural and remote communities along the BC coastline;
- Funding is provided by the federal and provincial governments and partners with CityWest;
- Important habitat and archeological sites are avoided when possible; and
- Bylaw amendments will be required to land the cable on Lasqueti Island.

Discussion ensued and the following comments were noted:

- The Last Mile is a separate project that connects fibre optic to homes;
- Application for funding for Last Mile connections is provided by CityWest and can move forward when community support is received;

- Funding needs to be equitable to garner broad community support and a community information meeting can provide the public the opportunity to learn about the program; and
- A rezoning application can be fast tracked if other Local Trust Committee work is delayed.

10. CORRESPONDENCE

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

10.1 Email dated July 3, 2024 from D. Dempster regarding Private Docks on Lasqueti Received for information.

The meeting was recessed for a break at 12:20 p.m. and reconvened at 12:40 p.m.

11. NEW BUSINESS

11.1 Connected Coast Project on Lasqueti Island - Verbal Staff Report

The Planner had no further comments following the delegation discussion.

11.2 Official Community Plan and Land Use Bylaw Review - Major Project Business Case - Staff Report

The Planner presented the Staff Report and asked that the Local Trust Committee provide further input into specific areas to better inform the business case for a comprehensive Official Community Plan and Land Use Bylaw review.

Discussion ensued and Trustees provided the following input:

- Current draft OCP does not address the limitations of the current housing stock;
- Organized community forums about housing are already occurring and the Local Trust Committee can broaden the conversation;
- A proactive approach to what housing options would be supported by the community can be discussed and the Official Community Plan and Land Use Bylaws can align to support the outcome;
- Strong community support to develop a vision statement reflecting what residents want the community to look like in the future;
- Key objectives include: Reconciliation; protection of the foreshore; consideration of water in subdivision regulations; marine protection zone, and planning and managing mooring buoys and public access;
- The current minor targeted review did not sufficiently address housing, climate change, and Reconciliation; and
- There is a need to draft an Official Community Plan that will be resilient into the future and focus on how to use bylaws to help mitigate issues.

The Planner recapped the conversation with the Trustees and identified the following:

- Issues include: climate change; aging population; housing options; engaging First Nations about shoreline values, and waiving public access to shoreline;
- Organizational objectives include: being consistent with Trust Conservancy plan; using the Housing Tool Kit; protecting the foreshore, and Reconciliation;

- Opportunities include: address housing; act on the longstanding community request for a comprehensive review, and engage in long-term planning that supports Islands Trust strategic goals and the preserve and protect mandate;
- Projected results and deliverables include: addressing First Nations concerns and interests; marine and shoreline protection; management plan for mooring buoys, and freshwater mapping work that supports affordable housing initiatives; and
- Risk of a doing a targeted versus comprehensive review include: less community consultation; need to reduce scope due to budgetary limits, and First Nations engagement budget exceeds the budget allowance for a minor project.

LA-2024-007

It was MOVED and SECONDED

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

CARRIED

12. STAFF REPORTS

12.1 Trust Conservancy Report dated March, 2024

Received for information.

12.2 Trust Conservancy The Heron Spring Edition

Received for information.

12.3 Applications Report - none

12.4 Trustee and Local Expense Report dated May, 2024

Received for information.

12.5 Adopted Policies and Standing Resolutions

Received for information.

12.6 First Nations Relationship Building Update - None

12.7 Local Trust Committee Webpage

No changes required.

13. WORK PROGRAM

13.1 Active Projects Report dated July 8, 2024

Received for information.

13.2 Future Projects Report dated July 8, 2024

Received for information.

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

By general consent, the meeting was adjourned at 2:00 p.m.

Tobi Elliott, Chair

Certified Correct:

Lisa Millard, Recorder

DRAFT



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



**Minutes of the Lasqueti Island
Advisory Planning Commission**

Date of Meeting: Wednesday, July 10, 2024

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

APC Members Present: Shelley Garside, Chair
Philippe Taillefer, Secretary
Shawna Karras, Member
David Rogers, Member
Gail Sorensen, Member

Staff Present: Stephen Baugh, Island Planner (by teleconference)
Katherine Vogt, Recorder (by teleconference)

Others Present: Mikaila Lironi, Lasqueti Island Trustee (by teleconference)

Regrets: Pachiell Smith, Deputy Chair

1. CALL TO ORDER

Chair Garside called the meeting to order at 4:10 pm. She welcomed attendees and noted that members of the public were welcome to attend the meeting; but that only Advisory Planning Commission (APC) members were allowed to speak.

2. APPROVAL OF AGENDA

The following change to the agenda was presented for consideration:

- Replace Item 3: APPROVAL OF MINUTES OF MAY 1, 2024 APC MEETING with new Item 3: CHAIR’S REPORT ON MAY 1, 2024 APC MEETING

By general consent, the agenda was approved as amended.

3. CHAIR’S REPORT ON MAY 1, 2024 APC MEETING

Chair Garside had previously noted that she had not yet seen the amended APC minutes of May 1, 2024; and, that she would instead be providing a summary report of that meeting.

Chair Garside conveyed the following details of the previous May 1, 2024 APC meeting:

- APC member attendees were Shelley Garside, Pachiell Smith, Shawna Karras, David Rogers, and Philippe Taillefer.

- Other attendees were Island Planner Stephen Baugh, Recorder Lisa Millard, and Trustee Mikaila Lironi.
- An election of officers was held; and Shelley Garside was elected Chair; Pachiell Smith, was elected Deputy Chair; and Philippe Taillefer was elected Secretary.
- A referral from the Lasqueti Island Local Trust Committee (LTC) to define the term “Community Benefit” in the Official Community Plan (OCP) as it relates to the issuance of Temporary Use Permits (TUP)s was considered.
- After consideration, APC members approved the following motion:

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.”

LA-APC-2024-002

It was MOVED and SECONDED

that the Lasqueti Island Advisory Planning Commission approve the Chair’s report.

CARRIED

4. NEXT MEETING DATE

The next meeting date was tentatively planned for Thursday, July 18, 2024 at 4:00 to 6:00 pm, at the Judith Fisher Centre.

5. REFERRAL FROM THE LASQUETI ISLAND LOCAL TRUST COMMITTEE REGARDING OCP DEFINITION OF “environmental and social effects of private docks”

An APC member proposed that a motion be made that the APC decline to process the referral until after a current dock application has been resolved, noting the following:

- there is a concurrent unresolved, contentious dock application being considered by Trustees.
- there have been more than 80 letters received by the LTC from the Lasqueti public regarding this dock application.
- the APC process does not allow for wider public discussion; and may contribute to increased social divisiveness.
- Trustees should consider a less divisive public process for resolving the dock issues.

The motion was not seconded.

Other APC members noted the following:

- Current Federal and Provincial Government guidelines regarding docks are needed for APC members to properly process the referral.
- A definition of social and environmental impact may need to include highly scientific and technical information.
- Considering a definition for the OCP is not necessarily linked to the Trustees making a decision on a specific application.
- The Lasqueti public may be misinformed regarding the function and limitations of the APC.
- It is important that the APC consider the referral impartially.
- The APC provides Trustees with valuable input.

Trustee Lironi clarified that the LTC was unable to make an informed decision on the recent dock application because there was no definition in the OCP of the environmental and social effects of private docks; and noted that the current OCP just generally refers to “minimizing adverse environmental and social impacts;” while the Land Use Bylaw Section 3.7 C regarding Use Permits for Marine Areas just requires that applicants “address environmental and social effects.”

Chair Garside requested that, in the future, APC referrals regarding contentious issues be preceded by greater Trustee to public clarification; because many members of the public erroneously believe that this APC is deciding on the current dock application.

APC members added the following

- In discussions of 2018, there was public inclination towards public rather than private docks.
- By reading through the entirety of the OCP and highlighting every reference to environmental and social effects, a comprehensive flagging of general concerns previously noted by the Lasqueti public can be conglomerated and cross-referenced.
- In the OCP Section 1.4 “Island Concerns and Issues” there is a comprehensive list of social and environmental impacts that could be used as a baseline and then modified.
- There are existing bylaw and environmental complaints processes at the local, provincial, and federal levels; and Lasqueti island may be resistant to further interference by authorities.

APC members discussed the possibility of using Google docs to collectively create and respond to a list of items.

- The Planner advised that the APC was subject to Open Meeting rules of the Local Government Act. Any discussion by an APC quorum of 3 or more members would be considered a private meeting. Email correspondence may also constitute a meeting, excepting very basic considerations such as scheduling a meeting.

Chair Garside read out from Section 3.7 Community Servicing and Utilities subsection General Policies from Page 21 of the OCP under Policy 15 that “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 meters (120 feet) from the surveyed high water mark or where no plan exists, from the natural boundary of the sea.”

APC members discussed a suggested framework that included, under environmental considerations, the categories of habitat impact, water quality, and shoreline modification; and included under social considerations the categories of public access; visual aesthetics; and equity and shared use, noting the following:

- Natural habitats of local significance include eelgrass beds and areas that support forage fish.
- Mitigating the risks of oil and gas pollution from boats has been previously noted.
- Dock erosion and sedimentation pattern impacts on the shoreline may be mitigated by improved dock design.
- Dock design should minimally intrude into areas of open public access around the shoreline and should not impede access to shellfish or moored boats.
- The scenic character of the coastline should be maintained by minimizing visual clutter; and dock designs should blend into the natural environment.
- The option to not have a dock should be considered.
- Communal docks versus private docks.
- Finding ways to broaden community input.

APC Secretary Philippe Taillefer requested, for the record, that further community engagement be instigated for the purpose of recovery from the contention that has been created by the current dock application.

Secretary Philippe Taillefer and Member David Rogers left the meeting at 6:03 pm.

Remaining APC members discussed the following:

- Equity and Shared Use are different concepts. How can the use of someone’s private dock be categorized?
- Private docks are not allowed to be used for any commercial or business operations.
- Shellfish and mariculture operations should not be impeded by docks.
- Protecting and preserving structures of archaeological significance on the foreshore and intertidal zones such as historically constructed clam beds and fish traps may deserve their own category.
- Automatically allowing a boat dock if the applicant can show compelling need such as a boat access only property could be considered an equity of access issue.
- There is the possibility for a dock applicant to offer a tangible and desirable benefit that otherwise would not exist to the public to counterbalance the negative effect of having a private dock on public property by, for example, allowing public use of the dock, allowing public access to the foreshore, and/or by providing a very large donation of money to a community cause through legal easement or other formal agreement, to be reviewed by the LTC and community.
 - A member suggested to simply require that the applicant offer a formal “community benefit.”
- Potential mitigation strategies and potential community input strategies.

- The Planner clarified that rezoning applications typically involve numerous public meetings.
- An APC member noted that the APC should recommend that the community be able to provide broad input into any proposed new dock structures.
- The Planner noted that Provincial environmental impact assessments for general permission private docks are already required, but that the LTC could require further consideration. The Federal Department of Fisheries and Oceans (DFO) requires that structures not cause harm to fish or fish habitat.
- Choosing appropriate sites for docks includes the ability for the public to enjoy beautiful beach areas.
- Dock design and low impact construction practices.

Planner Baugh left the meeting at 6:30 pm.

Member Sorensen offered to draft a document based on current notes for review for next meeting.

6. ADJOURNMENT

By general consent, the meeting was adjourned at 6:34 pm.

Shelley Garside, Chair

Certified Correct:

Katherine Vogt, Recorder



Minutes of the Lasqueti Island Advisory Planning Commission

Date of Meeting: Thursday/July 18, 2024

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

APC Members Present: Shelley Garside, Chair
Shawna Karras, Member
David Rogers, Member
Gail Sorensen, Member

Staff Present: Stephen Baugh, Island Planner (by teleconference)
Katherine Vogt, Recorder (by teleconference)

Others Present: Mikaila Lironi, Local Trustee (by teleconference)
There were approximately two (2) members of the public present

1. CALL TO ORDER

Chair Garside called the meeting to order at 4:04 pm.

2. APPROVAL OF AGENDA

The following addition to the agenda was considered:

- add Item 4: Committee Communication To The Public; move existing items forward.

By general consent, the agenda was approved as amended.

3. APPROVAL OF MINUTES

3.1 Lasqueti Island Advisory Planning Commission Draft Minutes dated May 1, 2024 and July 10, 2024

The following correction to the minutes of July 10, 2024 was considered:

- Correct the name “Karras” to the name “Sorensen” on page 5, item 5, last paragraph.

LA-APC-2024-002

It was MOVED and SECONDED

that the Lasqueti Island Advisory Planning Commission adopt the minutes of May 1, 2024 as presented; and adopt the minutes of July 10, 2024 as amended.

CARRIED

4. COMMITTEE COMMUNICATION TO THE PUBLIC

Chair Garside advised Advisory Planning Commission (APC) members that it was important for the APC to respond to members of the public as a whole committee, especially in the context of contentious community issues. The protocol is to respond as one voice through the Chair, or in the Chair's absence, the deputy chair, or another delegate. Messages to the public need to be clear and concise so as not to undermine the work of the APC or the Islands Trust Council.

LA-APC-2024-003

It was MOVED and SECONDED

that the Lasqueti Island Advisory Planning Commission receive from the Chair the advisory information on committee communication to the public.

CARRIED

5. REFERRAL FROM THE LASQUETI ISLAND LOCAL TRUST COMMITTEE REGARDING OCP definition of "environmental and social effects of private docks"

Chair Garside thanked member Sorensen for producing, from notes from the previous APC meeting, an excellent comprehensive draft document of a "definition of environmental and social effects of private docks" for further APC review.

APC Members reviewed and refined the draft document through discussion, noting the following:

- A recommendation for provisions for adequate public consultation regarding proposed docks should be added.
- Members of the public are welcome at the meeting and the Chair may choose to accept input from the public.
- An actual definition of environmental and social effects from the Miriam Webster Dictionary should be added.
- The protection and preservation of Indigenous archaeological historical structures of importance should be highlighted.
- A recommendation to maintain access where boats have traditionally moored and have sat and moored to the foreshore needs to be recovered.
- The need for adequate space for marine vessel navigation, and non-interference with current mariculture operations should be added.
- Erosion and sedimentation patterns can be altered by both construction practices and by a dock just being present in a particular location.
- Materials degradation and materials and coatings processes used in dock construction are a concern.
- Formalized tangible benefits to the community to offset the negative effect of a private dock may include monetary considerations.
- Public interpretation of APC recommendations could be problematic.
- The option to not have a private dock may not be adequately presented in the document. There is an unspoken implication bias that the proliferation of private docks is acceptable if guidelines are followed.

Chair Garside read through the 2-page refined document to be titled as “Advisory Planning Commission (APC) Referral to the Local Trust Committee on Environmental and Social Effects of Private Docks,” dated July 18, 2024, which outlines four major Environmental Effects: 1. Habitat Disruption/Protection, 2. Water Quality, 3. Shoreline Modification, and 4. Historical/Archeological Structures; and two major Social Effects: 1. Public Access to Shoreline, and 2. Visual Aesthetics; and two endnotes: 1. regarding a guideline definition and 2. regarding public input opportunities. Each major Environmental or Social Effect was sub headed by a list of “Concerns” and a list of “Mitigation Strategies.”

LA-APC-2024-004

It was MOVED and SECONDED

that the Lasqueti Island Advisory Planning Commission approve the document titled “Advisory Planning Commission (APC) Referral to the Local Trust Committee on Environmental and Social Effects of Private Docks,” dated July 18, 2024.

CARRIED

6. ADJOURNMENT

By general consent, the meeting was adjourned at 6:15 pm.

Shelley Garside, Chair

Certified Correct:

Katherine Vogt, Recorder

Follow Up Action Report

Lasqueti Island

11-Apr-2022

Progress	Activity	Responsibility	Dates	Status
25%	<p>1 Minor project: 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><i>UPDATE: As of September 23, 2022 no response has been received by FLNRORD</i></p> <p><i>UPDATE: As of January 23, 2023 the LTC is deferring a referral to APC on this matter until FN consultation is completed.</i></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><i>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.</i></p>	Stephen Baugh		In Progress

04-Mar-2024

Progress	Activity	Responsibility	Dates	Status
50%	<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> <p><i>- August 22: TAS staff are working with Trustee Elliott to arrange a screening in Fall 2024.</i></p>	<p>Joe Elliott</p> <p>Lori Foster</p> <p>Morgana van Niekerk</p>		In Progress



Follow Up Action Report



File No.: PLRZ20240104

DATE OF MEETING: October 21, 2024

TO: Lasqueti Island Local Trust Committee

FROM: Stephen Baugh, Island Planner
Northern Team

COPY: Renée Jamurat, Regional Planning Manager

SUBJECT: PLRZ20240104 – Bylaw Amendment application to facilitate the Connected Coast project
Applicant: Renée LaBoucane and Christina Owens

RECOMMENDATION

1. That the Lasqueti Island Local Trust Committee request staff to prepare a draft bylaw to amend the Lasqueti Island Land Use Bylaw No. 78 cited as “Lasqueti Island Land Use Bylaw No. 78, 2005” to proceed with application PLRRZ20240104 (Connected Coast) and permit the public utility use in all zones.
2. That the Lasqueti Island Local Trust Committee is not required to hold a public hearing on Bylaw No. 104 cited as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 2, 2024” as the Bylaw is consistent with the Lasqueti Island Official Community Plan Bylaw, 2005, and request Staff to proceed with public notification as per Section 467 of the Local Government Act.
3. That the Lasqueti Island Local Trust Committee request staff to refer Bylaw No. 104 to the following First Nations, agencies, and organization:

Cowichan Tribes, Da’naxada’xw First Nation, Halalt First Nation, K’omoks First Nation, Lyackson First Nation, Mamalilikulla First Nation, Nanwakolas Council, Penelakut Tribe, Qualicum First Nation, Snaw-Naw-As First Nation, Snuneymuxw First Nation, Stz’uminus First Nation, Te’mexw Treaty Association, Tla’amin Nation, Tlowitsis Nation, Ts’uubaa-asatx First Nation, We Wai Kai Nation, Wei Wai Kum Nation, Shishalh, qathet Regional District, Ministry of Water, Land, and Resource Stewardship, Department of Fisheries and Oceans, Transport Canada, and the Lasqueti Internet Access Society.

REPORT SUMMARY

The purpose of this report is to introduce an application for a bylaw amendment to the Lasqueti Island Land Use Bylaw No. 78 in order to permit a fibre optic cable connection to Lasqueti Island. Staff recommend that the LTC request staff to draft an amendment bylaw, refer the draft bylaw to First Nations and agencies, and send a public notice of First Reading.

BACKGROUND

In March 2024, Islands Trust received a Crown lease referral for multiple locations and landing sites of fibre-optic cable within different Local Trust Areas including the Lasqueti Island Local Trust Area. On July 2, 2024, the Strathcona Regional District Connected Coast Corporation (SRDCCC) submitted the rezoning request for the installation of the Connected Coast Project (CCP) to Lasqueti Island.

The Connected Coast Project provides ‘backbone’ infrastructure only. It does not include last-mile connectivity for communities to connect to the high-speed infrastructure. ‘Last-mile’ generally refers to running the cable from a landing site directly to individual properties, and providing internet service packages to customers.

The referral response to Ministry of Water, Land and Resource Stewardship regarding the placement of the fibre-optic cable on Crown land identified that neither the marine or land area where the fibre optic cable is proposed are zoned to permit the proposed utility.

Other proposed marine locations for the Connected Coast Project with the Islands Trust Area are compatible with zoning, aside from the marine area surrounding Valdes Island in the Thetis Island Local Trust Area, which has also received a bylaw amendment application, and the marine area around Keats Island which has now been rezoned to permit the utility use. Fibre optic cables are generally a permitted use as ‘public utility’ in many existing Islands Trust Land Use Bylaws.



Aerial images of the landing site location.



ANALYSIS

Islands Trust Policy Statement:

Staff note that an ITPS Checklist will be completed at the time that draft bylaw amendment is presented to the LTC. The ITPS does contain the following Commitment of Trust Council related to this application:

5.3.1 Trust Council holds that local trust committees and island municipalities should be consulted and involved in the decision-making process regarding provision of utilities, transportation services or facilities that might affect land use in their local planning areas.

This bylaw amendment application serves as the LTC's opportunity to be consulted and involved in the decision-making process regarding the provision of fibre optic utilities that may affect land use on Lasqueti Island.

Official Community Plan:

A detailed analysis of the Lasqueti Island Official Community Plan (OCP) is provided as Attachment 2. Overall, staff find that this application is consistent with the relevant OCP policies.

Land Use Bylaw:

This application proposes to permit a utility use on Lasqueti Island and in the surrounding marine area to facilitate the installation of a fibre optic cable connection to Lasqueti Island. The cable is proposed to pass through the Marine Conservation (M1), Marine General (M2), Marine Multi-Use Ramp (M9) and Land Based (LB) zones.

Currently, there are no zones on Lasqueti Island which permit utilities. Since the proposed routing of the cable will pass through 4 separate zones and future 'last mile' connections may necessitate utility cable routing through other zones, staff recommend the LTC direct staff to draft a bylaw amendment to permit public utilities in all zones.

Consultation

Staff are also recommending that the draft bylaw be referred to the First Nations and agencies listed in recommended motion 3 prior to First Reading. If the LTC wishes to refer the bylaw to additional First Nations, agencies or organizations they should indicate that at this time.

The *Local Government Act* (LGA) states that a Public Hearing is not required for a proposed zoning bylaw if an OCP is in effect for the area and the proposed bylaw is consistent with the OCP. When a Public Hearing is not held, the *LGA* requires that a local government give notice of First Reading of the bylaw. Since Lasqueti Island has an OCP and the proposed bylaw would be consistent with the OCP, staff recommend that the LTC does not hold a Public Hearing and that the LTC send a public notice for consideration of First Reading.

Local Government Act

464(2) Subject to this section, a local government is not required to hold a Public Hearing on a proposed zoning bylaw if

- (a) an official community plan is in effect for the area that is the subject of the zoning bylaw, and
- (b) the bylaw is consistent with the official community plan.

467(1) If a local government decides not to hold, or is prohibited from holding, a public hearing referred to in section 464 (2), (3) or (4) [public hearing not required, or prohibited, for certain zoning bylaws] on a proposed zoning bylaw, it must give notice in accordance with this section.

(2) The notice must state the following:

- (a) in general terms, the purpose of the zoning bylaw;

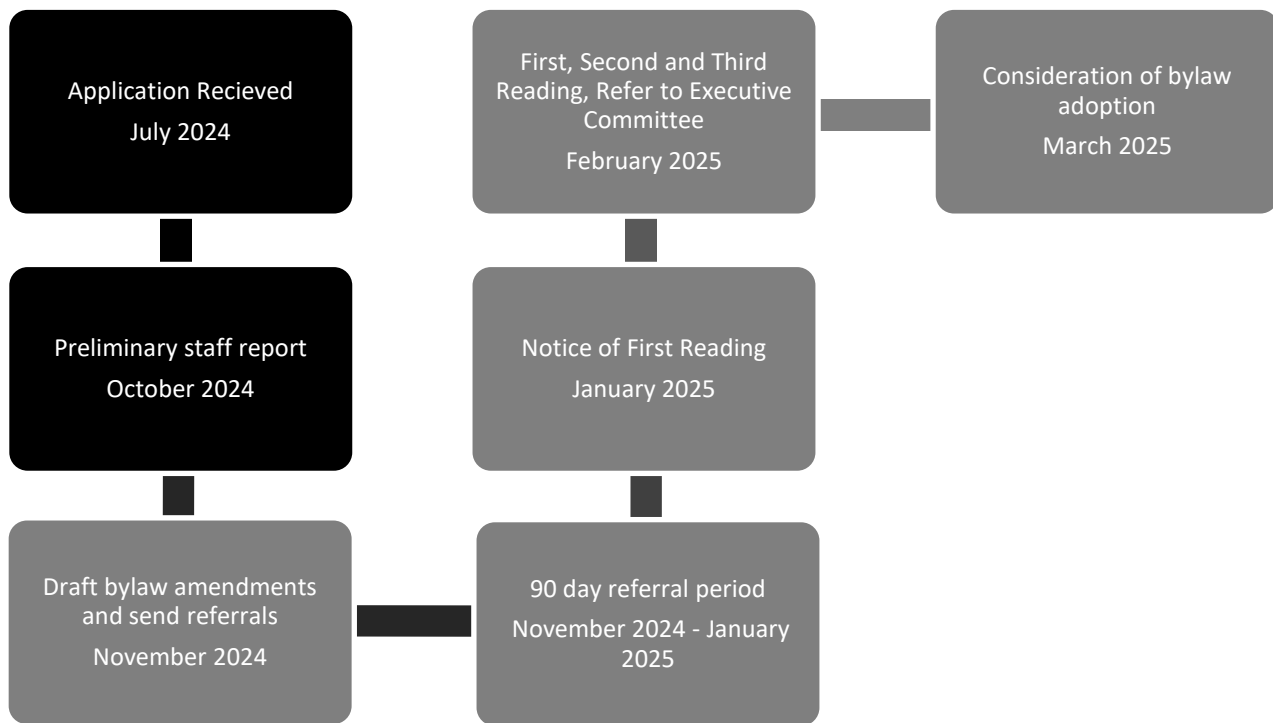
- (b) the land or lands that are the subject of the bylaw;
- (c) the date of the first reading of the bylaw;
- (d) the place where and the times and dates when copies of the bylaw may be inspected

Issues and Opportunities

This application proposes to amend the Land Use Bylaw to facilitate fibre optic cable installation on Lasqueti Island. Staff find the application is consistent with the OCP policies and is recommending the LTC proceed with this application. Staff are also recommending that the LTC request staff to draft bylaw amendments to permit public utilities in all zones. This will enable the proposed fibre optic cable to be routed through the marine area and onto the landing site at the corner of Weldon Road and Weldon Boat Ramp Road, and ensure that additional bylaw amendment applications would not be required for future ‘last mile’ connections to bring the fibre optic connection to different parts of Lasqueti Island. In addition, by allowing public utilities instead of limiting the bylaw amendment to only permitting a fibre optic utility, the bylaw amendment would enable other types of public utilities on Lasqueti Island.

Timeline

This timeline reflects the progress on this application up to today in black and illustrates the possible timeline if the staff recommendations are moved by the LTC.



First Nations

The Islands Trust reviews all applications to ensure the preservation and protection of cultural heritage, archaeological sites, and ancestral places. As reviewed, the application is consistent with respect to LTC Standing Resolutions on reconciliation. Notwithstanding, to provide applicants with awareness regarding unknown archaeological areas, staff forwarded the Islands Trust Chance Find Protocol and the provincial Archaeological Branch guidelines on Heritage Act directly to the applicants.

Staff recommend the draft bylaw be referred to First Nations prior to First Reading.

Rationale for Recommendation

As this application is consistent with OCP policies, staff recommend that the LTC direct staff to draft an amendment bylaw to permit public utilities in all zones, refer the draft bylaw to First Nations and agencies, and that the LTC send notice of consideration of First Reading.

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. Staff advise that the implications of this alternative are additional staff and longer application processing time. 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 that the applicant submit to the Islands Trust [insert specific information].

2. Proceed with the application and hold a public hearing

The LTC may choose to proceed with this application and hold a Public Hearing, in this case there would be no notice of First Reading. Implications of this alternative are that the processing time for the application would be longer. To give this direction the LTC can move recommended motions 1 and 3.

3. Proceed no further with this application

The LTC may proceed no further with the application. The application would be closed. Staff advise that an implication of this alternative is that Lasqueti Island may not be able access the fibre-optic cable telecommunications utility through the Connected Coast project.

NEXT STEPS

If the LTC moves forward with the staff recommendations, staff will draft an amendment bylaw, send the bylaw referral to agencies and First Nations, and send a public notice of First Reading for the bylaw.

Submitted By:	Stephen Baugh, Island Planner	September 19, 2024
Concurrence:	Renée Jamurat, RPP MCIP, Regional Planning Manager	October 7, 2024

ATTACHMENTS

- 1. Site Context
- 2. OCP Policies
- 3. Plans
- 4. Management Plan

ATTACHMENT 1 – SITE CONTEXT

LOCATION

Location	Weldon Road Boat Ramp, Lasqueti Island
Lot Size	N/A

LAND USE

Current Land Use	Marine, Boat Ramp, Road Right of Way
Surrounding Land Use	Residential, Marine

HISTORICAL ACTIVITY

File No.	Purpose
N/A	N/A

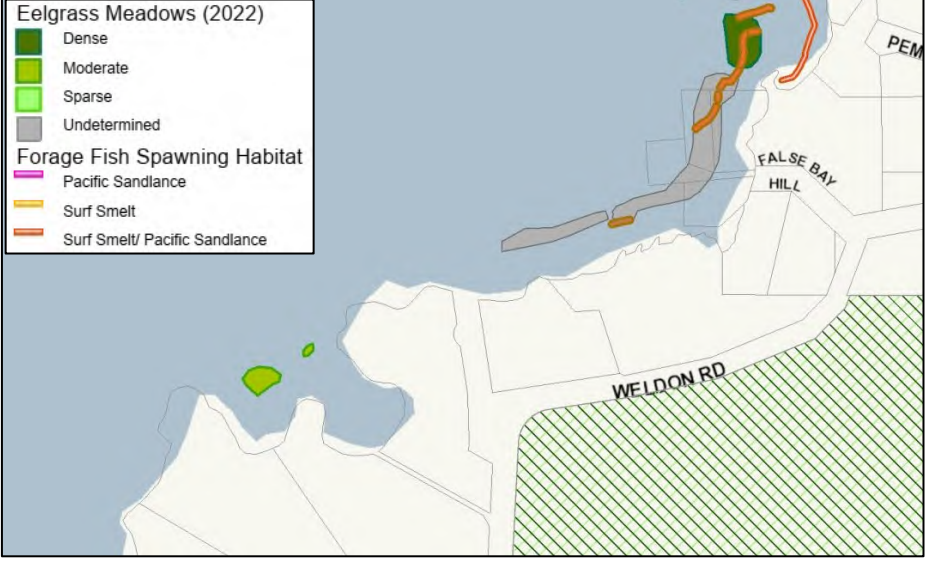

POLICY/REGULATORY

Official Community Plan Designations	Marine (M) and Land Based (LB)
--------------------------------------	--------------------------------

Land Use Bylaw	Marine Conservation (M1), Marine General (M2), Multi Use Ramp (M9), Land Based (LB)
Other Regulations	<i>Fisheries Act, Land Act</i>
Covenants	N/A
Bylaw Enforcement	N/A

SITE INFLUENCES

Islands Trust Conservancy	The proposal does not directly affect an Islands Trust Conservancy Board (ITC) –owned property or conservation covenant, nor directly affects a property adjacent to an ITC-owned property or conservation covenant. Referral to ITC for comment is not required
Regional Conservation Strategy	This application has no considerations for the Regional Conservation Plan.
Species at Risk	None mapped

<p>Sensitive Ecosystems</p>	
<p>Hazard Areas</p>	<p>None mapped</p>
<p>Archaeological Sites</p>	<p>RAAD mapping does not indicate an archaeological site. There is a registered archaeological site mapped within 200m of the subject property. Notwithstanding the foregoing, and by copy of this report, the owners and applicant should be aware that there is still a chance that the lot may contain previously unrecorded archaeological material that is protected under the <i>Heritage Conservation Act</i>. If such material is encountered during development, all work should cease and Archaeology Branch should be contacted immediately as a <i>Heritage Conservation Act</i> permit may be needed before further development is undertaken. This may involve the need to hire a qualified archaeologist to monitor the work.</p>
<p>Climate Change Adaptation and Mitigation</p>	<p>n/a</p>
<p>Shoreline Classification</p>	<p>Low Rock/Boulder</p>
<p>Shoreline Data in TAPIS</p>	

ATTACHMENT 2 – OCP POLICIES

LASQUETI ISLAND OFFICIAL COMMUNITY PLAN BYLAW No. 77, 2005

OCP Objective/Policy	Complies	Planner Comments
3.3 Heritage, Archaeologic and Historic Matters		
Policy 3 The Lasqueti Island Local Trust Committee wishes to support proactive and mutually respectful interests by consulting with the Tla'amin (Sliammon) First Nation.	Yes	Staff are recommending the bylaw be referred to First Nations with interest in the Lasqueti Local Trust Area, including the Tla'amin First Nation.
Policy 4 The Local Trust Committee recognizes that past, present and future generations have shared and will share experiences on Lasqueti Island and the Trust Area; it is encouraged that fair and reasonable discussion and action occurs to preserve the natural and human-made sites.	Yes	The site has been chosen, in part, to avoid conflict with a known archaeological site. Notwithstanding, the proposed cable will be installed within 200m of a known archaeological site and in an area of high archaeological potential. The applicant states they have engaged Baseline Archaeological Services Ltd. to review the installation area.
Policy 6 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 relationship building and cooperation between the Local Trust Committee and other First Nations may be developed over time.	Yes	Staff are recommending the bylaw be referred to First Nations with interest in the Lasqueti Local Trust Area, including the Tla'amin First Nation.
3.5 Lands Identified as Subject to Hazardous Conditions		
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.	Yes	Fibre optic cable will be installed on the sea bed and foreshore areas and is designed to withstand the conditions in these areas.
3.6 Environmental Management – General Policies		
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.	Yes	For LTC information.

Policy 3 Lasqueti Island's rural marine landscape and scenic views should be maintained and protected.	Yes	Fibre optic cable is expected to have negligible visual impact to the marine landscape, structures to support the utility except for the cable itself are set back from the shoreline. The applicant has stated that when possible the split pipe covering the cable is covered in order to obscure it from view.
Policy 5 Native flora and fauna should be retained to protect natural habitats of local significance.	Yes	The utility will be installed in an area that has been previously disturbed at the edge of a road right of way. As a result there will be minimal disruption to flora and fauna. In addition, the applicant states that an Environmental Monitor will be on site during construction. The Management Plan provided by the applicant contains strategies to minimize impacts to flora and fauna.
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 acceptable to Fisheries and Oceans Canada, Ministry of Sustainable Resource Management, and the Ministry of Water, Land and Air Protection.	Yes	Applicant states that no fill will be used on this project and that backfilling will be done using native materials. In addition, the cable routing for each segment has included engagement with First Nations, fishing associations, Pacific Pilotage Authority/BC Coast Pilots and Transport Canada. The applicants have also worked with DFO on mitigations for installation.
3.6 Environmental Management – Marine Coastal Policies		
Policy 9 Native flora and fauna should be retained to protect natural habitats of local significance along the foreshore and in the intertidal areas.	Yes	The utility will be installed in an area that has been previously disturbed at the edge of a road right of way. As a result there will be minimal disruption to flora and fauna. In addition, the applicant states that an Environmental Monitor will be on site during construction. The Management Plan provided by the applicant contains strategies to minimize impacts to flora and fauna including eelgrass beds.
Policy 10 The marine environment, including associated riparian areas, should be adequately protected from unreasonable adverse effects or inadequate mitigation measures resulting from development.	Yes	There are potential impacts to the marine environment and riparian areas, the applicant does have a Management Plan with mitigation measures.

<p>Policy 12 Designation and regulation of the foreshore and marine coastal areas should be designed to preserve and protect the natural environment and character and should recognize the need to dedicate areas of the foreshore for the following purposes:</p> <ul style="list-style-type: none"> • to provide for access; • to protect existing mariculture uses; • to encourage low impact public uses on and along the foreshore; • to provide for public transportation services; • to maintain public access to shellfish; • to retain the undeveloped character of the marine coastal area; • to protect marine coastal habitats for conservation purposes; • to provide for commercial and industrial uses; and • to retain representative areas of natural foreshore. 	Yes	This application is not expected to have any long term adverse effects on the natural environment.
<p>Policy 13 The type and use-level of foreshore and coastal water areas can significantly influence the rural/marine character of Lasqueti Island. Uses of Crown foreshore and water areas must be authorized by the appropriate Provincial Ministry, comply with the provisions of the Navigable Waters Protection Act administered by the Coast Guard, and also comply with the bylaws of the Local Trust Committee.</p>	Yes	Application is seeking to amend the Lasqueti Land Use Bylaw to permit the utility as a use. Islands Trust has received a referral from the Ministry of Water, Land and Resource Stewardship for use of the crown land. The applicant is also seeking a permit from the Ministry of Transportation and Infrastructure to install the utility in the road right of way.
3.7 Community Servicing and Utilities		
<p>Policy 3 Community services should provide a level and be conducted in a manner appropriate to the Island's needs.</p>	TBD	For LTC consideration.
<p>Policy 7 A precautionary approach should be used when considering additional and more sophisticated service facilities as they typically have significant associated costs.</p>	TBD	For LTC consideration.

<p>Advocacy Policy 11 The Local Trust Committee encourages:</p> <ul style="list-style-type: none"> • 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; and • communication companies to continue the practice of placing telephone wires underground or at grade and to follow the same practice for electrical wires in the event that electrical service is extended to Island properties. 	<p>Yes</p>	<p>Although the utility is a fibre optic cable and not electrical or telephone wires, the terrestrial portion of the fibre optic cable and the vault will be installed underground.</p>
<p>3.8 Crown Lands</p>		
<p>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.</p>	<p>Yes</p>	<p>The proposed development is not expected to have significant impacts to the natural environment. Applicant states that habitat such as eelgrass is addressed by routing, float and lower and transplants over the buried split pipe and that they have worked with DFO on mitigations for installation. The Management Plan does contain mitigation measures for impacts of the placement of the cable.</p>
<p>3.9 Climate Change Adaptation and Mitigation</p>		
<p>Advocacy Policy 8 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.</p>	<p>TBD</p>	<p>For LTC consideration.</p>

Attachment 3

Client:

CityWest & Strathcona Regional District

Site Location

Lasqueti

Project Description:

Bringing high-speed Internet accessibility to rural & remote communities along coastal BC, Haida Gwaii & Vancouver Island.

Revision

Revision R03

Prepared by:

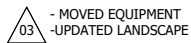
Baylink Networks

1923 McLean Ave, Port Coquitlam,
BC. V3C 1N1

baylinknetworks.com
e-mail: info@baylinknetworks.com
Phone: (604) 786-5074




Drawings List

Sheet Number	Sheet Title
01	00200 - Cover Sheet
02	A0201 - Legend
03	B0101 - Keymap
04	C0101 - Route Drawing
11	D0201 - Site Overview
12	D0202 - Site Detail
13	D0203 - Site Detail
14	E0201 - Trench & Splitpipe Specification
15	E0202 - Vault Specification
16	E0203 - Pole Mounted Solar Panel Specification
17	E0204 - Pole Mounted Solar Panel Specification
18	E0205 - Earthquake Sensor Specification
19	E0206 - Earthquake Sensor Specification



- MOVED EQUIPMENT
- UPDATED LANDSCAPE

ISSUED FOR PERMITTING ENGAGEMENT
AND CLIENT REVIEW
NOT FOR CONSTRUCTION

PREPARED BY: 		<small>The information contained within this submission is the property of Baylink Networks and provided for regulatory use. The receiver may not be printed or modified in any way without the written consent of Baylink Networks. Any use which is not approved by the licensor is the responsibility of the user and is not based on it and the responsibility of such third parties. Baylink Networks disclaims any responsibility for damages, injury, or loss of information as a result of electronic transmission or use of this information. All rights reserved. Baylink Networks and its licensors are not responsible for any damages, injury, or loss of information that may result from unauthorized use or transmission of this information.</small>		REV 4 REV 3 REV 2 REV 1	YYYY/MM/DD --- 2023/10/17 2023/01/09 2022/11/08	DESCRIPTION N/A Moved Equipment Moved Equipment Location General Submission	DESIGNED BY: DRAWN BY: CHECKED BY: APPROVED BY:	CD AO AS DD	2022/10/07 2023/10/17 2023/10/20 2023/10/20
PREPARED FOR: 				BLOCK: Connected Coast CLASS: SRD TYPE: Lasqueti SIZE: Permit Block 12		TITLE: 00200 - Cover Sheet			BYL CCN PB12 LQT P20002 00200 R03
								Sheet: 01 of 18	Sheet Size: 11x17

200.2025

LEGEND

EXISTING PLANT

- Parcel Data P/L P/L
- Shore Line - Low Water Mark LWM
- Shore Line - High Water Mark HWM
- Construction
- Tenures
- Landscaping
- BC Front Counter

EXISTING UTILITIES

- Electric Power Line E E
- Gas G G
- Storm ST ST
- Sanitary S S
- Water W W
- Existing Telecom T T

- Private Electrical Pole
- Electrical Pole
- BCHydro Main Switch
- BCHydro Underground Transformer
- BCHydro Service Box
- Gas Valve
- Live Gas Service Present
- Manhole
- Culvert
- Gutter

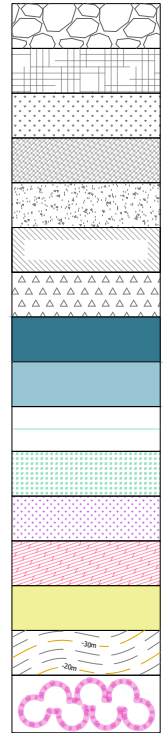
PROPOSED PLANT

- Telecom T T T
- Armor Protection ARM ARM ARM
- Power Conduit PC PC PC
- Telecom Conduit TC TC TC

- Pole
- Structural Pole
- Cabinet
- Pole Mounted Cabinet
- Propane Tank
- Generator
- Baylink Vault
- Pull Box
- Junction Box (JB)
- Solar Panel

TERRAIN ILLUSTRATION

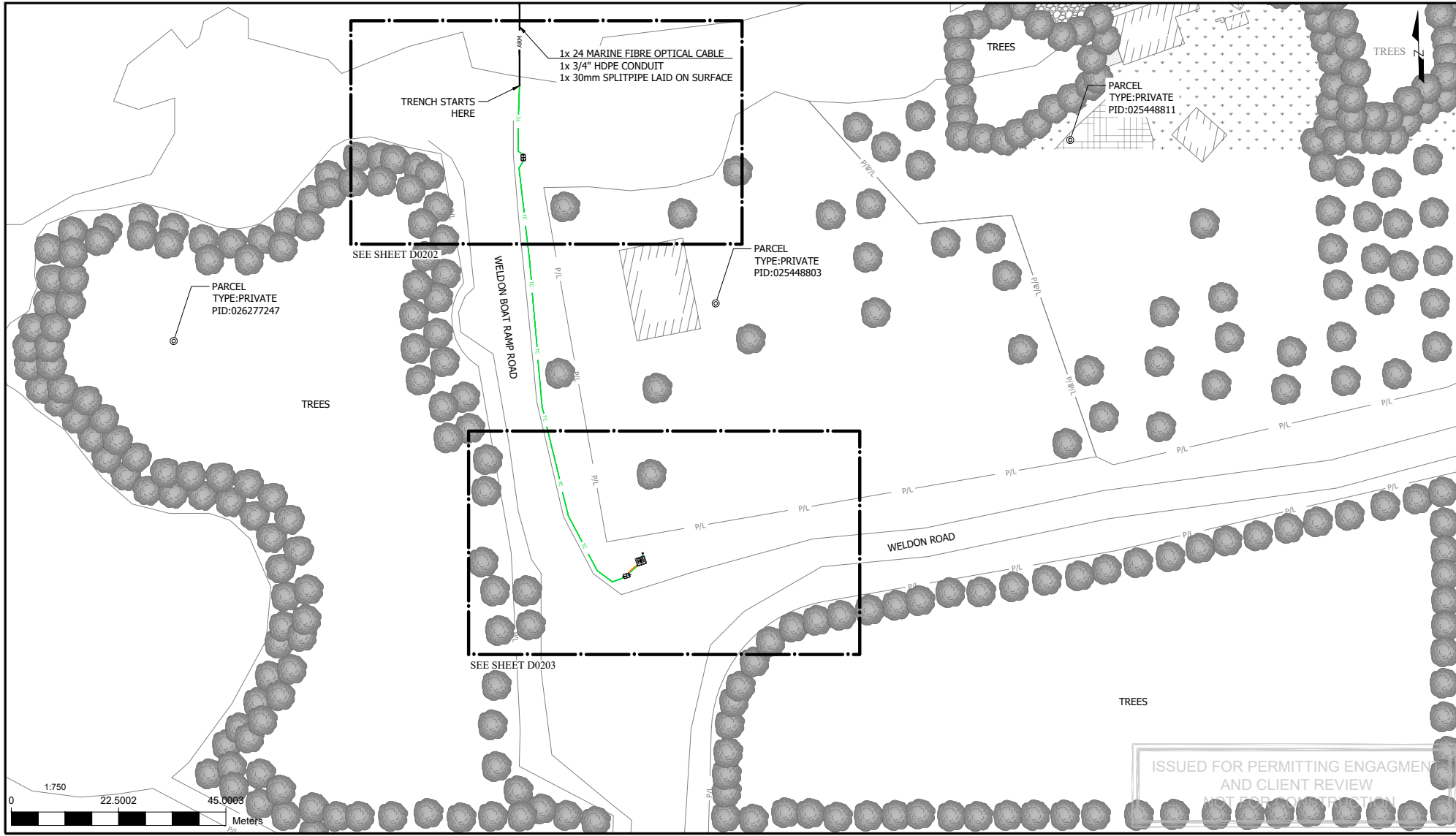
- Rock
- Vegetation
- Grass
- Asphalt
- Concrete
- Roof
- Trees
- Low Water Mark(LWM)
- High Water Mark (HWM)
- Eel Grass (Polyline)
- Eel Grass
- Clam Bed
- Kelp Bed
- Sponge
- Bathymetric Contour
- Contaminated Area



ISSUED FOR PERMITTING ENGAGEMENT
AND CLIENT REVIEW
NOT FOR CONSTRUCTION

PREPARED BY: 	The information contained within this submission for a property of Baylink is the property of Baylink and is provided for informational purposes only. It is not intended to be used for any other purpose. Baylink is not responsible for any errors or omissions. Baylink is not responsible for any errors or omissions. Baylink is not responsible for any errors or omissions.	REV 4 REV 3 REV 2 REV 1	YYYY/MM/DD --- 2023/10/17 2023/01/09 2022/11/08	DESCRIPTION N/A Moved Equipment Moved Equipment Location General Submission	DESIGNED BY: CD 2022/10/07 DRAWN BY: AO 2023/10/17 CHECKED BY: AS 2023/10/20 APPROVED BY: DD 2023/10/20			
PREPARED FOR: 		BLOCK: Connected Coast TITLE: A0201 - Legend						
CLASS: SRD		TYPE: Lasqueti						
SIZE: Permit Block 12		BYL	CCN	PB12	LQT	P20002	A0201	R03

200-3026



ISSUED FOR PERMITTING ENGAGEMENT AND CLIENT REVIEW
NOT FOR CONSTRUCTION

EXISTING PLANT		EXISTING UTILITIES		PROPOSED PLANT		TERRAIN	
Parcel Data	Low Water Mark	Gas	Storm	Telecom	Armor Protection	Rock	LWM
High Water Mark	Construction	Sanitary	Priv. Elect. Pole	Power Conduit	Telecom Conduit	Vegetation	HWM
Tenures	Landscaping	Main Switch	Gas Serv.	Telecom Conduit	Vault	Grass	Eel Grass
Water	Existing Telecom	BC Hydro Transf.	Manhole	Pole	Pole Mounted Cabinet	Asphalt	Eel Grass
Front Counter BC		Culvert				Trees	Clam Bed
						Roof	Kelp Bed
						Contour	Sponge
						Con.Area	

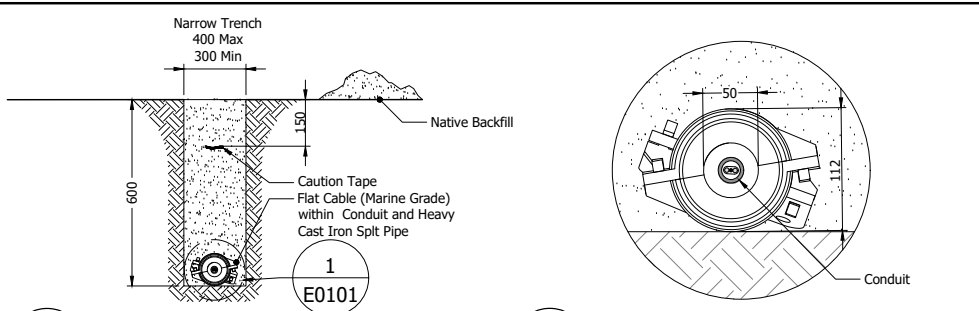
PREPARED BY: 	<small>The information contained within this electronic file is the property of Baylink and protected by copyright laws. The user may not be printed or modified in any way except by written permission from Baylink. Any use or reuse of the information contained in any manner or medium for the purpose of resale or for the purpose of any other project is strictly prohibited. Any use of the information contained in this electronic file is the responsibility of the user. Baylink is not responsible for any damage or loss of data resulting from the use of this information. Baylink is not responsible for any damage or loss of data resulting from the use of this information.</small>	<table border="1"> <thead> <tr> <th>REV</th> <th>YYYY/MM/DD</th> <th>DESCRIPTION</th> <th>DESIGNED BY:</th> <th>CD</th> <th>2022/10/07</th> </tr> </thead> <tbody> <tr> <td>REV 4</td> <td>--</td> <td>N/A</td> <td>DRAWN BY:</td> <td>AO</td> <td>2023/10/17</td> </tr> <tr> <td>REV 3</td> <td>2023/10/17</td> <td>Moved Equipment</td> <td>CHECKED BY:</td> <td>AS</td> <td>2023/10/20</td> </tr> <tr> <td>REV 2</td> <td>2023/01/09</td> <td>Moved Equipment Location</td> <td>APPROVED BY:</td> <td>DD</td> <td>2023/10/20</td> </tr> <tr> <td>REV 1</td> <td>2022/11/08</td> <td>General Submission</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	REV	YYYY/MM/DD	DESCRIPTION	DESIGNED BY:	CD	2022/10/07	REV 4	--	N/A	DRAWN BY:	AO	2023/10/17	REV 3	2023/10/17	Moved Equipment	CHECKED BY:	AS	2023/10/20	REV 2	2023/01/09	Moved Equipment Location	APPROVED BY:	DD	2023/10/20	REV 1	2022/11/08	General Submission			
REV	YYYY/MM/DD	DESCRIPTION	DESIGNED BY:	CD	2022/10/07																											
REV 4	--	N/A	DRAWN BY:	AO	2023/10/17																											
REV 3	2023/10/17	Moved Equipment	CHECKED BY:	AS	2023/10/20																											
REV 2	2023/01/09	Moved Equipment Location	APPROVED BY:	DD	2023/10/20																											
REV 1	2022/11/08	General Submission																														
PREPARED FOR: 		<table border="1"> <thead> <tr> <th>BLOCK:</th> <th>CLASS:</th> <th>TYPE:</th> <th>SIZE:</th> </tr> </thead> <tbody> <tr> <td>Connected Coast</td> <td>SRD</td> <td>Lasqueti</td> <td>Permit Block 12</td> </tr> </tbody> </table>	BLOCK:	CLASS:	TYPE:	SIZE:	Connected Coast	SRD	Lasqueti	Permit Block 12	<table border="1"> <thead> <tr> <th colspan="5">TITLED0201 - Site Overview</th> </tr> <tr> <th>BYL</th> <th>CCN</th> <th>PB12</th> <th>LQT</th> <th>P20002</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	TITLED0201 - Site Overview					BYL	CCN	PB12	LQT	P20002											
BLOCK:	CLASS:	TYPE:	SIZE:																													
Connected Coast	SRD	Lasqueti	Permit Block 12																													
TITLED0201 - Site Overview																																
BYL	CCN	PB12	LQT	P20002																												
		Sheet 11 of 18																														



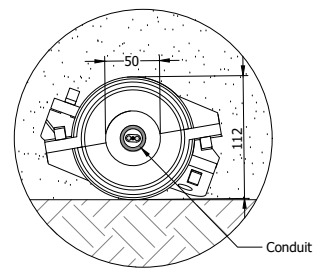
ISSUED FOR PERMITTING ENGAGEMENT
AND CLIENT REVIEW
NOT FOR CONSTRUCTION

LEGEND			
EXISTING PLANT	EXISTING UTILITIES	PROPOSED PLANT	TERRAIN
Parcel Data	Electrical	Telecom	Rock
Low Water Mark	Gas	Armor Protection	Vegetation
High Water Mark	Storm	Power Conduit	Grass
Construction	Sanitary	Telecom Conduit	Asphalt
Tenures	Priv. Elect. Pole	Vault	Trees
Landscaping	Main Switch	Pole	Eel Grass
Water	Gas Valve	Propane Tank	Clam Bed
Existing Telecom	Manhole	Generator	Kelp Bed
Front Counter BC	BC Hydro Transf. Culvert	Pole Mounted Cabinet	Sponge

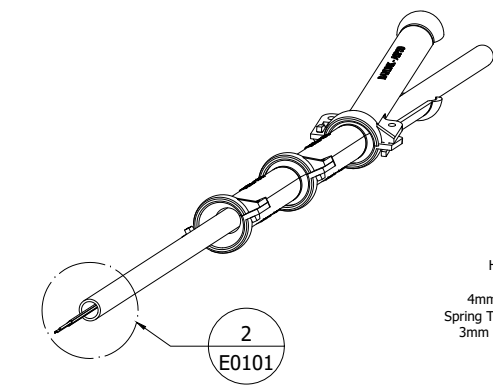
PREPARED BY: 	<small>The information contained within this electronic file is the property of Baylink and protected by copyright laws. This material may not be printed or modified in any way except by written permission from Baylink. Baylink, the Baylink logo, and the names of the companies on this material are trademarks of the respective owners. It is the responsibility of each user to ensure that they are not infringing on any trademarks or other intellectual property rights. Baylink is not responsible for damage to data, software, or any other party as a result of decisions made or actions based on the information contained within this electronic file.</small>	<table border="1"> <thead> <tr> <th>REV</th> <th>YYYY/MM/DD</th> <th>DESCRIPTION</th> <th>DESIGNED BY:</th> <th>CD</th> <th>2022/10/07</th> </tr> </thead> <tbody> <tr> <td>REV 4</td> <td>--</td> <td>N/A</td> <td>DRAWN BY:</td> <td>AO</td> <td>2023/10/17</td> </tr> <tr> <td>REV 3</td> <td>2023/10/17</td> <td>Moved Equipment</td> <td>CHECKED BY:</td> <td>AS</td> <td>2023/10/20</td> </tr> <tr> <td>REV 2</td> <td>2023/01/09</td> <td>Moved Equipment Location</td> <td>APPROVED BY:</td> <td>DD</td> <td>2023/10/20</td> </tr> <tr> <td>REV 1</td> <td>2022/11/08</td> <td>General Submission</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	REV	YYYY/MM/DD	DESCRIPTION	DESIGNED BY:	CD	2022/10/07	REV 4	--	N/A	DRAWN BY:	AO	2023/10/17	REV 3	2023/10/17	Moved Equipment	CHECKED BY:	AS	2023/10/20	REV 2	2023/01/09	Moved Equipment Location	APPROVED BY:	DD	2023/10/20	REV 1	2022/11/08	General Submission			
REV	YYYY/MM/DD	DESCRIPTION	DESIGNED BY:	CD	2022/10/07																											
REV 4	--	N/A	DRAWN BY:	AO	2023/10/17																											
REV 3	2023/10/17	Moved Equipment	CHECKED BY:	AS	2023/10/20																											
REV 2	2023/01/09	Moved Equipment Location	APPROVED BY:	DD	2023/10/20																											
REV 1	2022/11/08	General Submission																														
PREPARED FOR: 		<table border="1"> <thead> <tr> <th>BLOCK:</th> <th>TITLED0202 - Site Detail</th> </tr> </thead> <tbody> <tr> <td>CLASS:</td> <td>SRD</td> </tr> <tr> <td>TYPE:</td> <td>Lasqueti</td> </tr> <tr> <td>SIZE:</td> <td>Permit Block 12</td> </tr> </tbody> </table>	BLOCK:	TITLED0202 - Site Detail	CLASS:	SRD	TYPE:	Lasqueti	SIZE:	Permit Block 12	<table border="1"> <thead> <tr> <th>BYL</th> <th>CCN</th> <th>PB12</th> <th>LQT</th> <th>P20002</th> <th>D0202</th> <th>R03</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	BYL	CCN	PB12	LQT	P20002	D0202	R03														
BLOCK:	TITLED0202 - Site Detail																															
CLASS:	SRD																															
TYPE:	Lasqueti																															
SIZE:	Permit Block 12																															
BYL	CCN	PB12	LQT	P20002	D0202	R03																										



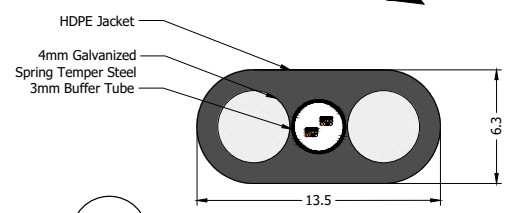
A Trench in Beach Area - Cast iron split pipe
E0101 Scale: 1:16



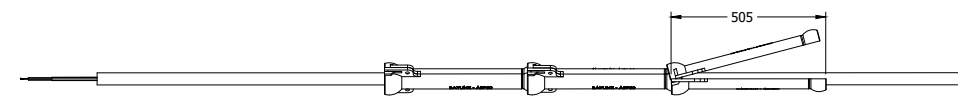
1 Flat Marine Cable in Armouring Protection
E0101 Scale: NTS



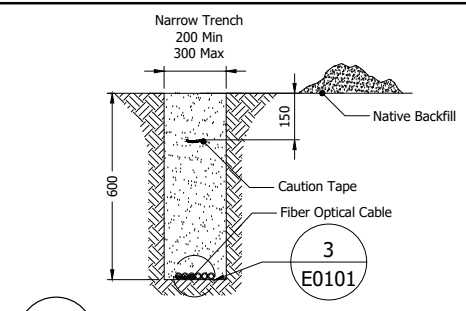
2 Isometric View: Cast Iron Split Pipe
E0101 Scale: 1:16



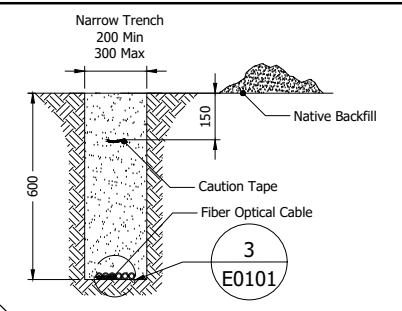
B Section: Marine Fiber Optical Cable
E0101 Scale: NTS



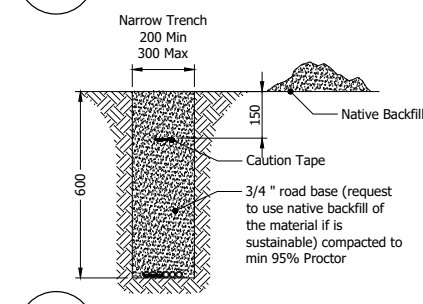
Side View - Heavy Iron Split Pipe
Note: The split pipe is applied to the HDPE conduit in sections. A one meter tail of HDPE protrudes from the split pipe at the submerged end of the system.



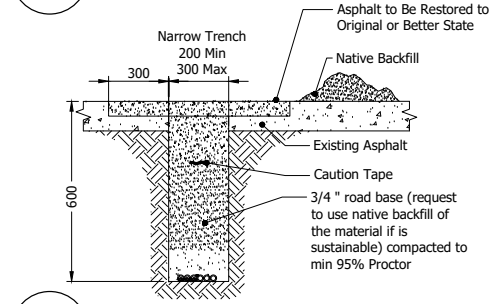
C Trench in Beach Area - Conduits
E0101 Scale: 1:16



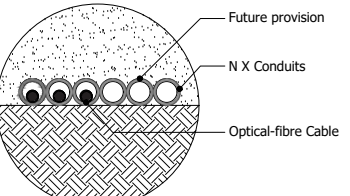
D Trench in Grassy Area
E0101 Scale: 1:16



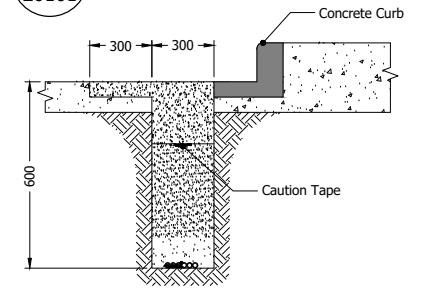
E Trench in Gravel Road
E0101 Scale: 1:16



F Trench in Asphalt Road/Path
E0101 Scale: 1:16



3 Detail Conduits
E0101 Scale: NTS



G Trench in Asphalt Area Near Sidewalk
E0101 Scale: 1:16

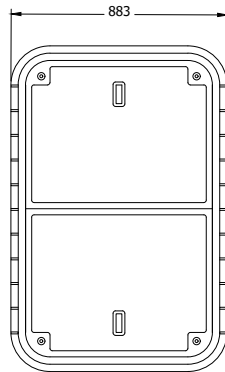
NOTE: UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN MILLIMETERS

MASTER DOCUMENT: BYL-EQP-CBI-CTY-012102-E0000_R01.DWG

PREPARED BY: 	The information contained within this electronic file is the property of Baylink Systems and protected by copyright law. The recipient may not be printed or modified in any way without the written permission of Baylink Systems. All work shall be the property of Baylink Systems. No part of this document may be reproduced or transmitted in any form or by any means, as is, in whole or in part, without the prior written permission of Baylink Systems. All work shall be the property of Baylink Systems. All work shall be the property of Baylink Systems. All work shall be the property of Baylink Systems.	REV REV 4 REV 3 REV 2 REV 1	YYYY/MM/DD --- 2023/01/18 2023/01/09 2022/11/08	DESCRIPTION N/A Added EQ Sensor Moved Equipment Location General Submission	DESIGNED BY: CD DRAWN BY: AO CHECKED BY: AS APPROVED BY: DD	2022/10/07 2022/11/08 2022/11/09 2022/11/09
PREPARED FOR: 		PROJECT: Connected Coast CUSTOMER: SRD LOCATION: Lasqueti SECTION: Permit Block 11		TITLE: E0101 - Trench & Splitpipe Specification		
				BYL CCN PB11 LQT P20002	E0101 Sheet	R03 13 of 17

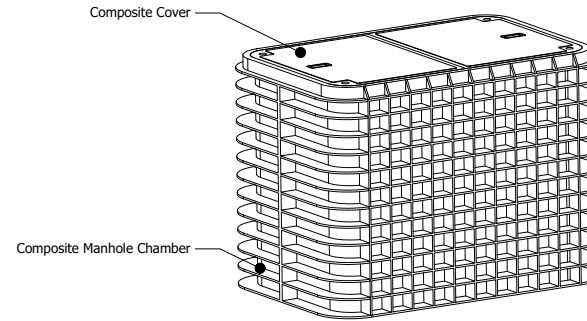
General notes:

1. Unless otherwise specified, dimensions are in millimeters.



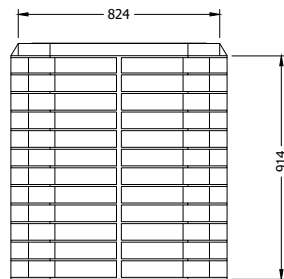
Top View: Composite Manhole Chamber

Scale: 1:20



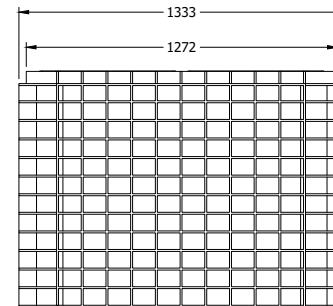
Isometric View: Composite Manhole Chamber

Scale: 1:20



Front View: Composite Manhole Chamber




Scale: 1:20



Side View: Composite Manhole Chamber

Scale: 1:20

MASTER DOCUMENT: BYL-EQP-ENC-VLT-032001-E0000_R01.DWG

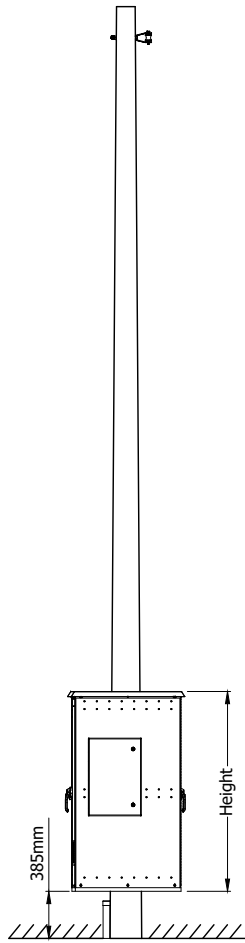
PREPARED BY: 	The information contained within this electronic file is the property of Baylink Systems and products is copyright owned. The recipient may not be printed or modified in any way without the written permission from Baylink Systems. All work shall be the property of the contractor or the vendor as directed by the client based on the responsibility of each their parties. Baylink Systems is not responsible for any damage or loss of data or information as a result of incorrect work or actions based on the information. All drawings and 3D models are developed and approved only through the design process and are not to be used for construction without the approval of the client.		REV REV 4 REV 3 REV 2 REV 1	YYYY/MM/DD -- 2023/01/18 2023/01/09 2022/11/08	DESCRIPTION N/A Added EQ Sensor Moved Equipment Location General Submission	DESIGNED BY: CD 2022/10/07	DRAWN BY: AO 2022/11/08	CHECKED BY: AS 2022/11/09	APPROVED BY: DD 2022/11/09
	PREPARED FOR:  	PROJECT: Connected Coast CUSTOMER: SRD LOCATION: Lasqueti SECTION: Permit Block 11	TITLE: E0102 - Vault Specification	BYL CCN PB11 LQT P20002 E0102 R03	Sheet: 14 of 17 Sheet Size: 11x17				

CABINET MODEL DIMENSIONS

MODEL NUMBER	HEIGHT	LENGTH	WIDTH
RODFI27275HEX120/ RODFE278275HEX120ACK6W	1610 mm (63")	820 mm (32")	750 mm (30")
RODFI18275HEX80	1260 mm (50")	820 mm (32")	750 mm (30")

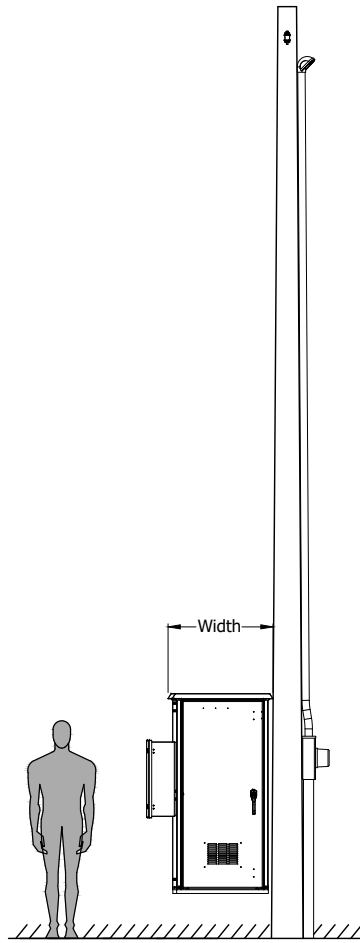
General notes:

1. Unless otherwise specified, dimensions are in millimeters.



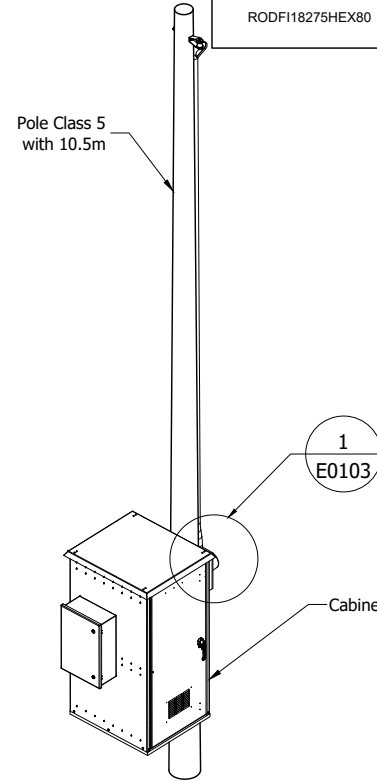
Front View: Pole Mounted Cabinet

Scale: 1:40



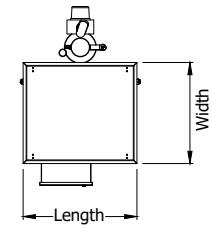
Side View: Pole Mounted Cabinet

Scale: 1:40



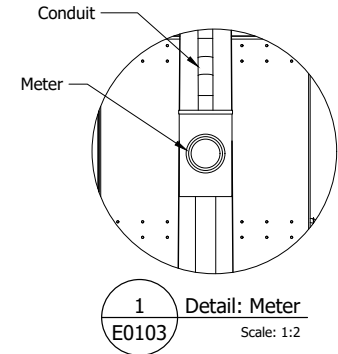
Isometric View: Pole Mounted Cabinet

Scale: 1:25



Top View: Pole Mounted Cabinet

Scale: 1:40



Detail: Meter

Scale: 1:2

MASTER DOCUMENT: BYL-EQP-CAB-PLC-042101-E0000_R00.DWG

PREPARED BY:



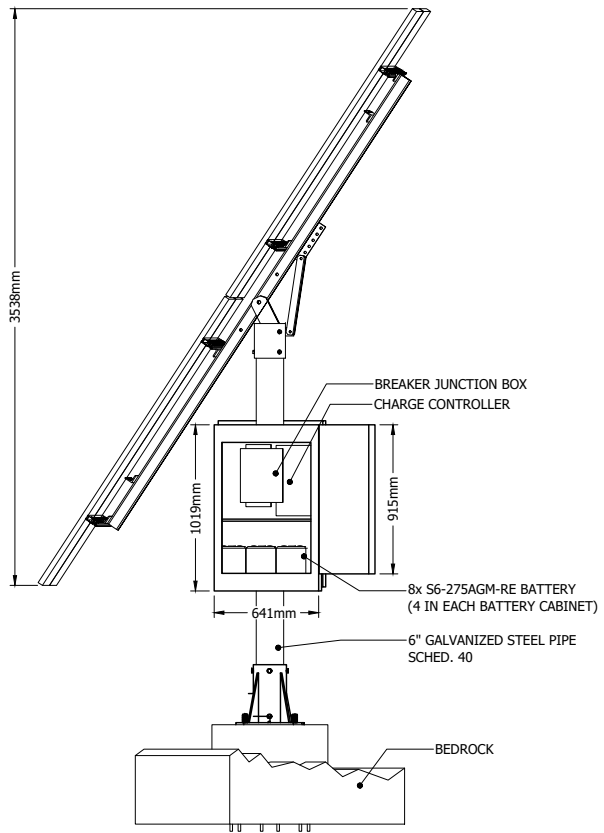
The information contained within this electronic file is the property of Baylink Networks and protected by copyright laws. The recipient may not be printed or modified in any way without the written permission of Baylink Networks. All other rights are reserved. Baylink Networks is not responsible for any damage to the recipient's equipment or any other party. As a result of electronic transfer of access based on this information, Baylink Networks disclaims any responsibility and is not liable for any damage from copyright and trademark infringement.

REV	YYYY/MM/DD	DESCRIPTION	DESIGNED BY:	CD	2022/10/07
REV 4	--	N/A	DRAWN BY:	AO	2022/11/08
REV 3	2023/01/18	Added EQ Sensor	CHECKED BY:	AS	2022/11/09
REV 2	2023/01/09	Moved Equipment Location	APPROVED BY:	DD	2022/11/09
REV 1	2022/11/08	General Submission			

PREPARED FOR:

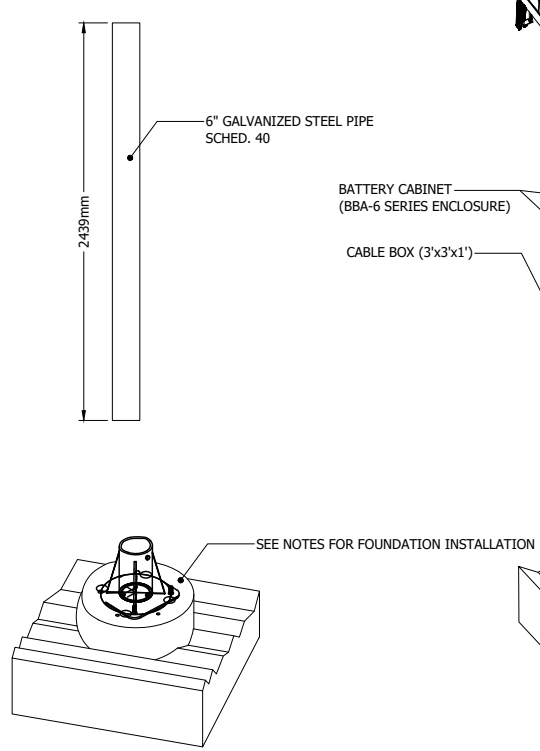


PROJECT: Connected Coast	TITLE: E0103 - Pole Mounted Cabinet Specification				
CUSTOMER: SRD	BYL	CCN	PB11	LQT	P20002
LOCATION: Lasqueti	E0103	R03	Sheet 15 of 17		
SECTION: Permit Block 11	Sheet Size: 11x17				



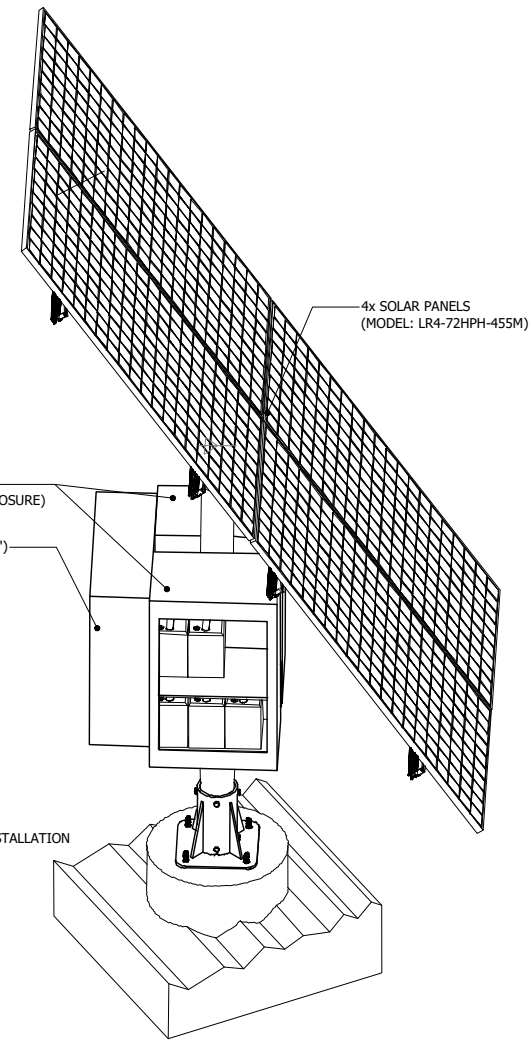
Front View: Pole Mounted Solar Panel

Scale: NTS



Detail View: Pole & Assembly Base

Scale: NTS



Isometric View: Pole Mounted Solar Panel

Scale: NTS

General notes:

1. Unless otherwise specified, dimensions are in millimeters.
2. Installation Notes
 - 2.1. Drill 3/4" holes 12" deep, Epoxy 16mm x 24" long dowels (6 pcs.) into position as per HILTI standards and procedures.
 - 2.2. Set 5/8" L-anchors into position.
 - 2.3. Build a rebar cage to tie dowels to the L-anchors.
 - 2.4. Cut 28" sonotube to the shape of the rack.
 - 2.5. Plug any holes and gaps with duct seal.
 - 2.6. Pour rapid set cement into sonotube form.
 - 2.7. After setting up, remove the plywood form and bolt the base in place.
 - 2.8. Install the pole and the solar panel framing and panels.
3. Materials Used:
 - 3.1. Hilti RE 500 V3 Adhesive
 - 3.2. 91587A330 - 12" x 5/8 Galvanized L-Anchors
 - 3.3. Rapid Set 60 lb. Concrete Mix Model # 12402027
 - 3.4. 16mm Rebar
 - 3.5. 6"Ø Galvanized Steel Pipe Sched. 40
 - 3.6. 10mm Rebar for Tie Rings
 - 3.7. Tie Wire

MASTER DOCUMENT: BYL-EQP-SOP-PSF-092204-E0000_R00.DWG

PREPARED BY:



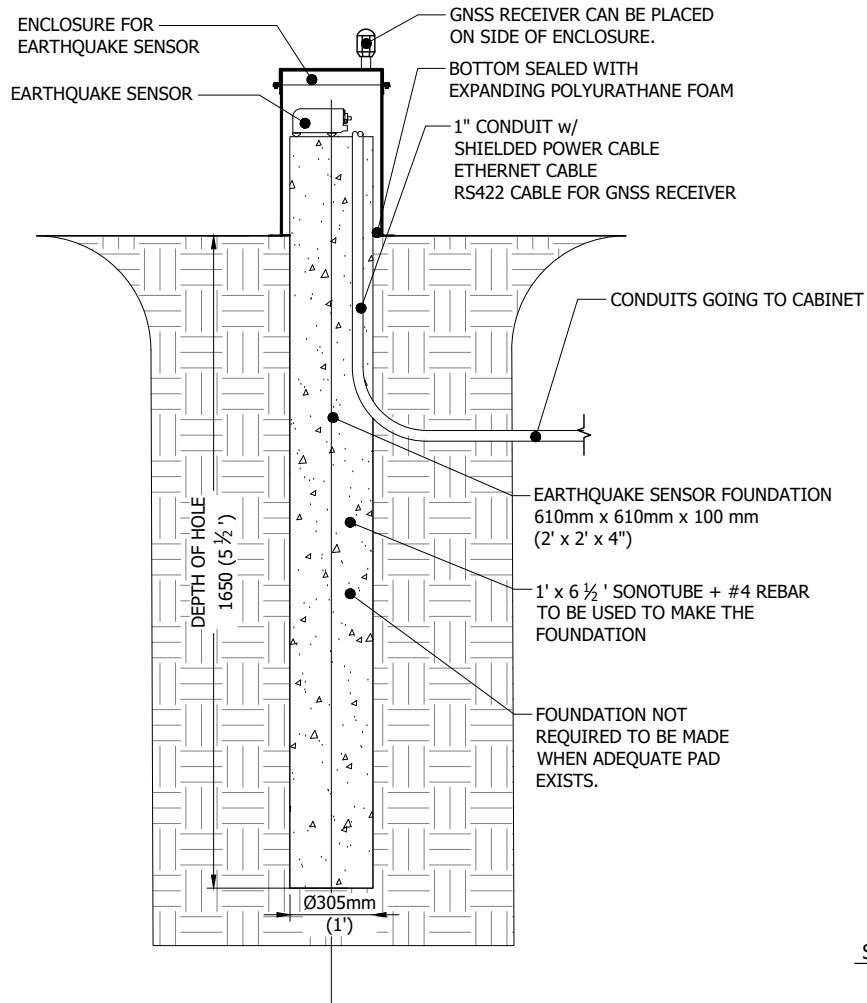
The information contained within this electronic file is the property of Baylink Systems and protected by copyright laws. This document may not be printed or modified in any way without the written permission of Baylink Systems. All work shall be the property of Baylink Systems and shall remain the property of Baylink Systems. Baylink Systems shall not be held liable for any third party as a result of incorrect work or actions based on this information. All work shall remain the property of Baylink Systems and shall not be transferred to any third party.

REV	YYYY/MM/DD	DESCRIPTION	DESIGNED BY:	CD	2022/10/07
REV 4	--	N/A	DRAWN BY:	AO	2022/11/08
REV 3	2023/01/18	Added EQ Sensor	CHECKED BY:	AS	2022/11/09
REV 2	2023/01/09	Moved Equipment Location	APPROVED BY:	DD	2022/11/09
REV 1	2022/11/08	General Submission			

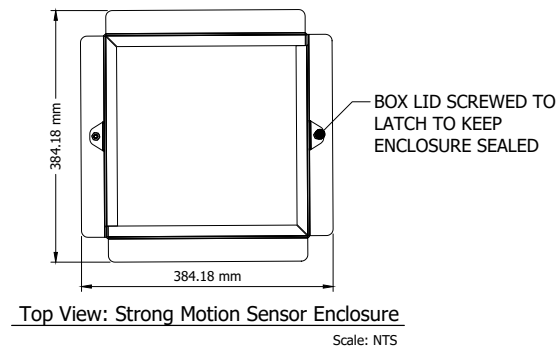
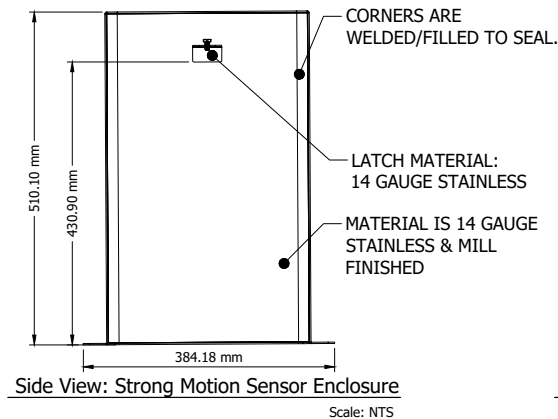
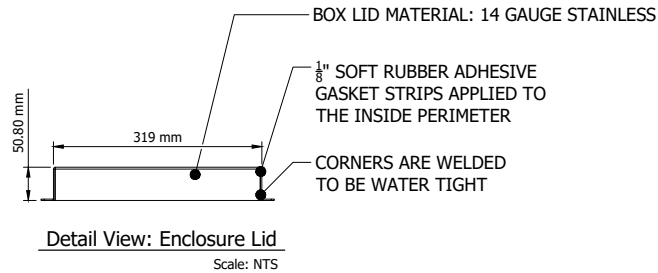
PREPARED FOR:



PROJECT: Connected Coast	TITLE: E0104 - Pole Mounted Solar Panel Specification				
CUSTOMER: SRD	BYL	CCN	PB11	LQT	P20002
LOCATION: Lasqueti	E0104	R03	Sheet 16 of 17		
SECTION: Permit Block 11					



Detail: Strong Motion Sensor Vault w/ Concrete Base
Scale: NTS



General notes:
1. Unless otherwise specified, dimensions are in millimeters.

MASTER DOCUMENT: BYL-EQP-EQS-SMT-102205-E0000_R02.DWG

PREPARED BY: 	The information contained within this electronic file is the property of Baylink and is protected by copyright law. The user may not print or modify in any way any content without permission from Baylink Systems. All contents are the property of Baylink Systems and are not to be used for any other purpose. All rights reserved.	REV 4 --- REV 3 2023/01/18 REV 2 2023/01/09 REV 1 2022/11/08	YYY/MM/DD --- 2023/01/18 2023/01/09 2022/11/08	DESCRIPTION N/A Added EQ Sensor Moved Equipment Location General Submission	DESIGNED BY: CD 2022/10/07 DRAWN BY: AO 2022/11/08 CHECKED BY: AS 2022/11/09 APPROVED BY: DD 2022/11/09			
PREPARED FOR: 		PROJECT: Connected Coast CUSTOMER: SRD LOCATION: Lasqueti SECTION: Permit Block 11		TITLE: E0105 - Earthquake Sensor Specification				
		BYL	CCN	PB11	LQT	P20002	E0105	R03
							Sheet	17 of 17

Management Plan

Please describe the details of your project to the extent known. Consult the guidance document for further information on regulatory requirements, rationale for why the information is required, and how to find required information.

The scope and the timing for response will be provided. If information is requested and not received, it may result in the disallowance of the application.

Information on these topics may be required as part of the application processing and if further detail is necessary that is not part of the application and management plan received, you will be contacted and requested to provide additional information. In some circumstances, the use of a qualified professional to complete the plan may be required.

1.0 Background

1.1 Project Overview

Describe project for which authorization is requested, including construction and/or phased development details:

The Connected Coast project, once completed, will provide up to 139 rural and remote communities including 48 Indigenous communities representing 44 First Nations. This encompasses the BC coast from north of Prince Rupert, to Haida Gwaii, south to Vancouver and around Vancouver Island. The fully complete project will include 3,400 km of subsea fibre-optic cable (placed on the seabed), between Prince Rupert (the existing CityWest infrastructure) to Vancouver, where it will link to existing infrastructure, then around Vancouver Island. The Connected Coast program is anticipated to take approximately three-years.

The project will be constructed in 4 phases which are generally defined as:

Phase 1: Vancouver to Prince Rupert primary route with Discovery Islands spurs and some other spurs

Phase 2: All connections between Port Hardy and Gold River plus all remaining spurs on Phase 1

Phase 3a: All connections between Gold River and Nanaimo going South

Phase 3b: All connections on the Sunshine Coast plus connections to Texada Island and Lasqueti Island.

Construction phases may shift based on when permits are received.

Permit applications will be submitted in blocks which represent a subset of a construction phase.

This application is for permit Block 12 and represents the following sites and segments:

6000,1,COM-PWR,Qualicum Beach,Lasqueti

Site 1: Qualicum Beach

Site 2: Lasqueti

1.2 Investigative Work

If any preliminary investigative work has been carried out, with or without an investigative authorization, provide details on work completed, incomplete or on-going from previous term. Please provide comments on any archaeological work, new technology or any First Nations agreements undertaken.



Activity	Brief Description of Activity	Status (e.g. Complete, incomplete, ongoing)	Comments / Milestones

Add Row

1.4 First Nations Consultation

Describe any contact you may have had, including the name of the First Nation(s) and representatives contacted including a description of any discussion of potential adverse effects from the proposed activity and any discussed mitigation measures.



The Connected Coast Project team has been engaging Indigenous groups, based on the BC Consultative database beginning in February 2021 and will continue to, as is suitable. The groups and engagement to date following initial outreach includes the following, further outlined in a supporting attachment:

2.0 Location

2.1 Description

Provide a general description of the location of the project. Include activities such as traffic patterns and volume; parking; drilling and sampling etc.



The undersea fiber optic cable will be laid onto the sea floor using a cable installation vessel. As the cable comes to shore it will transition into a rugged conduit system which will be installed through the intertidal zone as well as the beach and upland area. In the upland area a telecommunications vault (flush with grade) will be placed as well as a private power pole and an equipment cabinet. The crown land boundary is generally at the beach therefore the on shore components are within a MOTI, Municipal or other jurisdiction. The conduit system will be buried in the beach and upland area using a small excavator.

Segment specific details can be found on the overall route detailed drawing package.

6000,1,COM-PWR,Qualicum Beach,Lasqueti

Site specific details can be found in the attached detailed drawing package.

Site 1: Qualicum Beach
Site 2: Lasqueti

2.2 Location Justification

Provide your reasons/justification of the need for this type of project at this location. For example, is the activity close to a main highway for truck access purposes; or adjacent to other examples of this use - ie. is the proposed marina close to an existing marina



The landing sites have been selected based on the following criteria:

- There is a need at this location or near this location for broadband telecommunications services.
- There is a reasonable method available at the site to extend the network to the homes and businesses in the area (example: aerial infrastructure)
- The landing site is such that the installations will have a very low impact to the area.
- There is a power line connection available at the location.
- The landing site is governed by a public entity such as MOTI or a Municipality or similar that will grant a right of way for the installation.

2.3 Seasonal Expectations of Use

When will the Project require use of the land? Include information on key works during construction phases as well as operations phase and indicate seasons or full year activities. Please reference [reduced risk fish windows](#) as required by DFO:



Project Phase (Construction / Operations)	Brief Description of Activity / Works	Season
---	---------------------------------------	--------

Project Phase (Construction / Operations)	Brief Description of Activity / Works	Season
Construction	<p>Excavation for and installation of telecommunications vault, equipment cabinet and private power pole in the upland area.</p> <p>Excavation of trench and installation of protected cable in intertidal zone.</p> <p>Placement of cable on seabed surface.</p>	<p>Project funding requires a commitment to installation within a certain time frame. The schedule of installation is weather and regulatory permitting dependent and may be adjusted as the program progresses. The Project is continually pursuing regulatory and stakeholder authorizations and will target the earliest possible installation dates available.</p> <p>Landing construction will be completed over one to two days per site. Landing construction may occur outside DFO's recommended least risk window for some sites within the respective area. Construction impacts are expected to be minimal and there will be a Qualified Environment Professional (QEP) or delegate, and Environmental Monitor (EM) on site at all times during construction. Peak herring and squid spawn periods will be avoided. However, if unforeseen Project delays occur resulting in construction occurring within these time periods, measures will be in place to observe for spawning activity. If spawning is observed the within the Project Study Area, works will be stopped and will not proceed until embryos have hatched.</p>
Operations	<p>The operations phase will be minimal. The only required activities during the operational phase will be routine inspections of the below grade terrestrial vault and above grade terrestrial cabinet, and repairs of damaged cable on an as needed basis.</p>	<p>As needed basis.</p>

Add Row

3.0 Infrastructure and Improvements

3.1 Facilities and Infrastructure

Detail any new and existing facilities, infrastructure or processes proposed and any ancillary uses. Provide details of planned construction methods and materials, and construction scheduling.

Facility/Infrastructure/Process	Construction Methods/Materials	Construction Schedule
The landing sites, a 24" wide x 36" long x 36" road rated telecommunications Bulk 7 vault will be installed within 125 meters of the shore. A 1.25" HDPE conduit will be trenched in at a 2ft deep using a chain trencher and/or a small excavator. The trench will extend from the vault to the inlet shore and also beyond (into the inlet) for approximately 20 meters. In the wave crash area, additional protection will be applied to the HDPE conduit via a 42mm (ID) articulating ductile iron split pipe. The fibre optic cable will travel through the conduit system then out onto the inlet floor, towards deep water.	The vault will be 24" wide x 36" long x 36" deep. The body is constructed of HDPE and the lid is composite material designed for forces greater than a 20000 lbs. The conduit is heavy wall HDPE 1.25" The additional protection in the wave crash area is created by articulating ductile iron split pipes which snap together over the top of the HDPE conduit.	2 to 3 days of work are required per landing site. Please refer to above 2.3
The underwater cable will be installed by unreeling the cable off of the back of a cable laying vessel. The cable vessel will drive the designed route. A GPS log will be taken in the event of any deviations in the course (for as-built purposes).	The cable is a custom designed marine grade fiber optic cable (14mm wide x 7mm high).	The rate of which cable is laid is at 3-4 km/hr. Total installation time depends on the length of cable section to be laid. Please refer to above 2.3.

Add Field

3.2 Access

Identify existing and proposed roads used for access and their use by season. Include any proposed connections that require either a Ministry of Transportation and Infrastructure permit for connection or use of a Forest Service Road and what type of FS road and types of vehicles expected. Include information on any road use agreements and include the volume of traffic during construction/operation and phase or season that the traffic is expected.



Roadway/Proposed Connection	Existing/Proposed	Existing Road Classification	Road Permittee Information and Road Use Agreements	Traffic Volume		Mitigation of Traffic Effects
				Construction Phase	Operations Phase	
Landing Type : MOTI The landing will be located on a Ministry of Transportation and				A small construction vehicle pulling trailer arriving at each cable landing site in the morning and leaving in the evening (2 to 3 days	Negligible	Landing sites are not on highway roadways therefore will be little to no impact to traffic during construction or operational phases.

3.5 Waste Collection Treatment and Disposal

Identify any waste disposal (note septic system required), sewage, sanitation facilities and refuse disposal proposed. Include agreements in place or underway such as Health Regional Board Sewage Disposal Permits etc.



Project Phase (Construction/ Operation)	Is there a water requirement (e.g. Surface water or ground water, etc)	Discharge distance to closest body of water (well, lake, etc.)	Volume of daily discharge	Infrastructure Description	Existing Agreements
not applicable to our activity					
Add Field					

4.0 Environmental

Describe any significant impacts and proposed mitigation for the following environmental classes:

4.1 Land Impacts

4.1.1 Vegetation Removal

Is any timber removal required?

Yes No

Are any areas of vegetation to be cleared, outside of timber removal?

Yes No

Removal Type	Impacts	Proposed Mitigation
<p>Clearing of grasses and shrubbery will be required at the Lasqueti Site 25 m² landing site.</p>	<p>Potential to destroy wildlife and wildlife habitat (see Section 4.4.1). Potential to unintentionally disturb and spread invasive species.</p>	<p>The area for clearing will be delineated and appropriate buffers placed around any sensitive environmental features.</p> <ul style="list-style-type: none"> - Vegetation clearing will be minimized to construction specified dimensions. - Cleared vegetation, expected to consist of primarily shrubbery, foliage, and woody debris, will be retained and dispersed on site to serve as wildlife habitat and minimize soil erosion and siltation. Removal of mature trees will be avoided. - Where trenching is conducted in close proximity to trees: <ul style="list-style-type: none"> o Cable route will be adjusted to maximize distance from tree bases. If possible, trenching will be conducted outside of tree drip lines. At a minimum, a 1 m excavation exclusion zone will be maintained around the base of all trees. o Trenching will be conducted by hand in vegetated areas. An air spade will be used to expose the root system and allow strategic pruning of roots. o The trench will be limited to 30 cm deep and 30 cm wide in the vicinity of tree roots systems. - Backfilled or disturbed areas in the upland zone will be seeded with a suitable reclamation seed mix approved by the property owner and covered with straw (or equivalent erosion control matting). - An Invasive Species Management Plan has been prepared.

--	--	--

Add Field

4.1.2 Soil Disturbance

Yes No

Disturbance Type	Impacts	Proposed Mitigations
Trenching through upland and intertidal zone up 1 m wide and 60 cm deep.	Potential erosion and sediment control (ESC) issues.	See ESC measures in Section 4.4.1.
Upland excavations for subsurface telecommunications vault, private power pole and generator/propane tank setup (if applicable).	Potential ESC issues.	See ESC measures in Section 4.4.1.

Add Field


Is the area to be excavated a Brownfield site or has the potential to be contaminated?

Yes No

Is there potential for disturbance of archaeological, paleontological fossils or historical artifacts?

Yes No

4.1.3 Riparian Encroachment

Will any works be completed within or adjacent to the riparian zone of any water body? If your project is within 30 meters of a watercourse and you intend to: disturb soil, remove plants, construct, install works for flood protection, develop drainage systems or service sewer or water systems the Riparian Areas Regulation may affect your development. 

Yes No

Identify all works that may affect the Riparian zone, the impacts, and proposed mitigations:

Work Type	Impacts	Proposed Mitigations
A trench will be created from the low water mark of the beach area up to the terrestrial zone	minimal	See Section 4.4 for proposed mitigation measures in this zone.

Add Field

4.1.4 Pesticides and Herbicides

Will there be any use of pesticides or herbicides during construction, operations and/or maintenance?

Yes No

4.1.5 Visual Impacts

Will there be any adverse effects of the projects, and any potential adverse effects on sight lines to the project area from surrounding areas likely to be used for scenic viewing by residents or other users?

Yes No

4.1.6 Archaeological Sites

Are there any known or high potential (Arch Procedure) archaeological sites within the project area?

Yes No

Have you conducted an AIA or engaged an archaeologist to assist with your investigations?

Yes No

Please include information or reports generated:

Baseline Archaeological Services Ltd. has been contacted to review the proposed installation area.

4.1.7 Construction Methods and Materials

Identify the types of construction materials, the methods used, their impacts, and any mitigations:

Construction Material/Method	Impacts	Mitigations
The fiber optic cable itself is armoured with galvanized steel rods packaged in High Density Polyethylene (HDPE) 1.35 centimetre (cm) wide. With the exception of the portion of cable installed offshore, the cable will be encased within a 3.18 cm diameter HDPE conduit. The portion of cable installed in the intertidal zone will be additionally armoured with 44 or 81 mm diameter ductile iron split pipe casing to provide long term protection from anthropogenic and ecological influences in the intertidal zone.	None - The cable and protective casing is composed of inert material that will not react with the environment. The cable does not emit anything that would be harmful to the environment.	N/A

Construction Material/Method	Impacts	Mitigations
<p>Fiber optic cables will tie into subsurface telecommunication vaults. The excavation required to accommodate the installation of the subsurface telecommunication vaults is expected to be approximately 1.5 m x 1.5 m x 1.5 m in dimension. Select landing sites will also require the installation of a wooden private power pole requiring an excavation approximately 0.4 m wide x 1.5 m long x 1.7 m deep in dimension or a propane tank/generator requiring an excavation 1 m x 1 m x 0.1 m in dimension.</p>	<p>See potential impacts and proposed mitigation measures described below in Sections 4.2.1 to 4.4.1.</p>	<p>N/A</p>
<p>From the terrestrial subsurface vault to the low intertidal zone, the conduit with split pipe armouring will be buried within a trench approximately 60 cm deep and up to 1 m wide. Trenching will be completed with a mini excavator unless site access is limited in which case the trench will be dug with hand tools.</p>	<p>See potential impacts and proposed mitigation measures described below in Sections 4.2.1 to 4.4.1.</p>	<p>N/A</p>
<p>In the subtidal zone, the cable with protective split pipe will either be pulled out across the seabed or floated out during high tide, facilitated by a skiff, and gently lowered onto the seabed surface.</p>	<p>See potential impacts and proposed mitigation measures described below in Sections 4.2.1 to 4.4.1.</p>	<p>N/A</p>
<p>In the open ocean, cable will be installed via a cable lay vessel. The cable will be laid on the ocean floor (cable burial via jetting or ploughing is not proposed).</p>	<p>See potential impacts and proposed mitigation measures described below in Sections 4.2.1 to 4.4.1.</p>	<p>N/A</p>
<p>A record of line placement into the watercolumn of +/- 1m accuracy will be created as the line is placed. If it is determined that the line location as placed, at any location along the authority, differs from the centerline of the authority for Crown land use by more than the measurements specified below an application for amendment to the Crown land use authority will be made within 45 days of line laying completion. (The table below recognizes the greater risk of Crown land use conflict occurring as water depths decrease and the line approaches landfall, and provides information on where the line can be expected to be encountered relative to authorized location as water depths increase.)</p> <p>Water depth as measured below the</p>		

mean/ low water mark (m) Variance allowed from centerline of authority <0 /0.3m 0-5 /0.4m 5-10/ 0.8m 10-20/ 1.0m 20-30 /1.5m 30-50 /2.5m 50-100/ 5m 100+ / 20m		

Add Field

4.2 Atmospheric Impacts

4.2.1 Sound, Odor, Gas or Fuel Emissions

Will the project construction or operation cause any of the following to disturb wildlife or nearby residents:

Sound? Yes No

Explain the current conditions, source, type and range of emission. Provide a description of atmospheric effects from proposed construction, operation, and decommissioning phases. Also include proposed mitigation measures to manage or mitigate adverse effects.

Emission Source	Current Conditions	Project Impacts	Proposed Mitigations / Management
Equipment (mini excavator and/or skid steer)	Natural ambient noise from wildlife, ocean, and adjacent residential community.	Although no exceptionally loud noises are expected to be generated by construction activities, slightly increased ambient noise levels from construction crew and equipment may be temporarily disruptive to local residents and terrestrial wildlife.	<ul style="list-style-type: none"> • Construction at each landing site will be limited to the day • Equipment will be turned off when not in use to avoid unnecessary idling • Equipment will be maintained and in sound working order to minimize noise pollution. All equipment will have functioning exhaust and muffler systems. All bolts and fasteners will be tight to avoid rattling. • Any construction activities that cause elevated noise will be conducted within timelines stipulated by applicable municipal noise bylaws.
Vessel (hydroacoustic noise)	Existing commercial and recreational vessel traffic.	See Section 4.4.2 for potential impacts to marine mammals.	See Section 4.4.2 for proposed mitigation measures to protect marine mammals.

Add Field

Odor? Yes No

Gas? Yes No

Fuel Emissions? Yes No

Explain the current conditions, source, type and range of emission. Provide a description of atmospheric effects from proposed construction, operation, and decommissioning phases. Also include proposed mitigation measures to manage or mitigate adverse effects.

Emission Source	Current Conditions	Project Impacts	Proposed Mitigations / Management
Equipment (mini excavator, skid steer, light duty trucks, cable laying vessel, support vessel).	No air quality issues noted.	Potential minor degradation in air quality due to equipment emissions. Impact is expected to be negligible due to the open area and relatively minor volume of emissions produced.	<ul style="list-style-type: none"> - All equipment will be inspected by the EM prior to entering site and must be in good working order - Equipment will be turned off when not in use to avoid unnecessary idling

Add Field

4.3 Aquatic Lands

4.3.1 Drainage Effects

Will the project result in changes to land drainage?

Yes No

4.3.2 Public Access

Will the project result in changes to public access?

Yes No

4.3.3 Flood Potential

Will the project result in a potential for flooding?

Yes No

4.4 Fish and Wildlife Habitat

4.4.1 Disturbance to Fish/Wildlife and Fish/Wildlife Habitat

Will the project result in adverse effects to wildlife or wildlife habitat?

[\(BC Wildlife Act\)](#)

Yes No

Provide a description of any potential adverse effects to wildlife and wildlife habitat from proposed construction and operation (including seasonal considerations, potential adverse effects from changes to access by hunters and fishers, along with proposed measures to mitigate adverse effects).

Project Phase		Potential Impacts	Proposed Mitigations / Management Plan
Construction - cable installation in upland area and intertidal zone		<p>Potential impact to terrestrial wildlife.</p> <p>Equipment operation and the presence of crew have the potential to disturb wildlife and wildlife habitat through elevated noise generation or physical contact.</p>	<ul style="list-style-type: none"> • Crews will not approach, harass, feed, harm, capture, or kill any wildlife. A stop work will be implemented if wildlife is observed onsite. Work will not resume until wildlife has vacated the vicinity of the site on their own accord. • A stop work will be implemented if a wildlife habitat feature (ie. nest, den, burrow) is encountered. Work will not proceed until a management plan in compliance with the BC Wildlife Act and Migratory Birds Convention Act is prepared. • All wildlife observations will be reported to the EM. • In the event that wildlife appears to be injured, abandoned, or in distress, a BC conservation officer will be immediately notified at the BC Report All Poachers and Polluters Hotline (RAPP) (1-877-952-7277). The BC RAPP will advise on the appropriate management strategy. • All food and domestic waste will be stored securely in wildlife proof containers or within vehicles, and removed from site at the end of each day. • Post-construction, each landing site will be restored to pre-construction conditions as much as possible. This ensures no hazardous obstacles are present which could harm wildlife (ie. open excavations, standing pools of water.)
Construction - all phases		Potential impact to bird and bird habitat.	<ul style="list-style-type: none"> • Compliance with the provincial Wildlife Act

Construction - all phases		Potential impact to bird and bird habitat.	<p>federal Migratory Birds Convention Act will be achieved by conducting pre-disturbance nest surveys as required. This will involve conducting nest sweeps for nests of species protected year-round (e.g., Bald Eagle and Great Blue Heron) as well as nest sweeps to avoid impacting any active nests of migratory birds during the breeding season.</p> <ul style="list-style-type: none"> • If a nest is identified during the survey or construction activities, a stop work will be implemented. Work will not proceed until a nest management plan has been developed. • Proactively, bird nesting will be prevented in equipment during nesting season (late March to mid August) by covering pipe ends and keeping equipment mobile on a daily basis. • Vessels will travel at less than 4 km/hr (2.2 knots) during use to minimize vessel wake and reduce the risk of disturbing shoreline bird habitat.
Add Field			

Will the project (construction or operations phase) occur in and around streams, lakes, estuarine or marine environments?

Yes No

Describe the fish habitat on or near the project site, include potential impacts of the Project (e.g. stream crossings, water diversions, etc), including seasonal considerations, and plans to manage/mitigate effects.

Project Phase	Impacts	Proposed Mitigations / Management
Construction - cable placement on ocean floor	<p>Potential impact to fish habitat (eelgrass).</p> <p>Eelgrass in the subtidal zone and shallow ocean, may be impacted when the cable is laid on the seabed floor, however the magnitude of impact is anticipated to be minimal due to the area of disturbance being limited to the width of the cable (1.35 cm) or the split pipe casing (8 cm). Placing the cable on the seabed (no burial or trenching) is a non- intrusive installation method that limits sediment disturbance.</p>	<p>Prior to construction commencing, an ROV or dive team will be used to survey the proposed cable alignment in the subtidal zone, from 0 m to -10 m CD.</p> <p>The cable route will be adjusted to avoid eelgrass beds if possible. If unavoidable, the route with the least dense or shortest distance of eelgrass will be selected.</p> <p>Installation methods in the subtidal zone will be determined based on the presence or absence of native eelgrass identified during the survey. If eelgrass is present in the vicinity, the split pipe</p>

Project Phase	Impacts	Proposed Mitigations / Management
<p>Construction - cable placement on ocean floor</p>	<p>the cable is laid on the seabed floor, however the magnitude of impact is anticipated to be minimal due to the area of disturbance being limited to the width of the cable (1.35 cm) or the split pipe casing (8 cm). Placing the cable on the seabed (no burial or trenching) is a non- intrusive installation method that limits sediment disturbance.</p>	<p>will be floated during high tide and gently lowered onto the subtidal seabed in order to minimize seabed disturbance. The split pipe will not be dragged through substrate. Live monitoring will be used to guide the installation and ensure accurate spatial management. An ROV or dive team will be used to conduct a post construction survey of the subtidal zone and installed split pipe.</p> <p>Cable installation in the subtidal zone will only be conducted during suitable high tides to ensure the skiff used for installation does not scour substrate or sensitive marine vegetation.</p> <p>If technically feasible, smaller diameter split pipe (44 mm instead of 81 mm) will be used in the subtidal zones of landing sites where eelgrass is identified to minimize the Project footprint and environmental impact.</p> <p>Vessels laying cable in the open ocean will travel at less than 4 km/hr (2.2 knots) to ensure cable placement is precise.</p> <p>Personnel will be trained with Archaeological chance find procedures to be prepared in the event that an artifact is found during construction</p> <p>Personnel will be trailed with a Fossil Chance find protocol and will know next steps if a fossil is observed.</p>
<p>Construction - trench excavation in intertidal zone</p>	<p>Potential to impact sensitive fish habitat (eelgrass).</p> <p>Trench excavation and associated substrate disturbance in the mid to low intertidal zones poses the risk of damaging sensitive marine habitat (eelgrass) through physical contact, displacement and burial. Personnel assisting with equipment operations in the intertidal zone risk destroying eelgrass by trampling on it.</p>	<p>Work will be scheduled during suitable low tides.</p> <p>The EM will conduct a sweep of the low intertidal zone work area prior to any construction commencement to identify any native eelgrass present. If encountered, the trench route will be adjusted to avoid if possible (ie. around patchy distribution).</p> <p>If unavoidable, the cable route will be shifted to the route with the least impact to eelgrass. Eelgrass within the trench footprint will be salvaged and transplanted back into the disturbed trench footprint post backfill.</p> <p>Plywood will be laid on either side of</p>

		<p>the trench to protect the eelgrass from equipment tracks and spoil piles.</p> <p>Personnel accessing the intertidal zone by foot will be limited. Care will be taken by these individuals to avoid trampling any marine flora and fauna.</p> <p>Personnel will be trained with Archaeological chance find procedures to be prepared in the event that an artifact is found during construction</p> <p>Personnel will be trained with a Fossil Chance find protocol and will know next steps if a fossil is observed.</p>
<p>Construction - trench excavation in intertidal zone</p>	<p>Potential to impact fish and fish habitat (eelgrass).</p> <p>Substrate disturbance in the intertidal zone caused by excavation activities poses the risk of sediment suspension during tidal inundation and increased turbidity in the marine environment. Elevated turbidity in the marine environment can be detrimental to fish and marine vegetation.</p>	<p>See below sections for the proposed erosion and sediment control (ESC) measures and the Water Quality Monitoring Program.</p> <p>Personnel will be trained with Archaeological chance find procedures to be prepared in the event that an artifact is found during construction</p> <p>Personnel will be trained with a Fossil Chance find protocol and will know next steps if a fossil is observed.</p>
<p>Construction - all phases</p>	<p>Potential to impact fish and fish habitat</p> <p>Operating equipment in the marine environment poses the risk of an accidental release of a deleterious substance such as hydraulic fluid or diesel fuel which could have harmful effects on marine flora and fauna.</p>	<p>Spill Prevention Plan</p> <ul style="list-style-type: none"> • All equipment will be inspected by the EM prior to entering site and must be in good working order and free of leaks, excess grease, oil, and soil. • Equipment inspections will be completed and documented daily by operators prior to use. • Equipment will have secondary containment in place (ie. drip trays) when not being operated. • Fueling and maintenance of equipment will be conducted greater than 30 m from the high water mark and any watercourses • Fueling will be performed by two qualified personnel on a sealed surface with the use of drip trays. All fueling hoses will have an automatic shut-off valve. • All equipment in the intertidal zone will be operated in the dry, above the water mark and will be clear of the intertidal zone prior to tidal inundation. • Equipment operations in the intertidal zone will be limited as much as possible to reduce the spill potential. • Effort will be made to use biodegradable hydraulic fluid in

		<p>equipment dedicated to working on, near or above water when logistics allow.</p> <ul style="list-style-type: none"> • Parking and laydown areas will be established greater than 30 metres from the high water mark if possible. <p>Spill Response Plan</p> <ul style="list-style-type: none"> • An emergency spill response plan in compliance with the BC Spill Reporting Regulation (B.C. Reg. 221/2017) has been prepared and will be readily available on site at all times. • All crew members will be trained in spill response procedures and will be familiar with the location and contents of spill kits. • Each piece of equipment, including skiffs, will be equipped with a small spill response kit. • Each active work front (ie. landing site, cable laying vessel) will have a large spill response kit housed in a sealed container readily available. • In addition to spill kits, five-gallon buckets, shovels, tarps and poly sheeting will be available on site for any potential emergency cleanup of contaminated soil required in the intertidal zone. • The cable laying vessel is equipped with an oil containment boom and is registered with Western Canada Marine Response Corporation. In the event a spill is uncontainable by resources on site, the WCMR will be notified to respond.
<p>Construction - trench excavation in intertidal zone</p>	<p>Potential impact to benthic organisms in the intertidal zone.</p> <p>Trench excavation in the intertidal zone poses the risk of harming benthic organisms by direct impacts such as displacement, crushing or burial. Mobile benthos (ie. crabs) should be able to avoid physical interaction. Bivalves and tubeworms may be impacted. Post construction, natural recolonization of the disturbed areas is expected and no permanent impacts are expected from the Project.</p>	<ul style="list-style-type: none"> • The EM will conduct a sweep of the intertidal zone work corridor prior to any substrate disturbance to identify any sessile invertebrates (clams, oysters, mussels) susceptible to harm from construction. These sessile invertebrates will be relocated. An invertebrates salvage permit has been obtained from the DFO to conduct such work. • Salvaged sessile invertebrates will be relocated to disturbed substrate at a similar depth and tidal height within 20 m of the harvested location. Care will be taken to ensure that all bivalves are repositioned in an orientation such as to minimize time for resumption of their natural state (ie. bivalves will be oriented such that their posterior side is closer to the surface).

		<p>• Excavated stockpiles will be assessed by the EM for the presence of bivalves and if located will be salvaged.</p>
<p>Construction - cable placement on ocean floor</p>	<p>Potential impact to spawning fish and spawning habitat.</p> <p>The majority of the BC coastline has been identified as juvenile salmonid habitat.</p> <p>The risk of direct interaction with fish species during in water works is anticipated to be low due to the non-intrusive nature of the work (placement of cable on seabed and operating low speed vessels) and the mobility of the species.</p>	<p>Project funding requires a commitment to installation be completed by March of 2025. The schedule of installation is weather and regulatory permitting dependent and may be adjusted as the program progresses. The Project is continually pursuing regulatory and stakeholder authorizations and will target the earliest possible installation dates available.</p> <p>Landing construction will be completed over one to two days per site. Landing construction may occur outside DFO’s recommended least risk window for some sites within the respective area. Construction impacts are expected to be minimal and there will be a Qualified Environment Professional (QEP) or delegate, and Environmental Monitor (EM) on site at all times during construction. Peak herring and squid spawn periods will be avoided. However, if unforeseen Project delays occur resulting in construction occurring within these time periods, measures will be in place to observe for spawning activity. If spawning is observed the within the Project Study Area, works will be stopped and will not proceed until embryos have hatched.</p> <p>Where suitable forage fish (eg. Pacific herring, Surf Smelt) spawning habitat is present, a qualified environmental professional will conduct a forage fish egg survey in accordance with an accepted survey method prior to trenching within the intertidal zone. Based on avoidance of herring spawning season, no indications of spawning herring are anticipated. If forage fish spawning is detected, work will be suspended until no incubating embryos are present.</p>
<p>Construction - cable placement on ocean floor</p>	<p>Potential impact to marine mammals.</p> <p>The risk of physical interaction with marine mammals during in water works is anticipated to be low due to the low speed of operating vessels and the mobility of the species.</p>	<p>During all in water works, a 100 m exclusion zone will be established around the active work area for whales, dolphins and porpoises, unless the animal is resting or with a calf in which a 200 m exclusion zone applies. With the exception of killers whales where a 400 m exclusion zone will apply. A MMO will be present to monitor for any marine mammals entering exclusion zones during in water works. If a marine mammal is observed entering its</p>

<p>Construction - cable placement on ocean floor</p>	<p>The risk of physical interaction with marine mammals during in water works is anticipated to be low due to the low speed of operating vessels and the mobility of the species.</p>	<p>respective exclusion zone, a stop work will be implemented. Construction activities will only resume once the individual(s) has been confirmed to have left the exclusion zone or has not been sighted for a duration of 30 minutes. The aforementioned marine mammal exclusion zones comply with the approach distance requirements identified in the Marine Mammal Regulations.</p> <p>The MMO will also monitor for pinnipeds including harbour seals which may be encountered during Project work. It will be left to the discretion of the MMO if a work stoppage should be implemented upon observation of a pinniped. If the MMO deems Project work may cause direct harm to the individual or if the individual appears under distress a work stoppage will be implemented. Work may continue if pinnipeds enter the exclusion zone but are not considered to be at risk of harm from Project activities.</p>
<p>Construction - cable placement on ocean floor</p>	<p>Potential impact to marine mammals.</p> <p>Vessels may cause hydroacoustic noise with the potential to impact select marine mammal species such as Killer Whales by interfering with echolocation vital for foraging, communication, and navigation. The most substantial hydroacoustic disturbance anticipated during the installation of the fibre optic cable will be the noise generated by the vessel itself. Vessel noise is typically higher in frequency and lower in intensity than acoustics known to cause serious harm to marine mammals such as seismic airgun blasts and impact pile driving. The DFO's recommended mitigation measure for minimizing adverse hydroacoustic impact from vessels is to reduce the vessel speed.</p>	<p>Vessels will travel at less than 4 km/hr (2.2 knots) during construction operations to minimize engine noise and vessel wake. At this speed, personnel will have ample opportunity to observe and react to potential hazards on route.</p>

Add Field

Is the project (construction or operations phase) likely to increase erosion or sedimentation?

- Yes
- No

Describe the fish habitat on or near the project site, include potential impacts of the Project (e.g. stream crossings, water diversions, etc), including seasonal considerations, and plans to manage/mitigate effects.

Project Phase	Impacts	Proposed Mitigations / Management
<p>Construction - trench excavation in upland area and intertidal zone</p>	<p>Potential for erosion and release of sediment laden water from disturbed areas in upland and intertidal zone to cause increased turbidity in marine environment.</p>	<p>An ESC Plan has been developed. ESC mitigation measures include:</p> <ul style="list-style-type: none"> -- All work in the intertidal zone will be completed in the dry, above the water mark. Prior to initiating excavation in the intertidal zone, crews will review tidal forecasts and plan accordingly an appropriate length of trench to excavate such that the entire trench length can be backfilled prior to tidal inundation. If for any reason cable installation is delayed, trenches will still be backfilled and contoured prior to tidal inundation to prevent sediment stranding. - Swamp mats or equivalent will be used as necessary to reduce substrate compaction by machinery. - Overland surface water flowing towards the work area will be diverted and overland surface water leaving the work area will be collected/filtered using methods such as berms, ditches, sandbags and silt fencing. - ESC materials including polyethylene plastic, silt fencing, tarps, sand bags and straw mulch will be available onsite for use as prescribed by the EM - Any coarse material originally on the surface will be returned to the surface (ie. cobbles, driftwood) to retain underlying fines - Disturbed areas in the upland that were originally vegetated will be seeded with a suitable reclamation seed mix - Construction will be deferred during heavy precipitation <p>A Water Quality Monitoring Program has been developed. Components of the program include:</p> <ul style="list-style-type: none"> - Visual monitoring for turbidity plumes in the marine environment. - Observation of a turbidity plume triggering in situ water quality monitoring for turbidity within 10 m of the plume on an hourly basis until measurements meet BC Approved Water Quality Guidelines. - Background in situ turbidity measurements will be collected for comparison purposes. - Construction activity directly causing

		the increased turbidity will be halted immediately. - Water quality monitoring to be conducted by qualified EM.
Construction - cable with protective split pipe placed on seabed in low intertidal zone and subtidal zone	<p>Potential for resuspension of seabed floor sediment in low intertidal zone and subtidal zone.</p> <p>Split pipe (44 or 81 mm diameter) is anticipated to extend to 4 m below Chart Datum and then just cable (1.35 cm wide) beyond that.</p>	<p>An ESC Plan has been developed. ESC mitigation measures include:</p> <ul style="list-style-type: none"> • Cable with protective split pipe in the low intertidal and subtidal zones will be placed on the seabed surface (no trenching or burial required). • No personnel will be accessing the subtidal zone by foot. • Installation in the subtidal will only be complete during suitable high tides to ensure the skiff used for installation does not ground or prop scour.
Construction - placement of cable on seabed floor	<p>Potential for resuspension of seabed floor sediment in open ocean.</p> <p>Between landing sites, cable will be laid on the seabed surface via a cable lay vessel. Based on the slight diameter of the cable (1.35 cm), slow speed of installation (less than 4 km/hour) and non-intrusive method of installation (no trenching or burial) sedimentation of the seabed floor is expected to be minimal.</p>	<ul style="list-style-type: none"> • Cable will be laid at less than 4 km/hr.
Add Field		

Will the project (construction or operations phase) require water diversion?

- Yes No

Will the project threaten or endanger species at risk in the area?

[Species At Risk Act](#)

- Yes No

How and what mitigation is planned?

Project Phase	Impacts	Proposed Mitigations / Management
Construction - trench excavation in intertidal zone	<p>Potential impact to SARA listed Olympia Oysters (special concern) and Northern Abalone (endangered) during trench excavation in the intertidal zone causing direct impacts such as displacement, crushing or burial. Post construction, natural recolonization of the disturbed areas is expected and no permanent impacts are expected from the Project.</p>	<ul style="list-style-type: none"> • A SARA permit for relocation of Northern Abalone will be obtained by the DFO prior to any construction commencing. This permit will outline measures to protect Northern Abalone at landing sites exhibiting suitable habitat identified by a QEP. • The EM will conduct a sweep of the intertidal zone work corridor prior to any substrate disturbance to identify any Olympia Oysters (and other sessile

Project Phase	Impacts	Proposed Mitigations / Management
	<p>construction, natural recolonization of the disturbed areas is expected and no permanent impacts are expected from the Project.</p>	<p>invertebrates) susceptible to harm from construction. These sessile invertebrates will be relocated. An invertebrates salvage permit has been obtained from the DFO to conduct such work.</p> <ul style="list-style-type: none"> • Salvaged sessile invertebrates will be relocated to disturbed substrate at a similar depth and tidal height within 20 m of the harvested location. Care will be taken to ensure that all bivalves are repositioned in an orientation such as to minimize time for resumption of their natural state (ie. bivalves will be oriented such that their posterior side is closer to the surface). • Excavated stockpiles will be assessed by the EM for the presence of bivalves and if located will be salvaged.
<p>Construction - cable lay in subtidal zone</p>	<p>Potential impact to Olympia Oysters (special concern) and Northern Abalone (endangered).</p> <p>Benthic organisms in the subtidal zone may be impacted when the cable is laid on the seabed floor, however the magnitude of impact is anticipated to be minimal due to the area of disturbance being limited to the width of the split pipe casing (10 cm) and cable (1.35 cm). It is anticipated that the split pipe will extend out approximately 2 m below 0.0 m Chart Datum elevation. Beyond that, cable (1.35 cm width) will be laid. Placing the cable on the seabed (no burial or trenching) is a non-intrusive installation method that limits sediment disturbance.</p>	<ul style="list-style-type: none"> • A SARA permit for relocation of Northern Abalone will be obtained by the DFO prior to any construction commencing. This permit will outline measures to protect Northern Abalone at landing site exhibiting suitable habitat. Measures may include dive surveys to identify individuals within the construction footprint and relocation of individuals. <p>Cable installation in the subtidal zone will only be conducted during suitable high tides to ensure the skiff used for installation does not scour substrate or sensitive ecosystems.</p>

Add Field

5.0 Socio-Community

5.1 Land Use

Describe the current community setting on or near the project area, including the location of non-aboriginal and aboriginal communities or known use areas.

The undersea network traverses the major water ways of the BC coastline.
The landing sites for the cable are typically near communities where there is a need for high bandwidth services.
The footprint of the cable and conduit installation will be negligible and will not have any impact to the use of the land or sea floor.
Fishing practices that drag the sea floor could be in conflict with the cable installation.

The equipment in the back-shore area is one telecom cabinet 48inches x 48inches x 60inches, one power pole at 14 inches in diameter and one vault at 36" x 48" flush with the ground. This equipment is typically placed in a suitable design location based on (power availability, foot traffic, vehicle traffic, accessibility, and land ownership).

Lasqueti - Beach Access

5.1.1 Land Management Plans and Regional Growth Strategies

Are there any land and resource management plans, coastal plans, provincial, regional growth strategies or local government plans with zoning, or management policies or use restrictions in place that could limit or preclude your proposed use of the land? (Please refer to the [Union of BC Municipalities \(UBCM\)](#), and check the websites of the municipality, regional district or other organization with jurisdiction including your project area.)

Yes No

5.2 Socio-Community Conditions

5.2.1 Adjacent Users or Communities

Is the project likely to restrict public access, or the ability, or the ability of adjacent land owners or tenure holder to access their property or tenures?

Yes No

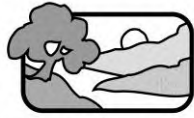
5.2.2 Existing Services

Provide a description any increased demand on fire protection and other health facilities and emergency services arising from your Project, including proposed management or mitigation measures.



This project will not result in any increased demands of any public services.

END OF FORM



DATE OF MEETING: October 21, 2024

TO: Lasqueti Island Local Trust Committee

FROM: Stephen Baugh, Island Planner
Northern Team

COPY: Warren Dingman, Manager of Compliance and Enforcement

SUBJECT: Land Use Bylaw Amendment Application – LA-RZ-2023.1
Applicant: John Carey and Tracee Carey
Location: LOT 62, SECTION 29, LASQUETI ISLAND, NANAIMO DISTRICT, PLAN 25495
(PID: 002-917-475)

RECOMMENDATION

1. That the Lasqueti Island Local Trust Committee proceed no further with land use bylaw amendment application LA-RZ-2023.1.

REPORT SUMMARY

This report presents information from the applicant, requested by the LTC, to support a bylaw amendment application. Based on the analysis provided in this report, staff recommend that the LTC proceed no further with the land use bylaw amendment application.

BACKGROUND

At their LTC meeting on March 4, 2024 the LTC made the following resolution:

LA-LTC-2024-001

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee requests that the applicant for LA-RZ-2023.1 work with planning staff to provide the following prior to the Local Trust Committee considering first reading of draft bylaws:

- a. Information on how land and water access to the dock will be legally secured in perpetuity for emergency services;
- b. Confirmation from the provincial approving authority of the correct crown lease tenure for an emergency dock; and
- c. Confirmation that the dock is sufficient for all emergency service providers who are proposed to use the dock.

Staff and two Trustees also conducted a site visit to the dock on July 15, 2024, photos are shown in Attachment 3.

ANALYSIS

Policy/Regulatory

Islands Trust Policy Statement:

Should the application advance to the bylaw drafting stage, staff will complete an Islands Trust Policy Statement (ITPS) directives checklist for the LTC to ensure the bylaw is consistent with the ITPS.

Official Community Plan:

An analysis of the Lasqueti Official Community Plan (OCP) was provided in a previous staff report and is included below as Attachment 2 – Policy Checklist. The OCP contemplates the addition of new docks in the M2 zone, it states private docks may be considered in the M2 zone on a site specific basis and that environmental and social effects must be addressed. In review of the other relevant OCP policies, staff analysis determines that this application is not supported by the OCP overall, and in particular is not supported by policies that relate to the maintenance of scenic views, the retention of flora and fauna along the foreshore, protection of the marine riparian area, the retention of the undeveloped character of the coastal area, and development on crown lands being compatible with conservation values. These are understood to be environmental effects.

Since the OCP explicitly states that private docks may be considered in the M2 zone, an OCP amendment is not required to facilitate this application. Instead, the staff analysis of OCP policies finds that the application does not address environmental effects which are interpreted through other relevant OCP policies. The LTC may consider other factors related to environmental and social effects, and in doing this if the LTC determines that this application does address environmental and social effects, then the application to amend the Land Use Bylaw could proceed.

Staff note that the review of OCP policies does consider the access to the dock on the shoreline of the subject property which is not strictly within the area subject of this rezoning. However, it is reasonable to consider these upland impacts as almost any use of the dock would require the access between the dock and the property, and this area is within the draft statutory right of way.

Land Use Bylaw:

The upland area of the subject property is zoned Land Based (LB), and the adjacent marine area is zoned Marine General (M2). Permitted uses in the M2 zone include moorage for non-commercial purposes and slipways. The definition provided in the LUB for “moorage” excludes docks:

“moorage” means the securing of a boat or vessel in a location by attachment to one or more anchors but specifically excludes the securing of a boat or vessel to a dock.

The M2 zone permits docks in ten specific locations, six of which are located on Lasqueti Island, and the remaining four are located on Bull, Boho, Jenkins and Sangster Islands. LUB amendments are required to permit a private dock in the marine area adjacent to the subject property.

Issues and Opportunities

The LTC requested three different pieces of information from the applicant:

- 1. How land and water access to the dock would be legally secured in perpetuity for emergency services.**

The applicant has suggested that legal access could be secured through a Statutory Right of Way (SRW) over their property and extending to the dock. A draft statutory right of way has been provided by the applicant, this would require legal review by Islands Trust and a cost recovery agreement with the applicant. This additional review should only be undertaken if the LTC intends to proceed with this application.

2. Confirmation from the provincial approving authority of the correct crown lease tenure for an emergency dock.

Staff have reached out to Provincial staff with the Ministry of Water, Land and Resource Stewardship with this question. Provincial staff have indicated that there would not be an issue with a dock permitted under the general permission guidelines to allow for use by emergency services, as proposed by the applicant.

3. Confirmation that the dock is sufficient for all emergency service providers who are proposed to use the dock.

To date, the applicant has not been able to provide confirmation from any emergency service providers that the dock would be sufficient for their needs. This means that the idea of the dock being used by emergency service providers remains uncertain as no groups have been identified for use of the dock or confirmed its suitability for their needs. Since these emergency providers would be identified in the SRW, and the providers cannot be confirmed, then the emergency access could not be legally secured until at minimum one group is identified and confirms the access is useful and suitable.

Statutory Right of Way and Emergency Services

The applicant has proposed a way to address the social effects of the dock by providing a community benefit of allowing the dock to be used by emergency services, and proposing the use of the dock for this purpose could be accomplished through granting a SRW in favour of Island Trust. The draft SRW provided by the applicant grants access to the dock and the driveway for emergency response training and access by responders to Lasqueti Island. However, despite the applicant's efforts, there is no confirmation that any emergency services providers would have interest in using the dock, or that the dock and its access would meet their needs.

In addition, the SRW should not be granted solely in favour of Islands Trust because Islands Trust does not have jurisdiction to offer emergency response and does not conduct this training. Instead, an alternative group providing emergency services to Lasqueti would need to be identified and confirm that the dock and its access are suitable for their needs. Since no groups have been identified for this purpose, the proposed option of a SRW would not offer a community benefit to address the social effects of the dock.

Rationale for Recommendation

Based on the information and analysis above, staff recommend the LTC proceed no further with this application as it does not appear to address environmental or social effects. Review of environmental policies in the OCP have also identified that the application is not supported by policies that relate to the maintenance of scenic views, the retention of flora and fauna along the foreshore, protection of the marine riparian area, the retention of the undeveloped character of the coastal area, and development on crown lands being compatible with conservation values.

ALTERNATIVES

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

1. Proceed with the application

The LTC may proceed with consideration of the bylaw amendment application and request staff to draft an amendment bylaw for consideration of First Reading. Staff also recommend the LTC consider whether to hold a Public Hearing for the bylaw. Recommended wording for the resolutions are as follows:

1. *That the Lasqueti Island Local Trust Committee request staff to draft amendments to the Lasqueti Island Land Use Bylaw for consideration of First Reading to permit a private dock at the adjacent marine area of LOT 62, SECTION 29, LASQUETI ISLAND, NANAIMO DISTRICT, PLAN 25495.*

And include the following motion if LTC determines a Public Hearing is not necessary:

2. *That the Lasqueti Island Local Trust Committee request staff to give notice of First Reading, in accordance with section 467 of the Local Government Act, of the proposed Bylaw No. 103 cited as "Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 1, 2024".*

2. Request additional information

The LTC could request additional information from the applicant. If the LTC selects this alternative, the LTC should identify what information they wish the applicant to provide in the resolution. Recommended wording for the resolution is as follows:

1. *That the Lasqueti Island Local Trust Committee request that the applicant submit to the Islands Trust [specify information required].*

NEXT STEPS

Should the LTC proceed with the staff recommendation, the file will be closed and the applicant will be reimbursed a portion of the application fee. Islands Trust Bylaw Compliance & Enforcement will resume enforcement action.

Submitted By:	Stephen Baugh, Island Planner	October 10, 2024
Concurrence:	Renée Jamurat, RPP MCIP	October 10, 2024

ATTACHMENTS

1. Site Context
2. Policy Checklist
3. Photographs and Plan
4. Draft Statutory Right of Way

ATTACHMENT 1 – SITE CONTEXT

LOCATION

Legal Description	LOT 62, SECTION 29, LASQUETI ISLAND, NANAIMO DISTRICT, PLAN 25495
PID	002-917-475
Civic Address	Lot 62 Spring Bay Rd, Lasqueti Island

LAND USE

Current Land Use	Upland lot vacant, dock adjacent to lot.
Surrounding Land Use	Residential, Marine to the East.

HISTORICAL ACTIVITY

File No.	Purpose
LA-RZ-2020.1	LUB amendment application to permit a dock.

POLICY/REGULATORY

Official Community Plan Designations	Upland: Land Based (LB) Water: Marine (M) There are no Development Permit Areas designated on or near this lot. A full analysis of the applicable OCP policies is provided in Attachment 2.
Land Use Bylaw	Upland: Land Based (LB) Water: 4.15. MARINE GENERAL (M2) (1) Permitted Uses The uses permitted in Section 4.14 plus the following uses and no others are permitted in the Marine General zone: (a) Moorage for non-commercial purposes, (b) Slipways, (c) Private docks of the sizes specified at the following locations only: Application proposes to amend LUB by adding the dock’s location under 4.15(1)(c).
Other Regulations	Fisheries Act – Development may not result in a harm to fish or fish habitat. BC Crown Lands General Permission for private moorage: General Permission Checklist and Interpretive Guide applies to docks constructed under the General Permission rules, this includes the requirement that all docks constructed under the General Permission meet local government bylaws.
Covenants	None

Bylaw Enforcement	LA-BE-2019.3 – Regarding the construction of a non-permitted dock in the M2 zone.
-------------------	---

SITE INFLUENCES

Islands Trust Conservancy	The proposal does not directly affect an Islands Trust Conservancy Board (ITC) –owned property or conservation covenant, nor directly affects a property adjacent to an ITC-owned property or conservation covenant. Referral to ITC for comment is not required.
Species at Risk	None mapped
Sensitive Ecosystems	<u>Upland</u> : Secondary Class Mature Forest, Tertiary Class Wetland <u>Marine</u> : Eelgrass beds (Flat, Continuous and Flat, Patchy) mapped within Scottie Bay area, Forage Fish (Surf Smelt/Pacific Landlance) mapped within Scottie Bay area.
Hazard Areas	None mapped
Archaeological Sites	RAAD mapping does not indicate an archaeological site. There is a registered archaeological site mapped within 200m of the subject property. Notwithstanding the foregoing, and by copy of this report, the owners and applicant should be aware that there is still a chance that the lot may contain previously unrecorded archaeological material that is protected under the <i>Heritage Conservation Act</i> . If such material is encountered during development, all work should cease and Archaeology Branch should be contacted immediately as a <i>Heritage Conservation Act</i> permit may be needed before further development is undertaken. This may involve the need to hire a qualified archaeologist to monitor the work.
Climate Change Adaptation and Mitigation	n/a
Shoreline Classification	Boulder/Cobble Beach

ISLANDS TRUST POLICY STATEMENT

To be reviewed at the time that draft bylaw amendments are presented to the LTC.

LASQUETI ISLAND OFFICIAL COMMUNITY PLAN BYLAW No. 77, 2005

OCP Objective/Policy	Complies	Planner Comments
3.6 Environmental Management		
Policy 3 Lasqueti Island's rural marine landscape and scenic views should be maintained and protected.	No	Development of the foreshore, including dock facilities, associated land clearing and placement of fill near the foreshore, may impact the rural marine landscape and scenic views.
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 acceptable to Fisheries and Oceans Canada, Ministry of Sustainable Resource Management, and the Ministry of Water, Land and Air Protection.	Unknown	This application is retroactive and it is uncertain whether material discharged into the water, and if mitigative design and construction measures were used. A survey has been provided showing that the fill and retaining wall have been moved so that they no longer encroach into the foreshore.
Policy 9 Native flora and fauna should be retained to protect natural habitats of local significance along the foreshore and in the intertidal areas.	No	Applicant has provided a Post Construction Impact Assessment by Aquaparian Environmental Consulting Ltd., dated November 10, 2020 that states some areas impacted by development "...had been sparsely populated by sea asparagus which is expected to recolonize from adjacent areas and root material in the disturbed area." The report also states, "Marine habitat conditions are deemed to be low quality with limited species abundance and diversity."
Policy 10 The marine environment, including associated riparian areas, should be adequately protected from unreasonable adverse effects or inadequate mitigation measures resulting from development.	No	The Post Construction Impact Assessment by Aquaparian Environmental Consulting Ltd., dated November 10, 2020 states the, "...installation of the dock and dirt access have not resulted in a negative impact to marine habitat that would result in an impairment to the habitat's capacity to support one or more life processes of fish." Impacts beyond the

		<p>habitat capacity to support the life process of fish are beyond the scope of the Aquaparian report.</p> <p>The marine riparian area adjacent to the foreshore has been cleared and fill has been placed in order to allow for an access road.</p>
<p>Policy 12 Designation and regulation of the foreshore and marine coastal areas should be designed to preserve and protect the natural environment and character and should recognize the need to dedicate areas of the foreshore for the following purposes:</p> <ul style="list-style-type: none"> • to provide for access; • to protect existing mariculture uses; • to encourage low impact public uses on and along the foreshore; • to provide for public transportation services; • to maintain public access to shellfish; • to retain the undeveloped character of the marine coastal area; • to protect marine coastal habitats for conservation purposes; • to provide for commercial and industrial uses; and • to retain representative areas of natural foreshore. 	<p>No</p>	<p>The LUB currently permits private docks in the M2 zone at 10 locations; 6 of which are located on Lasqueti Island (the other 4 docks being on Bull, Boho, Jenkins and Sangster Islands).</p> <p>Works completed to date at this location have provided for private access and altered the undeveloped character of the marine coastal area.</p> <p>The LTC is asked to consider permitting a private dock providing access to the adjacent upland.</p>
<p>Policy 13 The type and use-level of foreshore and coastal water areas can significantly influence the rural/marine character of Lasqueti Island. Uses of Crown foreshore and water areas must be authorized by the appropriate Provincial Ministry, comply with the provisions of the <i>Navigable Waters Protection Act</i> administered by the Coast Guard, and also comply with the bylaws of the Local Trust Committee.</p>	<p>TBD</p>	<p>The LTC is asked to consider a rezoning application to permit a private dock providing access to the adjacent upland as current regulations in the Lasqueti Island Land Use Bylaw do not permit a dock at this location.</p> <p>The Lasqueti Island Local Trust Area is not within a designated application-only area, and is subject to the provincial General Permission for the use of Crown land for private moorage. A Crown land application is not required provided a dock is constructed in accordance with the terms and conditions in the General Permission. Under the General Permission, non-compliance with local government bylaws and modification of the foreshore (including placement of new fill) would make the dock ineligible for General Permission. However,</p>

		<p>Provincial staff have stated that since a survey confirms the fill does not extend beyond the natural boundary of the sea the dock could be considered under the general permission guidelines should the appropriate zoning be in place.</p> <p>It is the property owner's responsibility to comply with provincial and/or federal regulations.</p>
3.7 Community Servicing and Utilities		
<p>Policy 15 Private docks may be considered on a site specific basis in the Marine General (M-2) zone. In considering an application for a dock, environmental and social effects must be addressed. Structures should not be sited or extended towards the sea beyond 37 metres (120 feet) from the surveyed high water mark or where no plan exists, from the natural boundary of the sea.</p>	<p>LTC direction required</p>	<p>Aerial photos indicate this area of Scottie Bay to be well-used by other marine vessels, including the presence of other existing docks within the M2 zone in this area of Scottie Bay.</p> <p>There is a commercial dock within a Crown lease area to the southeast of the subject property, in an area zoned M5.</p> <p>The Post Construction Impact Assessment by Aquaparian Environmental Consulting Ltd., dated November 10, 2020, indicates there are many boats anchored or moored together in Scottie Bay as it is a natural harbour. The assessment also notes that the habitat conditions were found to be relatively low likely as a result of the enclosed nature of the bay and the large number of moored boats.</p> <p>The effects of the dock are not consistent with other OCP policies regarding the environment including the protection of scenic views, retention of flora and fauna along the foreshore, and the protection of marine riparian areas.</p> <p>It is uncertain what the social effects of the proposed dock are and how they will be addressed.</p> <p>The existing dock does not extend towards the sea beyond 37 metres.</p>
<p>Policy 16 In order to reduce the overall number of docks located along the foreshore, and thereby alleviate the ecological damage that can be caused by the proliferation of docks, private boat</p>	<p>TBD</p>	<p>Application is for a private dock.</p> <p>Applicant has provided a report confirming the installation of the dock has "...not resulted in a negative impact to marine habitat that</p>

<p>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 <i>Fisheries Act</i>, for review.</p>		<p>would result in an impairment to the habitat’s capacity to support one or more life processes of fish.”</p>
<p>3.8 Crown Lands</p>		
<p>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.</p>	<p>No</p>	<p>The fill that was placed on the shoreline, beyond the natural boundary of the sea, has now been removed from the foreshore. Applicant has submitted a Survey showing that the road construction or fill no longer encroaches beyond the natural boundary of the sea. The dock and ramp encroach into Crown Lands.</p> <p>Lasqueti OCP Goals include conservation of foreshore areas and the following objective is stated in Section 3.6 regarding the conservation of foreshore areas: “to encourage and promote the protection of foreshore and marine areas for public enjoyment, public access and conservation.”</p>
<p>3.9 Climate Change Adaptation and Mitigation</p>		
<p>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. This 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,</p>	<p>N/A</p>	<p>For LTC information, this criteria has not been developed.</p>

and the long term potential for the development to result in a decreased footprint on the landscape.		
--	--	--

ATTACHMENT 3 – PHOTOGRAPHS AND PLAN

PHOTOGRAPHS



Attachment 4

TERMS OF INSTRUMENT - DRAFT

STATUTORY RIGHT OF WAY

BETWEEN:

JOHN ARTHUR CAREY AND TRACEE LYNN CAREY
"Grantors")

(the

AND:

LASQUETI ISLAND LOCAL TRUST COMMITTEE

(the "Trust")

RECITALS:

- A. The Grantors are the legal and beneficial owner of: PID: 002-917-475, Lot 62, Section 29, Lasqueti Island, Nanaimo District, Plan 25495 (the "Lands").
- B. The Lasqueti Island Local Trust Committee requires the Grantors provide emergency personnel and vehicle and boat access over that portion of the Lands set out on the plan attached with dock access and grant the Trust a Section 218 Statutory Right of Way over the Right of Way as set out on the plan attached (the "Emergency RIGHT OF WAY").
- C. This Statutory Right of Way is necessary for the operation and maintenance and safety of the Trust undertaking.
- D. Section 219 of the Land Title Act provides that a covenant, whether of negative or positive nature, may be granted in favour of the Trust and may include one or more of the following provisions:
 - (i) in respect of the use of land or the use of a building on or to be erected on land;
 - (ii) that land is to be built on in accordance with the covenant;
 - (iii) that land is not to be used, built on or subdivided; and/or
 - (iv) that land or specified amenities be protected, preserved, conserved, maintained, enhanced, restored or kept in their natural or existing state.

THIS AGREEMENT is evidence that in consideration of ten dollars (\$10.00) paid by the Trust to Grantors, and other good and valuable consideration (the receipt and sufficiency of which the Grantors hereby acknowledge), the Grantors grant to and covenant with the Trust as follows:

1. Pursuant to s. 218 of the Land Title Act, the Grantors hereby grant and convey to the Trust, in perpetuity and at all times, its workers, licensees, employees, agents, subcontractors and invitees carrying out their duties and obligations as emergency responders only the full, free and uninterrupted right, license, liberty, privilege, easement and Statutory Right of Way in common with the Grantors over the Emergency RIGHT OF WAY:

- (a) to enter, go, pass and re-pass over, on, in, along and over the Emergency RIGHT OF WAY with or without motorized equipment for the purpose of emergency response training and access by responders to Lasqueti Island;
- (b) to utilize the dock facility owned and installed adjacent to the owners foreshore as set out on the plan attached;

(c) to do those acts which acting reasonably are in the opinion of the Trust incidental to the foregoing.

2. Pursuant to Section 219 of the Land Title Act, the Grantors covenant and agree with the Trust in respect of the use of the Lands:

(a) to not use the Emergency RIGHT OF WAY in a manner to frustrate, block or impeded the use of the Right of Way by the Emergency Responders;

(b) to ensure that the Trust will always have unobstructed, clear and passable access from municipal roads to the Emergency RIGHT OF WAY;

(c) to clean, maintain, repair, replace and restore the Emergency RIGHT OF WAY and dock.

(d) should the Grantors omit, fail or neglect to carry out one of its obligations contained in this Agreement or do some act contrary to its obligations contained in this Agreement, within 14 days' after receipt by the Grantors of written notice from the Trust given in the manner provided in this Agreement requiring the default to be cured, to permit the Trust to enter the Emergency RIGHT OF WAY and rectify such default to the extent considered necessary by the Trust, and to pay the cost of the Trust.

(e) to execute all further documents and things for the better assuring unto the Trust of the Statutory Right of Way and section 219 covenant granted by this Agreement; and

(f) to permit the Trust to peaceably hold and enjoy the rights granted by this Agreement. This section 219 covenant will charge and run with the Lands and will be binding upon the owners from time to time of the Lands and their respective heirs, executors, administrators, trustees and successors.

3. The Trust covenants and agrees with the Grantors to:

(a) use the Emergency RIGHT OF WAY for emergency access only and cause no unnecessary damage or disturbance to the Grantors, the Lands or any improvement on the Lands;

(b) not bury, debris or rubbish or contaminants within the Right of Way area.

(c) exercise reasonable care in the circumstances not to damage the Lands or dock or any improvements on the Lands and if the City should cause any such damage as a result of not taking such reasonable care in the circumstances, to restore such damage to the Lands or improvements thereon to as close to their pre-damaged conditions as is reasonably practical with reasonable dispatch or where the Trust deems restoration to be impractical, reimburse the Grantors for all damage the Trust has caused but not restored.

(d) to fully indemnify and hold harmless the Grantors from any injury, loss or damage that may occur to the Trust personnel or equipment utilizing the RIGHT OF WAY for their purposes set out herein.

4. No right granted to or reserved by the Trust in this Agreement shall require the Trust to clean, repair or maintain the Emergency RIGHT OF WAY.

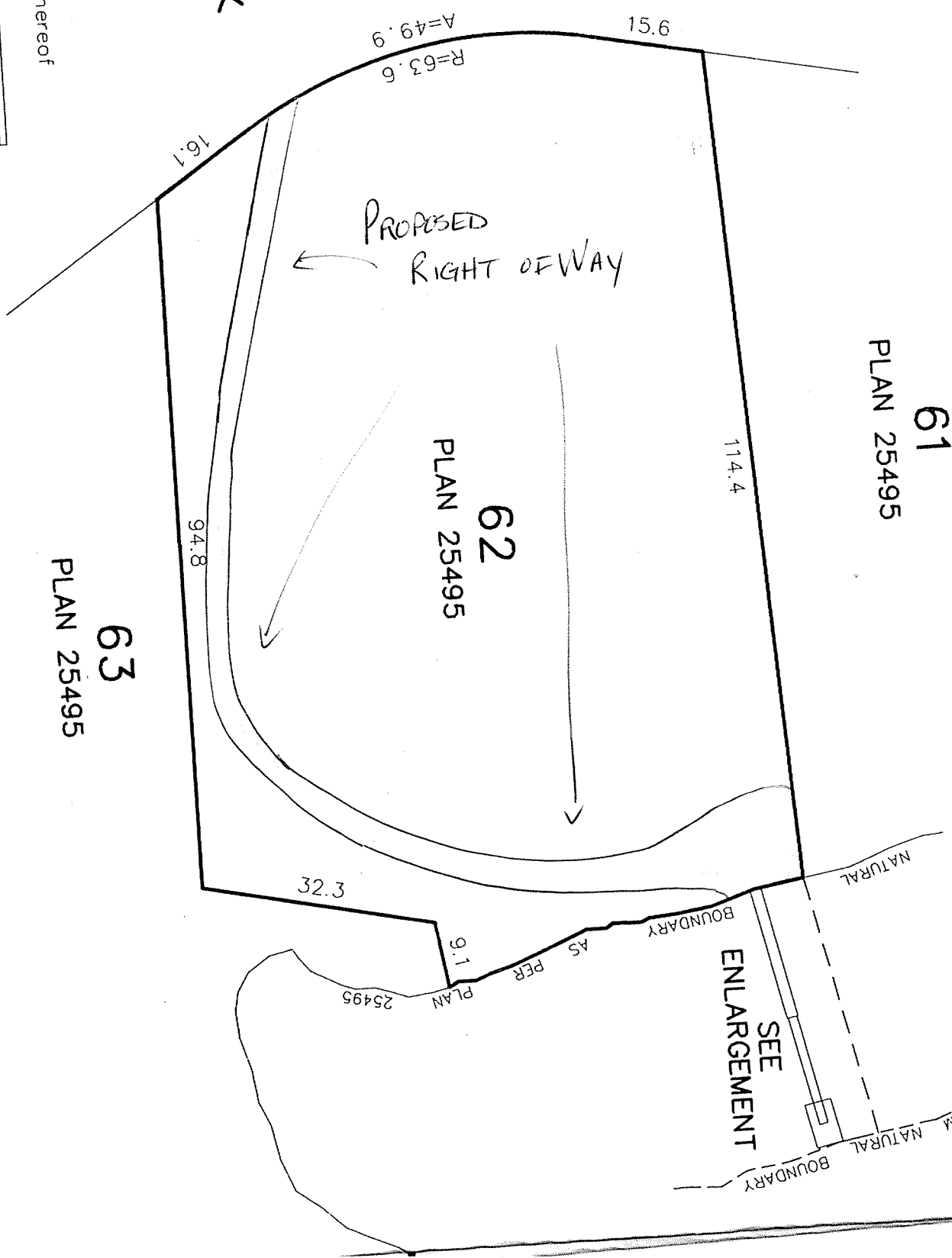
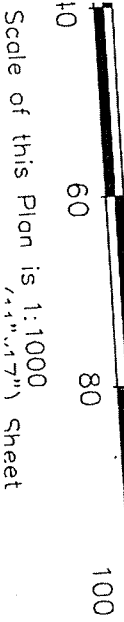
5. The Grantors shall, after execution of this Agreement by it, at the expense of the Grantors, do or cause to be done all acts reasonably necessary to grant priority to this Agreement over all charges and encumbrances registered against the title to the Lands in the Land Title Office save and except those as have been specifically approved in writing by the Trust or have been granted in favour of the Trust.
6. Nothing contained or implied in this Agreement shall prejudice or affect the rights and powers of the Trust in the exercise of its functions under any public or private statutes, bylaws, order and regulations, all of which may be fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the parties.
7. Waiver of any default by either party shall not be deemed to be a waiver of any subsequent default by that party.
8. Any notice to be given pursuant to this Agreement must be in writing and may be delivered personally or sent by prepaid mail. The addresses of the parties for the purpose of notice are the addresses hereinbefore set out, in the case of the Trust addressed to the attention of the Trust Clerk and in the case of the Grantors addressed to the attention of the Grantor. If notice is delivered personally, it may be left at the relevant address in the same manner as ordinary mail is left by Canada Post and is to be deemed given when delivered. If notice is mailed, it is to be deemed given 10 days after mailing by deposit at a Canada Post mailing point or office. In the case of any strike or other event causing disruption of ordinary Canada Post operations, a party giving notice must do so by personal delivery as provided in this section. Any party may at any time give notice in writing to the other of any change of address and from and after the receipt of notice the address therein specified is to be deemed to be the address of such party for the giving of notice.
9. Wherever the singular or masculine is used in this Agreement, the same is deemed to include the plural or the feminine or the body politic or corporate as the context so requires.
10. Every reference to each party is deemed to include the heirs, executors, administrators, successors, assigns, employees, agents, officers and invitees of such party wherever the context so requires or allows.
11. Nothing in this Agreement grants to the Trust any interest in the riparian or littoral rights of the Grantors to the Lands which may accrete to the Lands.
12. If any section, subsection, sentence, clause or phrase in this Agreement is for any reason held to be invalid by the decision of a court of competent jurisdiction, the invalid portion is to be severed and the decision that it is invalid does not affect the validity of the remainder of this Agreement.
13. This Agreement shall enure to the benefit of and be binding on the parties despite any rule of law or equity to the contrary.
14. Despite anything contained in this Agreement, neither the Grantors named herein nor any future owner of the Lands or any portion of the Lands shall be liable under any of the covenants and agreements contained herein where such liability arises by reason of an act of omission occurring after the Grantors named herein or any future owner ceases to have a further interest in the Lands.

END OF DRAFT DOCUMENT

DRAFT

SPRING BAY ROAD

in Metres and decimals thereof
(is otherwise noted)



From: [farenwolfe](#)

Sent: Thursday, July 11, 2024 12:50 PM

To: Lasqueti Island Local Trust Committee <LasquetiIslandLocalTrustCommittee@islandstrust.bc.ca>

Cc: Mikaila Lironi <mlironi@islandstrust.bc.ca>; timpeterson24@yahoo.com

Subject: Lasqueti advisory planning commission July 10 meeting

To whom it may concern,

I attended the Lasqueti Island Advisory Planning Commission meeting last night (July 10, 2024). I want to acknowledge the wonderful volunteer work the commission members do on behalf of the community; it is no small task. That said, I write to air a concern of a break in protocol that occurred about half way through the 2.5 hour meeting. A member of the public, which I later understood to be the applicant for the contentious private dock in Scotty Bay, interrupted the meeting even though it was made clear that the public was only there to listen. He did not identify himself. He acknowledged he knew he shouldn't be speaking as he approached the commission and handed Chair Garside a word document with comments to the effect of (I'm paraphrasing here) 'this is what you should be focusing on'. The Chair read it and said it was a section of the OCP that related to private docks. The APC then continued on with its discussion.

I approached Chair Garside after the meeting was formally concluded and asked why the protocol had been broken. She acknowledged it was broken but that the document was part of the OCP which they already had at their perusal, otherwise it would have been rejected. I pointed out that she didn't know what the document was when she accepted it and if the person handing it in was associated with the private dock, it can be perceived as a conflict of interest. As an observer, it appeared that the commission, by receiving his document, condoned his behaviour especially in light of his verbal comments. It was incredibly frustrating to witness this behaviour and not call it out as improper as it was happening; in respect of the protocol I kept quiet until the meeting adjourned. What I find particularly galling is that I see this person's lack of respect for APC protocol as a repetition of their actions with respect to their private dock application; he knowingly built a dock without following the protocol for doing so. This has led to a high level of contention and conflict in our community to the point that one of the APC members refused to take part in the discussion because of feelings of being pressured and threatened. This is an even greater reason why the protocol should have been adhered to. No one should be approaching the APC members while the meeting is in session. 80 people had the consideration to follow the rules and hand in written submissions prior to the meeting; why should he be any different?

In speaking to the Chair, I understand that this incident was simply a mistake and not intentional. Chair Garside worked incredibly hard under challenging conditions to keep the commission discussion focused on the topic at hand. I appreciated that she kindly received my comments and understood the optics from my perspective. I did inform her that I would be sending an email regarding this matter.

I respectfully ask that an acknowledgement of the break in protocol occur at the next meeting with clarification that this person's written submission was not formally accepted. I also ask for assurance that this kind of behaviour won't be allowed to happen again in the future.

Thank you kindly,

Faren Wolfe

Sent using Hushmail



BRIEFING

To: All Local Trust Committees
Bowen Island Municipality

For the Meeting of: Next Available Meeting

From: Trust Area Services

Date Prepared: August 19, 2024

SUBJECT: Dark Sky Principles Adoption Advocacy

PURPOSE: To provide all local trust committees and Bowen Island Municipality with an RFD prepared by North Pender Trustee Morrison regarding Dark Sky Principles, and inviting LTCs and BIM to notify Trustee Morrison of interest in initiating conversations with relevant regional districts about adopting Dark Sky Principles.

BACKGROUND: At its June 2024 regular meeting, Trust Council received a request for decision from Trustee Morrison of North Pender Island regarding Dark Sky Principles. Trust Council passed the following resolution:

TC-2024-062

That Trust Council communicate to all Local Trust Committees to notify Trustee Morrison of interest to collectively engage in conversations around Dark Sky Principles Adoption with relevant Regional Districts.

ATTACHMENT(S):

- 1) Request for Decision: Dark Sky Principles Advocacy (June 18, 2024)

FOLLOW-UP: If LTCs or Bowen Island Municipality wish Islands Trust Council to pursue further discussion about Dark Sky Principles they should pass a resolution notifying Trust Morrison of their interest. An example resolution is as follows:

That [Island Name] Local Trust Committee/Bowen Island Municipality direct staff to notify Trustee Morrison of [Island Name] Local Trust Committee's/Bowen Island Municipality's interest in pursuing further exploration of policy and advocacy options relating to Dark Sky Principles.

Prepared By: Senior Policy Advisor, August 20, 2024

Reviewed By/Date: Director, Trust Area Services, August 21, 2024



REQUEST FOR DECISION

To: Trust Council

For the Meeting of: June 18, 2024

From: Trustee Morrison

Date Prepared: May 24, 2024

SUBJECT: Dark Sky Principles Adoption Advocacy

RECOMMENDATION FOR IMMEDIATE ACTION:

1. That Trust Council communicate to all Local Trust Committees to notify Trustee Morrison of interest to collectively engage in conversations around Dark Sky Principles Adoption with relevant Regional Districts.
2. That Trust Council encourages Trustees to work with their communities to develop and build awareness of the principles of Dark Sky International and encourage voluntary adoption of the principles of Dark Sky International.

RECOMMENDATIONS FOR FUTURE CONSIDERATION:

3. The Trust Council clarify its jurisdiction to control nighttime illumination in all contexts within the Trust Area for Official Community Plan and Bylaw adoption and enforcement across the Trust Area.
4. The Trust Council adopt and promote the principles of Dark Sky International.

CHIEF ADMINISTRATIVE OFFICER COMMENTS:

PURPOSE:

To protect and promote public and ecological health, safety, and welfare, quality of life, and the ability to view the night sky.

BACKGROUND:

“Over lighting” from dusk on into the darkness is a growing problem as it interferes with/pollutes the night sky, poses an annoying and invasive nuisance to neighbours, is harmful to wildlife who depend on darkness, and is a waste of electricity. May come from freighters in the region or from residential, industrial, or other land use related lighting not directed at ground or properly shielded.

Critical considerations with resources:

- Night skies are an important natural resource requiring protection. Action is being taken across a variety of contexts and scales globally, many of which are simple to enact.
 - [Dark Sky International Principles](#)
 - [How can you help preserve the night sky?](#)
 - [Model Lighting Ordinance](#)
 - [Vancouver Bylaw 10.2.2.10 Lighting in Residential Buildings](#)
- Night skies promote healthy humans and wildlife.
 - [Let's Talk Science – Light Pollution](#)
- Within the Trust Area, action has also been taken.
 - Example of regulation: [Bowen Island Municipality Bylaw No. 272, 2010 re protection of night sky](#)

The outstanding question is: How can non-municipal jurisdictions of the Trust Area provide protection for Night Skies?

Some regulation may be considered around:

- External lighting of buildings, gardens and driveways that is left on all night.
- External lighting of any building or grounds when it is not downward cast.
- Indoor lighting in accessory buildings not shaded that is left on during some or all of night.
- Indoor lighting of residences facing neighbouring residences that is not shaded.

Such regulation might involve regulation on:

- the type of lighting that is appropriate (e.g. energy efficient),
- the strength of light (low lighting versus high wattage lighting)
- the direction of lighting so as not to throw light off to neighbours or animals (e.g. downward cast)
- the length of time for certain types of lighting to be used (to depend on purpose with a view to limiting unnecessary or excessive accessory uses in particular), and
- means of enforcement of any regulations

In our role as a coordinator of jurisdictional overlapping authorities within the Trust Area, we need to get into conversation with multiple levels of government on this issue to provide clarity and enforcement on this issue as desired within communities and to support the mandate of preserving and protecting the unique amenities and environment of the Trust Area.

IMPLICATIONS OF RECOMMENDATION:

ORGANIZATIONAL:

FINANCIAL:

POLICY:

IMPLEMENTATION/COMMUNICATIONS:

FIRST NATIONS:

OTHER:

Circulated to MLA Adam Olsen and MP Elizabeth May.

RELEVANT POLICY(S):

ATTACHMENT(S):

RESPONSE OPTIONS

Recommendation:

Alternative:

Prepared By: Trustee Morrison in consultation with and at the request of community members.

Reviewed By/Date:



File No.: Policy Statement
Amendment Project (PSAP)

DATE OF MEETING: Fall 2024

TO: Local Trust Committees
Bowen Island Municipality

FROM: Trust Area Services

SUBJECT: Phase 4 Community Engagement Options - Policy Statement Amendment Project (PSAP)

RECOMMENDATION

1. That [*name of LTC/Bowen Island Municipality*] select Engagement Option(s) [*Insert option #s here*] for Phase 4 community engagement about the new draft Islands Trust Policy Statement.

REPORT SUMMARY

The purpose of this report is to provide local trust committees (LTCs) and Bowen Island Municipality (BIM) with the opportunity to advise Trust Council which, if any, local public engagement activities the LTC/BIM would prefer used to seek community input to inform the LTC's/BIM's referral response to Trust Council about the draft new Policy Statement. Trust Council will refer the new Policy Statement to LTCs and Bowen Island Municipality for comment once Trust Council has provided approval in principle.

The project work plan anticipates that virtual and on-island engagement will take place between May and October 2025.

BACKGROUND

Through approval of the Policy Statement Amendment Project Charter, Islands Trust Council has confirmed its intent to support a six-month local engagement window once Trust Council grants the draft Policy Statement approval in principle.

The project charter for the Policy Statement Amendment Project envisions Phase 4 engagement taking place simultaneously at the federation-wide and local trust area/Bowen Island levels. At the federation-wide level, the following engagement activities are planned:

- A survey¹, available both online and in hard copy that can be picked up at key locations on the islands; and
- An online workshop open to all that wish to attend.

¹ There will be an opportunity for people to phone in their answers to the survey as well.

Options for on-island engagement are laid out in the table below.

This will be the fourth time that local communities have been engaged as part of the Policy Statement Amendment Project. Information about previous engagement phases is available in the “Project Library” on the [Islands 2050 webpage](#).

ANALYSIS

On-Island Engagement Options

Option Number	Option Type	Option Description	Trust Area Services Staff Participation	Option Cost (from PSAP budget)
1.	No formal on-Island engagement	LTC/BIM receives the draft policy statement and develops a referral response based on their own perspectives or information gathered informally in the community ²	N	\$0
2.	Town Hall during regular LTC/BIM meeting(s)	LTC/BIM allocates time within one or more regular LTC meetings to hear views of community members	N	\$0
3.	LTC/BIM-led Community Information Meeting prior to regular LTC meeting	LTC/BIM requests and advertises Community Information Meeting to be held on regular LTC/BIM meeting day specific to the draft new Policy Statement	N	\$XXX (advertising) \$XXX (engagement materials)
4.	Staff-led Community Information Meeting prior to regular LTC/BIM meeting	LTC/BIM requests and advertises for Community Information meeting to be held on regular LTC/BIM meeting day specific to the Policy Statement	Y	\$XXX (advertising) \$XXX (engagement materials)
5.	Staff-led Community Information Meeting outside of regular LTC/BIM meeting ³	LTC requests and advertises for special meeting to be held specific to the Policy Statement	Y	\$XXX (advertising) \$XXX (engagement materials) \$XXX (hall rental + catering) \$XXX (minute taker)

² Trustees are welcome to convene informal gatherings at their own cost, but use of project funds requires a more formal structure (minute taker/recorder etc).

³ On-Island engagement events that involve TAS staff will likely involve total overtime, travel, and potentially accommodation costs in the order of between \$250 and \$1,000.

6.	Staff-run info booth	Staff set up a booth at a popular community hub to share information about the PSAP and gather feedback for presentation to LTC/BIM	Y	\$XXX (advertising) \$XXX (engagement materials)
7.	Staff-run info booth on the ferry	Staff set up a booth on the ferry to share information about the PSAP and gather feedback for presentation to LTC/BIM	Y	\$XXX (advertising) \$XXX (engagement materials)

Issues and Opportunities

Need for Local Engagement

LTCs/BIM considering Phase 4 local engagement for the Policy Statement Amendment Project should consider the nature of the information they hope to receive to inform their referral response. LTCs/BIM are under no obligation to pursue on-island engagement if they are satisfied they can comment on the draft Policy Statement without it. A survey option will be available to on-island residents regardless of an LTC's/BIM's on-island engagement selection.

Project Budget

Subject to Trust Council approval, the anticipated budget for Phase 4 on-island community engagement is \$20,000. This is not sufficient for staff-supported engagement on all 13 large islands or associated islands. Once all LTCs/BIM have submitted their engagement requests, staff will review the nature of each request, and if it does not seem feasible to deliver the type of engagement requested with the existing budget, staff will advise Executive Committee and propose options and alternatives.

Rationale for Recommendation

The purpose of this report is to solicit LTC/BIM direction so Trust Area Services staff can prepare appropriate opportunities and materials in support of local trust committee engagement on the Policy Statement. The content of any recommendations is at the LTC's/BIM's discretion.

ALTERNATIVES

1. Request alternative approach to engagement

The LTC/BIM may have ideas for local engagement that staff have not included above. If this is the case, and provided such ideas are feasible within both project budget and timeline, then LTC/BIM may request this approach. If this is the case, the following resolution is appropriate :

That the [name of LTC/Bowen Island Municipality] requests the following form of local engagement for Phase 4 community engagement about the new draft Policy Statement

NEXT STEPS

Staff will collate the on-island engagement requests of all LTCs/BIM and assess them for feasibility relative to project budget and staff resources. Depending on the results of that assessment, staff will draft a public engagement plan and schedule for Trust Council approval and/or seek direction from Executive Committee if LTC/BIM requests exceed budget or resourcing limits.

Submitted By:	Jason Youmans, Senior Policy Advisor	September 26, 2024
Concurrence:	Clare Frater, Director, Trust Area Services	October 2, 2024

ATTACHMENTS

- 1. Policy Statement Amendment Project Charter V9

Policy Statement Amendment Project - Project Charter V9

Purpose To support Trust Council’s update of the Islands Trust Policy Statement bylaw, incorporating feedback from Indigenous Governing Bodies, the public, and referral agencies, and approval by the Minister of Municipal Affairs.

Background Trust Council has assigned Executive Committee, with involvement from Trust Programs Committee as appropriate, the task of updating the Islands Trust Policy Statement through the lenses of reconciliation, climate change, and affordable housing, and to undertake early engagement with Indigenous Governing Bodies (IGBs) and the public in the process.

Objectives

- To adopt an updated Policy Statement bylaw that supports Trust Council’s commitments to reconciliation, climate change, and affordable housing, and reflects feedback from the public, IGBs, and partner agencies.

In Scope

- Amendment drafting of V1 as directed by TC resolutions, communications, legal review, and implementation planning
- IGB engagement, public engagement, and agency referrals
- Four readings/Ministerial approval

Out of Scope

- Treaty or territorial negotiations or accommodation
- Consequential amendments to official community plans and land use bylaws

Workplan Overview

Major Deliverable/Milestone	Dates
<p>Past Years (FY 2019-20, 2021-22, 2022-23, 2023-24)</p> <ul style="list-style-type: none"> -IGB early engagement Phases 1 (2019-2021), 2 (2021-2022), and 3 (2023) -Public engagement Phases 1 (2019-2020), 2 (2021), and 3 (2022) -Policy review and analysis by Trust Council’s committees/working groups and staff (2020-22) -Amendment drafting and legal review Phase 1 (Apr-Jun 2021), Phase 2 (Dec 2022-Mar 2023) - IGB Early engagement Phase 3 	2019-2024
<p>Present (FY 2024-25)</p> <ul style="list-style-type: none"> - Review and revision of draft Policy Statement by Committee of the Whole 	May - December 2024
<p>Proposed Next Steps (FY 2024-25)</p> <ul style="list-style-type: none"> -Approval in principle by Trust Council -Six month public engagement (referrals to local trust committees and Island Municipalities for local engagement; Trust-wide survey; and virtual community workshop) - Amendments and First Reading - Bylaw referral to IGBs, regional districts, Conservancy Board and others 	Jan 2025 May– October 2025 Nov- Dec 2025 Dec 2025 - March 2026
<p>Final Adoption (FY 2025-26/2026-27)</p> <ul style="list-style-type: none"> -Trust Council receives referral responses and passes resolutions on further revisions required -Amendment drafting and amendment/Second and Third Reading by Trust Council -Refer proposed bylaw to Minister with final FN engagement report; allow six months for review - Ministerial Approval (estimated—no statutory timeline), and Adoption -Final graphic design and distribution, celebration event, implementation planning 	April 2026 May 2026 May2026 Dec 2026 Dec 2026—Jan 2027

Project Team

Executive Committee Trust Programs Committee Director, TAS	Project Champion Policy Content Advisors Project Director
Sr. Policy Advisor	Project Manager & Policy Writer
Program Coordinator	Public Engagement Coordinator
Communications Specialist	Communications Coordinator

Budget

Item	FY 24-25	FY25-26	FY26-27
Communications	\$10,000	\$26,000	\$10,000
Public Engagement	\$0	\$60,000	\$0
Legal Review	\$25,000	\$5,000	\$5,000
Capacity Funding	\$4,000	\$0	\$0
Total Activity Costs:	\$39,000	\$91,000	\$15,000

Approved by:

Clare Frater, Director, TAS

Endorsement: TC

Date: TC-2024-077, Sept, 25, 2024

*Timeline assumes Trust Council schedules special meetings between regular quarterly meetings.



DATE OF MEETING: October 21, 2024
TO: Lasqueti Island Local Trust Committee
FROM: Renée Jamurat, Regional Planning Manager
Northern Team
SUBJECT: Advisory Planning Commission Appointments

RECOMMENDATION

1. That the Lasqueti Island Local Trust Committee request staff to:
 - a. Send letters to members of the Advisory Planning Commission whose terms will expire on January 23, 2025, thanking them for their participation and inviting their expressions of interest for reappointment for another two-year term; and
 - b. Advertise for public expressions of interest for new members.

REPORT SUMMARY

The Lasqueti Island Local Trust Committee (LTC) is asked to consider reappointments for its Lasqueti Island Advisory Planning Commission because the terms will expire on January 23, 2025.

As of the date of this staff report, the Advisory Planning Commission (APC) currently has six members. The maximum number of APC members is nine.

ANALYSIS

Islands Trust Policy Statement:

A guiding principle of the Islands Trust Policy Statement is that “*open, consultative public participation is vital to effective decision making for the Trust Area.*” Moreover, Commitments of Trust Council include:

- *5.8.1 Trust Council holds that public participation should be part of the decision-making processes of all levels of government.*
- *5.8.2 It is the position of Trust Council that local trust committees and island municipalities should, in establishing their official community plans and regulatory bylaws, provide opportunities for public input.*
- *5.8.3 Trust Council holds that island communities within the Trust Area are themselves best able to determine the most effective local government structure to support their local autonomy and specific community needs within the object of the Islands Trust.*

LTCs have a responsibility to ensure that members of the public can participate in planning processes, yet they have the freedom to determine the framework best suited to a particular Local Trust Area.

LTC Bylaw No. 158

The authority to establish advisory planning commissions is granted to LTCs through the *Islands Trust Act* and section 461(2) of the *Local Government Act*.

Advisory planning commission

461 (2) A board may, by bylaw, establish an advisory planning commission for one or more electoral areas or portions of an electoral area to advise the board, or a regional district director representing the electoral area, on all matters referred to the commission by the board or by that director respecting land use, the preparation and adoption of an official community plan or a proposed bylaw or permit that may be enacted or issued under this Part.

Notably, such advisory planning commissions are intended to advise LTCs specifically on land use matters including Official Community Plans, and proposed bylaws or permits that may be issued under Part 14 (e.g. zoning bylaw or development permit). Formal citizen representation on advisory planning commissions adds value and transparency to planning processes. It is important that the APC remains in place should a referral be recommended in the future.

Pursuant to section 461, the LTC has adopted Bylaw No. 96 cited as “Lasqueti Island Local Trust Committee Advisory Planning Commission Bylaw, 2018,” which identifies the planning commission, member composition, terms and roles, and rules for arranging, advertising and conducting commission meetings (Attachment 1).

NEXT STEPS

Should the LTC pass the recommended resolutions (page 1), staff will proceed with sending letters to members of the APC inviting their expressions of interest for reappointment; proceed with advertising; and bring forward expressions of interest to the December 16, 2024 (tentative date) LTC business meeting.

Submitted By:	Renée Jamurat, Regional Planning Manager	XX, 2024
---------------	---	----------



HIGHLIGHTS OF ISLANDS TRUST CONSERVANCY OCTOBER 1ST, 2024 BOARD MEETING

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

1. ORGANIZATION UPDATES/TEAM

- The Islands Trust Conservancy (ITC) Board welcomed new Provincially Appointed Board Member, Tanner Timothy.

2. STRATEGIC PLANNING/ADMINISTRATION

- The ITC Board adopted Islands Trust Conservancy Bylaw No. 4, cited as “Islands Trust Conservancy Freedom of Information and Protection of Privacy Bylaw No. 4, 2024”.
- The ITC Board directed staff to request meetings with Executive Committee three times per year for focused discussion on topics of mutual interest, with an optional fourth meeting, if needed.
- The ITC Board directed staff to review policies related to the acquisition of lands and covenants, giving consideration to how to best address topics such as potential cutting of firewood within covenanted areas, need for priority of covenants related items over mortgages, minimum size, and landholder supports.
- The ITC Board received the Budget Report for information. The ITC Board directed staff to add \$4,000 to the 2025-26 budget request for bookkeeping services, and to add \$1,160 per covenant to property management funds to reflect new covenants taken on in the 2024-25 fiscal year.
- The ITC Board received the 2024 ITC Annual Work Plan mid-year update. Discussion ensued on funding and First Nations engagement/ITC Five Year Plan project.
- Trustee Elliott provided an update to the ITC Board from Executive Committee. Items reported include support from Trust Council on Trust Area Services staffing item recommendation, Chief Administrative Officer (CAO) Hiring Committee updates, and First Nations engagement.
- Trustee Gauvreau provided an update to the ITC Board from Governance Committee including approval from Trust Council on a comprehensive Provincial review of Islands Trust and the *Islands Trust Act*.

3. COVENANT AND PROPERTY ACQUISITIONS

- The ITC Board rose and reported that it had authorized staff to spend up to \$6,000 from existing budgets towards the cost of a land survey, an Ecological Gifts Program appraisal, and the costs of covenant registration for a NAPTEP covenant on Salt Spring Island.
- The ITC Board authorized the Chair to sign a covenant with Yarrow Koontz for the protection of a portion of land on Gabriola Island, and directed staff to register the covenant through the Natural Area Protection Tax Exemption Program (NAPTEP).



ISLANDS TRUST CONSERVANCY

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

- The ITC Board authorized the Chair to sign a covenant with Skye Larmour for the protection of a portion of land on Salt Spring Island, and directed staff to register the covenant through the NAPTEP.

4. COVENANT AND PROPERTY MANAGEMENT

- The ITC Board directed staff to continue work on the management plan for the Ruby Alton Nature Reserve.
- The ITC Board received the Public Acquisitions Report and Public Covenants Report for information.

5. COMMUNICATIONS AND OUTREACH

- Correspondence was received from Minister Kang to Chair Smith regarding fund investment and land management in the absence of an approved Islands Trust Conservancy Plan. Chair Smith clarified that ITC has funds requiring investment and that the ITC Board had asked Minister Kang if ITC could invest its money. The Minister responded yes.
- Correspondence was received from Stewart Brands, a long-term resident of Galiano Island, regarding protective covenants and the need for Islands Trust to financially support conservation by private landholders. By general consent, the ITC Board agreed that Chair Smith would draft a response to Stewart Brands and provide a draft to the Ecosystem Protection Specialist for review.

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

FALL 2024

Take me home!
This newsletter is provided FREE by ITC

William's Story Islands Trust Conservancy's Youngest Donor

p.3

WATERFALL ON SALT SPRING ISLAND. PHOTO: KRISTINE MAYES



For links and additional media, visit the Heron Newsletter online.

www.islandstrust.bc.ca/conservancy/heron-newsletter/



ALSO IN THIS ISSUE

FALL FOLIAGE. PHOTO: CARLA FUNK

BEACH WOOD. PHOTO: LISA WILCOX

Stewardship
Tips for Fall p. 2

First Nations
Engagement at ITC 101 p. 3

Stewardship Tips for Fall

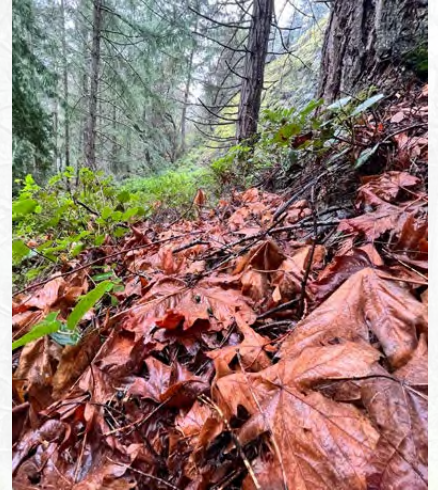
Join us in protecting and preserving the unique and special nature of the islands in the Salish Sea as the seasons change. We want to make it easy for you to participate in land and species stewardship on your property and in your community, so in this issue, we're sharing some helpful stewardship tips for fall.

Leave the Leaves

Leaving fallen leaves and plant stems is one of the most valuable things you can do to protect pollinators and other invertebrates. Leaves provide habitat essential to the survival of everything from moths and butterflies, to snails and spiders.

For example, some butterflies lay their eggs on fallen leaves, so that the leaves can be eaten by the caterpillars as soon as they emerge. For other species, cocoons and chrysalises are actually made of leaves, or camouflaged to look like leaves.

Bumblebees and other butterfly caterpillars rely on leaf litter for shelter from winter weather and predators. Similarly, hollow plant stems provide an excellent place for native bees to hibernate.



LEAVES AT MOSS MOUNTAIN NAPTEP COVENANT. PHOTO: CARLA FUNK



OCEANSPRAY. PHOTO: CARLA FUNK

Plant and Sow Native Plants

Fall is the best time to enhance your garden with native species because we can mimic natural cycles. Many native wildflowers naturally drop their seed at the end of summer and some require exposure to cold, moist conditions for a period of time in order to germinate (this is called cold-stratification).

Fall is also a good time for planting because it allows roots to establish before the winter freeze, so they are strong and ready to support above-ground growth as soon as spring arrives.

Consider plants that birds can forage on through the fall and winter in years to come. Satinflower Nurseries suggests hardhack/spirea, coastal mugwort, Canada goldenrod, California aster, oceanspray, and snowberry as good sources of nourishing seeds and berries.

Protect Migrating Birds

It's always a good time of year to mark up reflective windows with bird-safe tape, Acopian bird savers, soap, or decals to prevent collisions as birds migrate through our region to their wintering grounds.



RUFIOUS HUMMINGBIRD. PHOTO: TODD CARNAHAN



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, scə́waθən, sə́lilw'ətəl, SEMYOME, shishálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', STÁUTW, Stz'uminus, la?əmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, W JOLELP, WSIKEM, Xeláltxw, Xwémalhkwa, Xwsepsum, and xʷməθkʷəy.

William's Story: ITC's Youngest Donor

In 2011, William Holzapfel, six years old at the time, donated to Islands Trust Conservancy (ITC) with a portion of his allowance, becoming the youngest person to donate to the organization. Now a 19 year old student at Vancouver Island University, William shares that he wanted to make a contribution to the Conservancy at age six to protect the island he grew up on for generations to come. "I spent the first 10 years of my life on Salt Spring Island, going to school and enjoying hikes on land that the Conservancy protects. After learning more about ITC through my mom, I knew I wanted to make a contribution to the organization to ensure the land and beauty of the nature around me was protected forever."

William's donation was placed in the Opportunity Fund which since 2005, has supported countless conservation projects across the islands in protecting land and preserving species and ecosystems. Today, William highly encourages others to donate to the Conservancy.

"One small donation can make a huge impact."


Join William in giving back to the islands you love. Learn more about donating to ITC at islandstrust.bc.ca/donate-to-conservancy-2/.



WILLIAM AT AGE SIX ON
SALT SPRING ISLAND

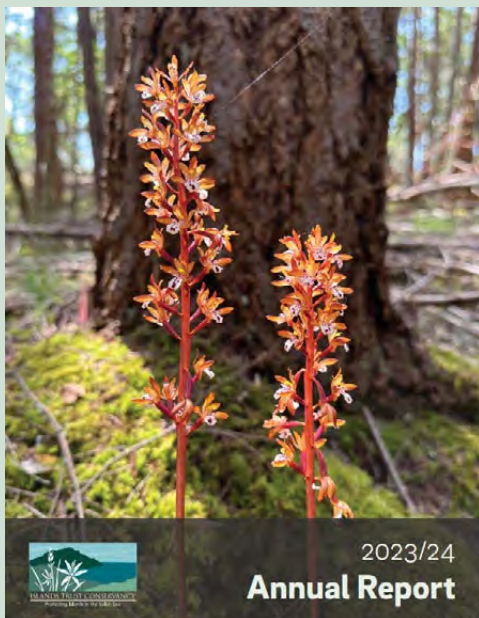
If you've named ITC in your Will, we'd love to hear from you!

Knowing ahead of time helps us plan future conservation efforts. Connect with our Strategic Fund Development Specialist, Mike Richards:

 250-405-5186

 itcmail@islandstrust.bc.ca

First Nations Engagement at ITC



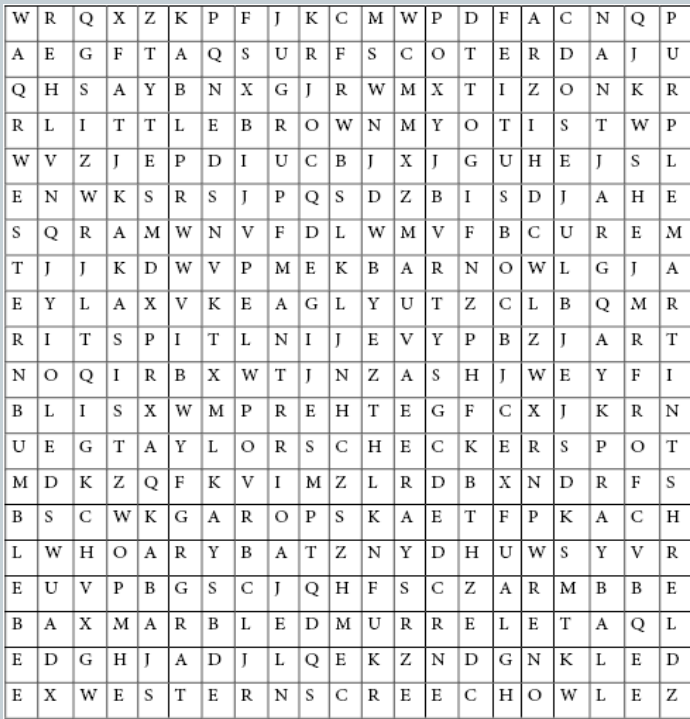
COVER OF 2023/24 ITC ANNUAL REPORT.

Under the Islands Trust Act, Islands Trust Conservancy is required to prepare a Plan at least every five years to guide its work. The Plan sets out five year goals and policies for approval by the Minister of Municipal Affairs.

In January 2024, the Minister asked the Islands Trust Conservancy Board to engage First Nations to further inform the ITC Board of First Nations' interests as they relate to the Conservancy's work and to the 2026-2030 Five Year Plan that will be developed in 2025. The ITC Board has made First Nations engagement a priority for 2024/2025.

ITC is looking forward to growing relationships with First Nations around land stewardship in the coming year and into the future.

Read more in our 2023/2024 Annual Report at islandstrust.bc.ca/conservancy/our-impact/.



Species at Risk Word Search

1. Marbled Murrelet
2. Western Painted Turtle
3. Taylor's Checkerspot
4. Little Brown Myotis
5. Surf Scoter
6. Purple Martin
7. Western Screech-Owl
8. Western Bumble Bee
9. Hoary Bat
10. Barn Owl

Learn more about the work we do to protect Species at Risk through our Species at Risk Program!

islandstrust.bc.ca/conservancy/species-at-risk/

Follow us on social media

- [facebook/IsTrustConservancy](https://facebook.com/IsTrustConservancy)
linkedin.com/islandstrustconservancy
x.com/IsTrustConserv
instagram.com/islandstrustconservancy

Watch us on YouTube

youtube.com/IsTrustConservancy

Printed on 100% post consumer recycled paper. Recycle by giving to a friend. ♻️

YES! I want to preserve and protect the islands!

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

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

Questions? Contact us!

☎ 250-405-5186 ✉ itcmail@islandstrust.bc.ca

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

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

🖱 To donate online visit:

islandstrust.bc.ca/donate-to-conservancy



SCAN ME

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 B.C.'s Islands Trust Act. Islands Trust business # 122013576 RT0001



Lasqueti Local Trust Committee Open Applications Report

Type	Application Number	Applicant	Address	Description	Planner	Date Received	Status	Most Recently Completed Activity
Subdivision								
	LA-SUB-2019.1	Gary Kolmuss		PIDs: 025-448-811 and 005-600-081. Parcel line adjustment.	Stephen Baugh	06/25/2019	In Abeyance	Record and File PLR
	LA-SUB-2020.1	Darcy Dobell	0 WELDON RD	PIDs: 026-666-464 and 000-232-335 Five lot subdivision. Civic	Stephen Baugh	08/28/2020	Administrative Approval	Record and File PLR
	LA-SUB-2021.1	Susan, Lance, Linda Johnson, Thomas & Gillespie	0 WELDON RD; 900 WELDON RD, LASQUETI, BC V0R 2J0	PIDs: 009-723-609 & 010-016-988. Lot line adjustment. Civic: two lots on Weldon Road, Lasqueti Island, BC.	Stephen Baugh	05/06/2021	Under Review	
Rezoning								
	LA-RZ-2023.1	John & Tracee Carey	0 SPRING BAY RD	PID: 002-917-475 requesting an amendment to Bylaw no.78 to permit a dock fronting Lot 62 in Scottie Bay, Lasqueti Island.	Stephen Baugh	10/19/2023	In Progress Rezoning	Generate & Send Notice of LTC Decision
	PLRZ20240104	Renee LaBoucane		Strathcona Regional District Connected Coast Corporation	Stephen Baugh	06/20/2024	Local Trust Committee	Generate Staff Report
Number of Open Applications	5							

Islands Trust

LTC EXP SUMMARY REPORT F2025
Invoices posted to Month ending July 2024

640 Lasqueti	Invoices posted to Month ending July 2024	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-640	LTC "Trustee Expenses"	120.00	111.73	8.27
LTC Local				
65200-640	LTC - Local Exp - LTC Meeting Expenses	1,710.00	347.58	1,362.42
65210-640	LTC - Local Exp - APC Meeting Expenses	400.00	908.26	-508.26
65220-640	LTC - Local Exp - Communications	250.00	0.00	250.00
TOTAL LTC Local Expense		<u>2,360.00</u>	<u>1,255.84</u>	<u>1,104.16</u>
Projects				
73001-640-2015	Lasqueti OCP/LUB	<u>4,000.00</u>	<u>0.00</u>	<u>4,000.00</u>
		<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-

No	Meeting Date	Resolution No.	Issue	Policy
				<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>

Active Projects Report

Lasqueti Island

1. *Minor Project - Official Community Plan Review - Phases 2 & 3*

Responsible

Dates

Activity:

Stephen Baugh

Rec'd: 08-Jan-2018

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.

Lasqueti Island

1. <i>Advocacy and Communications</i>	Responsible	Date Received
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
<ul style="list-style-type: none"> - 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
<ul style="list-style-type: none"> - 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