

## Regular Meeting Revised Agenda

Date: October 5, 2020  
Time: 9:30 am  
Location: Electronic Meeting

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### Pages

#### 1. CALL TO ORDER 9:30 AM - 9:35 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

##### 2.1. Electronic Meetings Resolution

That in accordance with *Ministerial Order M192 - Local Government Meetings & Bylaw Process* and *Province of BC Bill 19 - 2020*, Lasqueti Island Local Trust Committee cannot conduct public in-person meetings at this time because the meeting venues traditionally used have limited access or do not meet the legislated requirements for the protection of the community, trustees and staff; and

Therefore in order to meet the principles of openness, transparency and accessibility, meetings of the Lasqueti Island Local Trust Committee will be held electronically over the period October 5 to December 7, 2020, will be live streamed and the public invited to participate in meetings by connecting to the link or the phone number provided in the meeting notice, in order to observe proceedings and speak when invited by the Chair.

#### 3. TOWN HALL 9:35 AM - 9:45 AM

#### 4. REPORTS 9:45 AM - 10:05 AM

##### 4.1. Trustee Reports

##### 4.2. Chair's Report

##### 4.3. Electoral Area Director's Report

#### 5. MINUTES 10:05 AM - 10:10 AM

##### 5.1. Local Trust Committee Minutes dated August 10, 2020 - for adoption

4 - 13

##### 5.2. *Local Trust Committee Special Meeting Minutes dated September 17, 2020 - for adoption*

14 - 20

|            |                                                                                                           |                     |
|------------|-----------------------------------------------------------------------------------------------------------|---------------------|
| 5.3.       | <i>Local Trust Committee Special Meeting Minutes dated September 18, 2020 - for adoption</i>              | 21 - 23             |
| 5.4.       | Section 26 Resolutions-Without-Meeting - none                                                             |                     |
| 5.5.       | Advisory Planning Commission Minutes dated July 27, 2020 - for receipt                                    | 24 - 28             |
| <b>6.</b>  | <b>BUSINESS ARISING FROM MINUTES</b>                                                                      | 10:10 AM - 10:25 AM |
| 6.1.       | Follow-up Action List dated September 23, 2020                                                            | 29 - 30             |
| <b>7.</b>  | <b>APPLICATIONS AND REFERRALS</b>                                                                         | 10:25 AM - 11:25 AM |
| 7.1.       | LA-RZ-2020.1 (Carey Development LTD. - JE Anderson & Associates) - Staff Report                           | 31 - 39             |
| 7.2.       | LA-RZ-2020.2 (Colette Mann - JE Anderson & Associates) - Staff Report                                     | 40 - 48             |
| <b>8.</b>  | <b>LOCAL TRUST COMMITTEE PROJECTS</b>                                                                     | 11:25 AM - 12:00 PM |
| 8.1.       | Official Community Plan (OCP) Public Engagement - Staff Report                                            | 49 - 93             |
| 8.2.       | Pete's Lake Water Project - verbal update                                                                 |                     |
| <b>9.</b>  | <b>DELEGATIONS - none</b>                                                                                 |                     |
| <b>10.</b> | <b>CORRESPONDENCE</b>                                                                                     | 12:00 PM - 12:05 PM |
|            | <i>(Correspondence received concerning current applications or projects is posted to the LTC webpage)</i> |                     |
| 10.1.      | Letter dated March 23, 2020 from Trustee Johnston to Tla'amin Nation                                      | 94 - 94             |
| 10.2.      | Email dated August 22, 2020 from M. Wendt regarding Private Docks and Home Based Businesses               | 95 - 95             |
| 10.3.      | Email dated September 15, 2020 from J. Fall regarding Bylaw Enforcement and Feed Store                    | 96 - 96             |
| 10.4.      | Email dated September 15, 2020 from S and K Seiler regarding Bylaw Enforcement                            | 97 - 97             |
|            | <b>----- BREAK 12:05 TO 12:30 PM -----</b>                                                                |                     |
| <b>11.</b> | <b>NEW BUSINESS</b>                                                                                       | 12:30 PM - 1:00 PM  |
| 11.1.      | Lasqueti Island Local Trust Committee - First Meeting Date for 2021 - for decision                        | 98 - 98             |
| 11.2.      | Agricultural Land Commission (ALC) Regulation Changes - for discussion                                    |                     |
| 11.3.      | <i>Initiation of Consultation on Proposed Visual Quality Objectives on Lasqueti Island</i>                | 99 - 101            |

|            |                                                                                                                                                                                                                                                                                                        |                   |           |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----------|
| <b>12.</b> | <b>REPORTS</b>                                                                                                                                                                                                                                                                                         | 1:00 PM - 1:15 PM |           |
| 12.1.      | Trust Conservancy Report - none                                                                                                                                                                                                                                                                        |                   |           |
| 12.2.      | Applications Report dated September 23, 2020                                                                                                                                                                                                                                                           |                   | 102 - 103 |
| 12.3.      | Trustee and Local Expense Report dated July, 2020                                                                                                                                                                                                                                                      |                   | 104 - 104 |
| 12.4.      | Adopted Policies and Standing Resolutions                                                                                                                                                                                                                                                              |                   | 105 - 106 |
| 12.5.      | Local Trust Committee Webpage                                                                                                                                                                                                                                                                          |                   |           |
| <b>13.</b> | <b>WORK PROGRAM</b>                                                                                                                                                                                                                                                                                    | 1:15 PM - 1:35 PM |           |
| 13.1.      | Top Priorities Report dated September 23, 2020                                                                                                                                                                                                                                                         |                   | 107 - 108 |
| 13.2.      | Projects List Report dated September 23, 2020                                                                                                                                                                                                                                                          |                   | 109 - 109 |
| <b>14.</b> | <b>CLOSED MEETING</b>                                                                                                                                                                                                                                                                                  | 1:35 PM - 1:55 PM |           |
| 14.1.      | Motion to Close the Meeting                                                                                                                                                                                                                                                                            |                   |           |
|            | <i>That the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1) (d) and (f) for the purpose of considering adoption of In-Camera Meeting Minutes dated August 10, 2020 and Bylaw Enforcement and that the recorder and staff attend the meeting.</i> |                   |           |
| 14.2.      | Recall to Order                                                                                                                                                                                                                                                                                        |                   |           |
| 14.3.      | Rise and Report                                                                                                                                                                                                                                                                                        |                   |           |
| <b>15.</b> | <b>UPCOMING MEETINGS</b>                                                                                                                                                                                                                                                                               |                   |           |
| 15.1.      | Next Regular Meeting - to be determined                                                                                                                                                                                                                                                                |                   |           |
| <b>16.</b> | <b>ADJOURNMENT</b>                                                                                                                                                                                                                                                                                     | 1:55 PM - 1:55 PM |           |



## Lasqueti Island Local Trust Committee Minutes of Regular Meeting

**Date:** August 10, 2020

**Location:** Electronic Meeting

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

**Staff Present:** Heather Kauer, Regional Planning Manager  
Jaime Dubyna, Planner 2  
Warren Dingman, Bylaw Enforcement and Compliance Manager  
Dave Olsen, Recorder

**Others Present:** Andrew Fall, qRD Regional Director  
There were 8 members of the public in attendance.

### 1. CALL TO ORDER

Chair Luckham called the meeting to order at 9:30 am. He acknowledged that the meeting was being held in territory of the Coast Salish First Nations. He noted that this meeting is also being live streamed and explained the protocols required for the electronic meeting to function well. He introduced the Trustees and staff.

### 2. APPROVAL OF AGENDA

**By general consent** the agenda was approved as presented.

### 3. CLOSED MEETING

#### 3.1 Motion to Close the Meeting

**LA-2020-015**

**It was MOVED and SECONDED,**

that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1) (a), (d) and (f) for the purpose of considering Appointment of Advisory Planning Commission Members and Adoption of In-Camera Minutes dated February 24, 2020 and April 27, 2020, Bylaw Enforcement and that the recorder and staff attend the meeting.

**CARRIED**

#### 3.2 Recall to Order

#### 3.3 Rise and Report

Chair Luckham reported that the Lasqueti Island Local Trust Committee has appointed Pachiel Smith, Shawn Rowley and Gail Sorenson to the Lasqueti Island Advisory Planning Commission for a term of two years.



#### 4. TOWN HALL

The Chair advised all attendees about the need to speak respectfully and that the meeting was being held on Coast Salish Territory.

##### Home Enterprises

A member of the public commented and the following was noted:

- He is not currently running his own business.
- The current zoning facilitating home enterprises was a major factor in deciding to purchase on Lasqueti and there are few restrictions if one follows the regulations.
- Islands Trust staff have not listed acceptable home enterprises but rather regulate them by impact.
- He does not believe that restrictions should be made on a case-by-case basis.
- If there are impacts from current home enterprises, they should be addressed in a community driven process.

#### 5. REPORTS

##### 5.1 Trustee Reports

Trustee Johnston reported that he has received a large number of emails and phone calls about the Feed Store, gas sales, and the dock applications.

Trustee Peterson reported that he has also received a large amount of communications about these same issues. He also reported being involved in numerous meetings with the Islands Trust Local Planning Committee and the Trust Programs Committee, including its Policy Statement and Reconciliation Working Groups.

##### 5.2 Chair's Report

Chair Luckham reported that he has also received many. The amount of emails received has increased during this time with the limited meeting format. He also reported that he is getting ready for an upcoming electronic Trust Council meeting.

##### 5.3 Electoral Area Director's Report

Director Fall reported on the following:

- That the Texada OCP Review, which started two years before Lasqueti's, is in its final stages.
- The qathet Regional District (qRD) has eliminated a Parcel Tax to fund the Lasqueti Island Volunteer Fire Department Service; this was the only tax of that kind so removing it will make it easier to understand future tax notices.
- Monitoring wells have been installed at the closed Lasqueti landfill and tires and metal are in the process of being removed from the site.
- Next step for the landfill site is to cap it and the contract for supplying the capping material has recently been awarded.
- Closing the landfill is estimated to cost \$184,000.00.
- The landfill site will need to be monitored until 2045 which is estimated to cost an additional \$275,000.00

- Last Thursday was the first scrap metal transfer off the island which was scheduled with the monthly garbage removal at the barge ramp and noted that there was a long line-up of vehicles that took advantage of the free metal drop-off.

**6. MINUTES**

**6.1 Local Trust Committee Minutes dated June 22, 2020 - for adoption**

The minutes of the Lasqueti Local Trust Committee Meeting of June 22, 2020 were adopted by **general consent**.

**6.2 Section 26 Resolutions-Without-Meeting Report - none**

**6.3 Advisory Planning Commission Minutes - none**

**7. BUSINESS ARISING FROM MINUTES**

**7.1 Follow-up Action List dated July 30, 2020**

**8. APPLICATIONS AND REFERRALS**

**8.1 LA-RZ-2020.1 (Carey Development LTD. - JE Anderson & Associates) - Staff Report**

The Chair advised that staff would introduce the application and then Ken Kyler, as a representative of the applicant, would have an opportunity to speak.

Planner Dubyna read through the Staff Report contained in the agenda package. She noted four letters against the application were received and forwarded to the Trustees and that staff from the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD) has provided a recent photograph showing that the dock has already been completed. Because it does not conform to the local zoning bylaws, it does not qualify for the Province's General Permission. She listed the ways that the application would not be supported by the policies in the current Official Community Plan (OCP).

Ken Kyler was invited to speak and the following was noted:

- He outlined the general rationale of the application in his letter of April 23, 2020.
- Staff reported that there are very few docks on Lasqueti and that could mean that more access is needed.
- He believes that Lasqueti's limited public transportation and limited opportunity for public docks increases the demand for docking space.
- This dock would allow the applicant to commute to work.
- The applicant would allow emergency responders to utilize his dock.
- He noted that there is a fair bit of moorage in the area, but that the dock that is the subject of this application is near the zero tide mark, and he believes that the dock would not interfere with existing moorage.

Trustees asked the applicant to clarify the potential use of the dock by emergency services and whether both applicants could share one dock.

John Carey responded and the following was noted:

- He does not want the access to be for ongoing use but only for emergency situations.

- He could research and plan for an agreement that is acceptable for everyone.
- FLNRORD will not permit shared docks between parcels in General Permission areas.

Staff noted that shared docks do exist in application only areas but more research would be required regarding General Permission areas.

The Chair asked whether the local emergency responders have been contacted and whether they require this type of access; if First Responders have a boat that could access the dock, and if the Coast Guard has been contacted about using it in the future.

John Carey responded and the following was noted:

- He has contacted various first responders informally and that the Coast Guard does not want to move people off the island.
- He does not have insurance to move people off island but he does have one of the best boats available.

Staff noted:

- That she contacted the Manager of qRD's Emergency Services and reported that the applicant would have to contact the qRD's Emergency Services and invite them to see if the facility would work regarding emergency use.
- That the lease with the Province would need to be different in that it would not be for private moorage but would need to be a commercial license.
- That there is no lease with the Province at this time.
- That an easement would be required for public use and that this dock does not qualify for the Province's General Permission because fill was used at the foreshore and it does not conform to local bylaws.

Ken Kyler responded and the following was noted:

- The applicant's intention is for emergency use only.
- The applicant has not completed a final survey to locate where the access will be.
- They do not know the extent of how much fill has encroached on the foreshore.
- The docks have to be really small to fit all the OCP policies.
- Not really possible to share it with emergency access.
- It is extremely problematic to share the dock.

The Chair noted that it is problematic that the shoreline work and dock construction has been done prior to a proper application.

Trustee Johnston noted the following:

- That it would not be proper to not proceed.
- We need to do some planning in order to deal with the whole Scottie Bay area.
- A lot of questions need to be answered before a decision can be made.
- If the LTC decides to not proceed, he believes that more of the application fee should be refunded.
- He wants a public meeting so that information can be shared.
- The poor water quality is probably due to the shipyard's use for 60 or 70 years.

The Chair noted the following:

- That the dock has already been constructed.

- He advised that by proceeding no further, it ends this application process, a portion of the application fee would be refunded and that the applicant would not be allowed to apply to build a dock for a year.
- He noted that there is currently an OCP Review in process.
- The LTC could also defer this decision to a future meeting.
- If the application proceeds, a Public Hearing would be held.
- He advised that the application fee would be drawn down for each meeting held.
- The applicants could hold a public meeting at their own expense.

Trustee Peterson noted the following:

- That it is less than ideal that the application comes after the construction of the dock.
- He is aware of potential ramifications with FLNRORD if we approve the dock after it has been constructed.
- He believes that it is important that the LTC is seen to be working collaboratively with the Province.
- He has received both supportive and non-supportive letters regarding the application.
- He believes it will be very difficult to garner public support for two docks side-by-side, which puts the applicant that did not already build at a disadvantage.
- Overall, he would like more information before making a decision.

Staff noted the following:

- That a Community Information Meeting (CIM) is usually held before a Public Hearing.
- That a rezoning application and a bylaw amendment use the same form and process.
- That a CIM is set up as a special meeting of the Trustees.
- That an exercise that looks at the whole bay as part of the OCP Review would need to be a separate project which would not be able to be completed in the near future.
- The LTC could just not make a decision, but in the meantime, it would be unclear if the applicant would be allowed to use the dock.
- Not making a decision will muddy the waters further.
- If the LTC is wanting community input on this application now, we could have staff draft bylaws and they would be the subject of the CIM.
- The LTC could have the applicant conduct their own meeting where the Trustees could attend; the meeting would be for this application only, not for Scottie Bay as a whole.
- That this application is to rezone the property.
- That if this application were to move forward, a covenant would be a condition of the rezone.

The applicant noted the following:

- That this is not an act and ask permission later situation.
- The only way it can be fair is to proceed.

**LA-2020-016**

**It was MOVED and SECONDED,**

that the Lasqueti Island Local Trust Committee request staff to notify the applicant of LA-RZ-2020.1 that further consideration will be on condition of the applicant submitting the following:

- a. A copy of a survey plan by a BC Land Surveyor that identifies all existing and proposed development, including the extent of fill in relation to the natural boundary of the sea and adjacent foreshore;
- b. A copy of a post-construction impact assessment by a qualified biologist that addresses impacts and recommends mitigation measures to the upland area of the subject property and in the adjacent foreshore and marine areas;
- c. A copy of a report by a qualified coastal engineer that identifies the coastal processes at the site, develops a site design to minimize impacts to the shore, and recommends any further shoreline mitigation or protection measures.

Trustee Johnston spoke against the motion, noting that he is not interested in the foreshore construction and he believes that this will cost the applicant another \$10,000.00.

Trustee Peterson spoke in favour of the motion as a way to move forward but noted that he is not attached to the motion and that his preference is to defer any decision to the next meeting while staff request information from FLNRORD regarding the implications of approving this application.

**DEFEATED**

**LA-2020-017**

**It was MOVED and SECONDED,**

that the Lasqueti Island Local Trust Committee request staff to create a draft bylaw for application LA-RZ-2020.1.

**CARRIED**

**LA-2020-018**

**It was MOVED and SECONDED,**

that the Lasqueti Island Local Trust Committee request staff to report back on implications of approving LA-RZ-2020.1 with regards to Ministry of Forests, Lands, Natural Resource Operations and Rural Development regulations and expectations.

**CARRIED**

**8.2 LA-RZ-2020.2 (Colette Mann - JE Anderson & Associates) - Staff Report**

Staff gave a brief summary of the application and the staff report in the agenda package. She noted that the dock has not been completed as of this meeting and listed how the application would contravene existing OCP Policies.

The Chair noted that this application would be considered separately from the previous application.

Trustees noted that this application shares the foreshore access with the previous application.

Staff advised that Ken Kyler is the agent for both applications.

Ken Kyler noted that this dock has not been constructed, that Mr. Mann was attending the meeting and that a final survey has not been completed.

Staff read the definition of a structure from the bylaw and noted that Figure 3 shows that rocks are placed along the foreshore, but it is not clear whether this would constitute a wall or a structure. The definition of structure specifically excludes fences or walls.

**LA-2020-019**

**It was MOVED and SECONDED,**

that the Lasqueti Island Local Trust Committee request staff to create a draft bylaw for application LA-RZ-2020.2.

**CARRIED**

**Chair Luckham recessed the meeting at 1:00 pm and reconvened the meeting at 1:30 pm.**

**9. LOCAL TRUST COMMITTEE PROJECTS**

**9.1 Official Community Plan (OCP) and Land Use Bylaw (LUB) Review - verbal update**

Staff reported back from the Advisory Planning Commission (APC) referral meeting and the following was noted:

- The APC is generally in favour of moving forward.
- There are some controversial topics that the Lasqueti Community Association's Official Community Plan Steering Committee (LCA OCP SC) report identified.
- Both the LCA OCP SC and the APC did not want the controversial issues to stop the overall process from moving forward.
- In terms of public consultation, the APC felt that the LCA process was thorough and recommended that a Community Information Meeting (CIM) take place in September so that it could be an outdoor meeting rather than a purely electronic meeting.
- Director Marlor still has concerns about staff attending CIMs in person. Outdoor meetings are problematic for presentations. Indoor presentations are difficult due to restrictions in numbers.
- The LCA OCP SC is better positioned to answer questions at a CIM regarding their report. Perhaps a hybrid could be set up where the LTC would set up the meeting and that the LCA OCP SC could be the star of the show.

Trustees asked staff if adding Scottie Bay and Home Enterprises to the OCP Review Process was possible and how it could be announced that the LTC would be looking in more depth at both of those issues.

Staff responded and the following was noted:

- These topics could be added to the OCP Review Project Charter but they could also slow it down.
- Questions would likely come up at a CIM regarding those issues. One method to deal with that is to answer questions regarding what the OCP/LUB says now and what the LCA OCP SC report recommends.
- Staff is looking for direction to have a CIM in September and whether or not we can be creative in how we facilitate that meeting and which topics are to be covered.

Trustees discussed which venues could be available and would be appropriate and the following was noted:

- The Community Centre has no connectivity.
- The Health Centre could facilitate a hybrid meeting where people could attend both in person and electronically.
- The school may also be an option.

Discussion ensued and the following was noted:

- Trustees could hand out materials or display charts and signs.
- Important that the LTC gets clear messaging out that the two controversial topics will be discussed at the CIM.
- Staff noted that a mailer would cost under \$100.
- If the weather is unfavourable, there is not room enough inside to host the meeting.
- The neighbouring Recycle Depot is covered.
- September weather is usually pretty good.
- Denman Island had an all electronic CIM recently.
- More people would come to an in-person meeting.

Chair asked about setting an expectation of including the two controversial topics at the CIM and the following was noted:

- It would assume that the Project Charter would be changed.
- If there was a fairly broad range of agreement, the LTC would include them but not if there was not.
- The entire CIM could be consumed by those two topics; would like to raise the two issues but not consume the entire meeting.
- The issues could be presented as future topics for more discussion. If there are not many concerns about the LCA OCP SC's work then it could advance.
- The Home Enterprise and Dock are LUB issues, not OCP issues.
- The Temporary Use Permit (TUP) process could be expanded.

**LA-2020-020**

**It was MOVED and SECONDED,**

that the Lasqueti Island Local Trust Committee request staff to organize a Community Information Meeting for September 2020, include the Lasqueti Community Association's Official Community Plan Steering Committee as hosts, and send an island mailer to announce the meeting.

**CARRIED**

**10. DELEGATIONS - none**

**11. CORRESPONDENCE - none**

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

A question arose about how to deal with correspondence that Trustees may receive personally (as opposed to addressed to the Local Trust Committee or to Islands Trust staff), and the following was noted:

- The Chair advised that emails from people that do not wish to have their names attached become anonymous and they must be discarded because all decisions must be based upon factual information that can be referred to.
- By forwarding correspondence to staff, personal information may be redacted if necessary.
- Trustees noted that they request the writer's permission before they forward any correspondence to staff.
- The Chair also noted that in using one's personal email, it opens it up to Freedom of Information (FOI) requests.
- Staff advised that correspondence to personal Islands Trust email accounts is not automatically part of the public record.

## **12. NEW BUSINESS**

### **12.1 Future Meetings Format - for discussion**

Trustees asked if it would be possible to attend at the health centre for meetings and set up a large screen for anyone else who wanted to attend there.

Staff advised that the reason we are not having public meetings is because of the pandemic. The Islands Trust has to ensure that attendees are physically distanced and that not more than 50 people attend.

Before COVID, Islands Trust explored the idea of staff attending meetings electronically but the audio quality was not very good and someone who is not staff would need to set up and facilitate the technical equipment.

The Chair added that the Executive Committee did advise all LTCs that their APCs could hold in person meetings because they are self-organized.

### **12.2 Model Radio Antenna Strategy - for discussion**

Trustees asked if the staff needed more direction for this project.

Staff responded that if the Trustees are ready to adopt the model protocol as is, then it can proceed quickly, but if there is more consultation needed then it will need staff time, and that staff's capacity is also limited by the projects of other islands.

### **12.3 Attendance by Trustees at Union of BC Municipalities (UBCM) and Association of Vancouver Island and Coastal Communities (AVICC) Meetings - for discussion**

Trustees noted that the AVICC meeting will be electronic but it is not likely to include any of the hot issues for Lasqueti.

## **13. REPORTS**

### **13.1 Trust Conservancy Report dated July 14, 2020 - received**

### **13.2 Applications Report dated July 30, 2020 – received**

Trustees advised that one applicant asked for an even playing field in how the fuel sales applications are dealt with, including the environmental requirements.



The Chair advised that the Provincial Ministries would be the agencies that are responsible for those issues.

**13.3 Trustee and Local Expense Report - none**

**13.4 Adopted Policies and Standing Resolutions - received**

**13.5 Local Trust Committee Webpage**

No updates required.

**14. WORK PROGRAM**

**14.1 Top Priorities Report dated July 30, 2020 - received**

**14.2 Projects List Report dated July 30, 2020 - received**

**15. UPCOMING MEETINGS**

**15.1 Next Regular Meeting Scheduled for Monday, October 5, 2020 at 11:00 am at - Location to be determined**

**LA-2020-021**

**It was MOVED and SECONDED,**

that if an electronic meeting is held in October 2020, that it begin at 10:00 am.

**CARRIED**

Staff advised that if the meeting is to be held electronically, a motion is required to waive the meeting procedures bylaw requirements around electronic meetings and that this could be easier to do by Resolution Without Meeting (RWM).

**16. ADJOURNMENT**

**By general consent** the meeting was adjourned at 2:34 pm.

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Peter Luckham, Chair

Certified Correct:

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Dave Olsen, Recorder



## Lasqueti Island Local Trust Committee Minutes of Special Meeting

**Date:** September 17, 2020  
**Location:** Lasqueti Island Community Hall  
 Main Road, Lasqueti Island, BC

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

**Staff Present:** Dave Olsen, Recorder

**Others Present:** There were approximately fourteen (14) members of the public in attendance.

### 1. CALL TO ORDER

Chair Luckham called the meeting to order at 12:03 pm, welcomed the public and introduced the Trustees and Recorder. He acknowledged that the meeting was being held in the unceded territory of the Coast Salish First Nations.

He noted that this Special Local Trust Committee Meeting was being recorded and advised that if someone wished to speak without being recorded, he could pause the recording while they spoke.

### 2. APPROVAL OF AGENDA

The following addition to the agenda was presented for consideration:

4. Discussion of Home Enterprise and Docks.

**By general consent** the agenda was approved as amended.

### 3. COMMUNITY INFORMATION MEETING REGARDING THE LASQUETI ISLAND OFFICIAL COMMUNITY PLAN (OCP) REVIEW PROJECT

#### 3.1 Presentation by the Lasqueti Community Association OCP Review Steering Committee

Chair Luckham introduced Andrew Fall and Colin James as representatives of the Lasqueti Community Association's Official Community Plan Review Steering Committee (LCA OCP SC).

Andrew Fall began the presentation by noting that two and a half years have passed since the first meeting was held regarding the OCP Review Project. He also noted that:

- Seven (7) forums were held and were well attended;
- A formal report was sent to the Local Trust Committee (LTC);
- The LCA OCP SC no longer officially exists;
- A Vision Statement Committee has since formed and is working on that aspect of the Project;

- The LCA OCP SC's Report noted that some policy gaps remained.

### 3.2 Question and Answer Session

The Chair opened the session by reminding everyone about the meeting guidelines for respectful dialogue and to speak to issues and not of individuals.

The Chair invited questions and comments and the following was noted:

- The report does not address sheep and instead of calling them heritage sheep, it refers to them as exotic and invasive; it was suggested that they are an excellent source of sustainable food/animal protein.
- Humans and deer were suggested to be the primary causes of wildflower decline.
- It was suggested that the feral sheep herd is down to about 10% of its original population and that they eat blackberries and scotch broom, and therefore limit these invasive species on Lasqueti.
  - Andrew Fall responded that sheep were discussed at two forums with strong opinions for and against sheep, but no clear scientific information to support either side; hence, the recommendation for more Community consultation.
- Lasqueti is not an easy island to build a dock; there are many cliffs at the ocean's edge and not many places sheltered from winter's winds and waves.
- Working around the island and starting with the best site at Scottie Bay, a dock could be put in Long Bay, then Rouse Bay, then Squitty Bay (where a breakwater would be needed to expand the current public dock), Powder Flask Cove would need a new break water, Boat Cove will not work, possible in Old School House Bay, not in Jenkins Bay, and then back to False Bay.
- China Cloud Bay and Maple Bay could also host many docks.
- Tucker Bay is the only other location for a public dock but the access to it is currently in court.
  - Andrew Fall responded that:
    - The LCA OCP SC considered the current policy "to support community owning of existing docks" and recommended it be changed "to ensure continued government ownership and environmentally-sound upkeep of public docks."
    - On page 21, the recommendation is "To encourage the communal use of docks and boat ramps and to limit the number of private docks and boat ramps located along the foreshore in order to alleviate cumulative ecological damage", which came from the forum.
    - The Report did not identify docks as a contentious issue but we could add it now that Scottie Bay has become one.
  - The Chair noted that:
    - Docks are a big issue throughout the islands and that ferries could stop at anytime for any reason.
    - People show up and build a long dock and the first winter it is washed away.
    - Governments have not fully grasped that if someone has enough money, they will do anything they want, but we live in that reality now.

- When does the Land Use Bylaw (LUB) get updated?
  - The Chair noted that the OCP is the vision and if the LUB is not updated soon after, they can be out of sync, whereby something is allowed in the LUB but does not support the vision.
- If two people live on every existing property, the island population would be 2,000.
- If every property were subdivided to the maximum and had two people on each parcel, the population would be 5,000.
- Need to talk about population limits.
- Would like another objective regarding access to private boats.
- If people wish to change or add policy and objectives, how best to present them?
  - The Chair and staff advised that:
    - The LTC will consider all public input.
    - Guidelines are embedded in the OCP; they guide the LTC to see if any application “offends” the OCP or not.
    - It is important to consider how the public is travelling; whether by foot, bike, car or boat, and that providing public access may require a covenant to be enshrined.
    - Staff will receive any comment.
    - More people signing on to a submission carries more weight.
- On page 3, the definition of “affordable” may not reflect our intentions.
- Very thankful to everyone who was involved in this project.
- Want a statement acknowledging that humans are the primary invasive species.
- Public trails become roads for bikes, quads and trucks; a network of trails would allow environmental degradation to follow. Only support trails that follow existing roads.
- How can we ensure government ownership of docks?
  - Andrew Fall advised that:
    - There are two kinds of policies; regular and advocacy.
    - The regional district has to follow our OCP.
    - Every bylaw has to be consistent with our policy/OCP.
    - The federal government would not necessarily have to follow our policies, but that is the value of advocacy policy, to show them that we care. When they seek input, this would give it to them immediately.
- The federal government has divested itself of 200 docks.
  - There is a list of “essential” docks that cannot be dismantled; having it in the OCP says that we do use it, we do care, and it gives the LTC the weight that you desire.
  - Some divestitures came with a lot of money but when the money runs out, these docks are being abandoned.
  - A letter from the federal government was sent to the qathet Regional District (qRD) offering to take over the False Bay dock; the qRD previously did that for Savory Island, but all the money was used up the first winter.
- Is it possible to require future subdivisions along the water to provide public docks or a public access to sheltered water?

- When an application to subdivide is made, unless a local government hires a staff member to deal with it, it falls to the Province's Ministry of Transportation and Infrastructure (MOTI) to administer.
- Ruxton Island has a map of future public amenities for future subdivisions.
- MOTI is obligated to take into consideration the values and aspirations of the OCP.
- Why was cluster housing and density transfer not included in the report?
  - Trustees advised that it is on our Projects list for the LTC, which have their own timeline and requires us to wait until the OCP Review is complete.
  - Andrew Fall advised that in the forum, support was mixed and it was too big of a topic to deal with then.
- On page 18, under Waste Management (e) Section 3.7, Introduction to "Garbage Disposal": maintaining the local dump needs to be revised since it is now closed.
- Part of 2.11 Definitions: the guest cabin definition is an oxymoron; if people are paying, it is a rental cabin.
  - Colin James advised that the Advisory Planning Commission (APC) has resolved that issue.
- In reference to the rural nature of Lasqueti: it has roads, not streets, so it is not possible to have off-street parking, only off road parking.
- Regarding Short Term Vacation Rentals, Policy 20 says "may", while Policy 21 says "must" on page 30 of the existing Official Community Plan Bylaw.
- A Temporary Use Permit (TUP) was suggested for temporary log dumps.
- Opposed to exporting logs from Lasqueti; could enhance Advocacy Policy 5 on Page 30.
  - The Chair noted that may have been put in a long time ago and could be out of the LTC's jurisdiction.
  - **The Chair requested that Staff research the current requirements for log dumps.**
- The LCA OCP SC was not sure how the interface with the LTC would be and that they were very pleased with how their work has been received and supported.

Trustees reiterated a huge thanks for all the work that the LCA OCP SC has done. They could not have done the same amount of public consultation. The Chair has been very supportive.

Chair Luckham concluded the Question and Answer portion of the meeting. He also acknowledged Andrew Fall's work and noted that he was a valuable resource.

The Chair advised that the next LTC Special meeting is scheduled for September 18, 2020 and will be held electronically.

#### 4. DISCUSSION OF HOME ENTERPRISE AND DOCKS

##### 4.1 Home Enterprise

The Chair noted that the next two topics are presented due to recent events. He suggested that the discussion generally focus on the definition of what constitutes a Home Enterprise and whether the definition needs to expand or contract, with the understanding that whatever is done, it will apply to all applications and lands.

Trustees began the discussion and the following was noted:

- Home enterprise is defined in the current bylaw very liberally; the limits only include the number of automobiles outside, that there be no persistent noise, and that the owner needs to live there.
- Specifically, after a long time of fuel being sold at the barge ramp, a fuel tank is now dispensing gas near to the Feed Store.

The following questions and comments were noted:

- Can you make a complaint anonymously? If the complainant's name is kept private, it does not seem fair.
  - The Chair responded that the complainant's name is not revealed, but if it goes to court, anonymity cannot be guaranteed.
- It would be valuable to have a more official process on island before it goes to the bylaw enforcement people, who are then obligated to follow through.
  - The Chair noted that talking to neighbours could avoid this; once it becomes official, it has a different weight to it and bylaws cannot be negotiated.
- The hotel zoning has included gas sales and the resulting taxes have all been paid.
- What is the process when someone makes a complaint about a bylaw infraction?
  - The Chair advised that, in general, a complaint must be received in writing, before it is determined whether it is within our responsibility; if it looks like a violation has occurred, an officer is assigned and gets in contact with the person alleged to have infringed upon the bylaws; the primary role of bylaw enforcement is to reach compliance.
- If the resolution is not immediate, how long does it take?
  - The Chair advised that the Islands Trust is obligated to provide some time for compliance because the Courts would ask if it was given.
  - If there is a blatant offense to other Ministries, they are brought in.
  - Sometimes issues are resolved immediately.
  - Andrew Fall advised that it could take a year of back and forth to close the file, with Court as the last resort.

The Chair asked the public to consider if all commercial enterprise should fall under home enterprise? The traditional interpretation is only if it is not overtly commercial. On Salt Spring Island, they changed industrial land use zoning to employment based zoning.

Trustees added that the current situation has shown that there can be more than one interpretation of whether a new business falls under home enterprise; this is problematic for the LTC when situations like this come up. Do we want to be more specific in terms of what we allow or not?

The public responded and the following was noted:

- This could be referred to the APC, who could then see what other islands have done, and perhaps tighten up the bylaw.
- It is difficult to make a living here; want to help people support themselves.

- The way the bylaw is currently written is good; there is very limited economic opportunity here.
- If a business gets big and intrusive, then they need to rezone.
- Anytime you tighten regulations, you bring in the bureaucrats.

The Chair advised that if there is a need to go to court, then the LTC will have to make a decision. After that, it would go before the Executive Committee of the Islands Trust.

#### **LA-2020-022**

**It was MOVED and SECONDED,**

that the LTC request staff for a report on current bylaw enforcement files as soon as possible.

**CARRIED**

## **4.2 Docks**

The Chair asked that the discussion be general in nature and not name individuals.

Comments from the public ensued and the following were noted:

- That a focus group be created to determine where docks could be feasible by looking at marine traffic history with a comprehensive view of the island.
- Opposed to these docks in Scottie Bay, which is a heavily used harbour; they violate the bylaws, prevent access to the foreshore, and were built before being permitted.
- Need another five or six private docks; False Bay is a potential disaster: salt on False Bay hill could disable waiting vehicle brakes and the ferry is congested. The fishing company dock absorbs 40 transient people on a long weekend.
- Want more public docks.
- Private docks take the load off of public docks, but the cost is a loss of public access, while the land value goes up.

The Chair reminded the Community to consider whether a private landowner should have a dock free and clear of community amenities. The LTC can zone for uses but not for particular people to use.

Andrew Fall advised that it could be useful to educate private landowners about the cost of easements or covenants, and noted that there is a wide gradient from fully private to fully public.

The Chair reported that:

- The Islands Trust is attempting to re-organize around model bylaws, which could result in a template bylaw for docks.
- The template could then be modified to allow for local autonomy.
- This is expected to better facilitate OCP and LUB reviews.
- The Islands Trust wants to learn from Lasqueti how to better embrace community values.

Questions from the public arose and the following was noted:

- Does a rezoning application change the bylaw?
  - The Chair advised that bylaws cannot be changed but could result in a LUB amendment. In a zoning application, the landowner could offer that they

will allow public access, which would then be considered with the values of your OCP to determine if it is compatible.

- After a rezoning is approved, how can a later, similar application be refused?
  - The Chair noted that:
    - This is especially problematic when bylaw enforcement is involved.
    - Temporary Use Permits allow a better opportunity to look at cumulative effects.
    - We need to be administratively fair.

**LA-2020-023**

**It was MOVED and SECONDED,**

that the Lasqueti Island Local Trust Committee refer the topics of Home Enterprise and Docks, both public and private, to the Advisory Planning Commission (APC).

The Chair advised that the LTC may be setting expectations that it will act on anything that the APC sends back.

Trustees noted the following:

- Most of people here understand that the LTC process is not fast;
- Only one Top Priority project will be worked on at one time.
- Having heard an APC member refer to subgroups today, maybe the APC will make similar recommendations.

**LA-2020-024**

**It was MOVED and SECONDED,**

that LA-2020-023 be postponed until the October 5, 2020 meeting.

**CARRIED**

**4. ADJOURNMENT**

**By general consent** the meeting was adjourned at 2:36 pm.

\_\_\_\_\_  
Peter Luckham, Chair

Certified Correct:

\_\_\_\_\_  
Dave Olsen, Recorder





## Lasqueti Island Local Trust Committee

### Minutes of Special Meeting

**Date:** September 18, 2020  
**Location:** Electronic Meeting via ZOOM

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

**Staff Present:** Dave Olsen, Recorder

**Others Present:** There were approximately eight (8) members of the public in attendance.

#### 1. CALL TO ORDER

Chair Luckham called the meeting to order at 1:01 pm. He acknowledged that the meeting was being held in the territory of the Coast Salish First Nations and introduced the staff, Trustees and Lasqueti Community Association (LCA) members.

He briefly noted that a public in-person meeting was held yesterday and that he was grateful to be able to attend and that he observed the COVID-19 precautions.

He also reminded participants to observe the meeting guidelines for respecting each other, speaking to issues rather than people and for waiting to be acknowledged in order to speak. He also noted that protocols are in place to handle any potential technical challenges.

#### 2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

#### 3. COMMUNITY INFORMATION MEETING REGARDING THE LASQUETI ISLAND OFFICIAL COMMUNITY PLAN (OCP) REVIEW PROJECT

##### 3.1 Presentation by Heather Kauer, Regional Planning Manager, Islands Trust

Staff shared their screen to present a slideshow, which included the following:

- Next steps;
- Topics covered in the Project Charter;
- Current situation in terms of reports and potential bylaws;
- Recent referral to the Advisory Planning Commission (APC);
- Today's Community Information Meeting (CIM);
- That at the October 5, 2020 meeting, staff will have a recommendation for Trustees to consider;
- An overview of the LCA process, with appreciation of their work;
- Brief overview of Recommendations made by the LCA OCP SC;

- Overview of the Topics on which no recommendations were made but were identified to be important to the Community;
- Overview of Staff recommendations;
- Overview of opportunities for public input, including sending email to [northinfo@islandstrust.bc.ca](mailto:northinfo@islandstrust.bc.ca).

The Chair then introduced Andrew Fall, representative of the Lasqueti Community Association's Official Community Plan Review Steering Committee (LCA OCP SC), who noted the following:

- That the process used by the LCA OCP SC focused primarily on finding consensus and that it was outside the scope of the committee's timeline and ability to delve into issues that needed more information or lacked broad consensus;
- That the Steering Committee was dissolved at the recent LCA AGM;
- That a new Vision Committee has been formed and is expected to work on a vision statement over the winter.

Colin James, the other attending representative of the LCA OCP SC, appreciated the willingness of the different levels of government in this process to work together.

### 3.2 Question and Answer Session

The Chair queried the list of six (6) attendees for questions or comments and the following was noted:

- How and when would the public be able to speak to the list of contentious/unresolved issues that were noted by the LCA OCP SC?
  - Staff noted that there are existing policies around those topics.
  - Andrew Fall advised that the list of contentious issues is not a complete list and that at the meeting yesterday, docks and home-based enterprise seemed to be added to that list.
  - The Chair noted that contentious could be called issues that need more time to research and discuss, to reduce any negative context.
  - Colin James noted that a motion was postponed to the October 5, 2020 Local Trust Committee (LTC) meeting to have these issues sent to the APC.
- How can the public ask questions about proposed changes to the draft OCP?
  - Staff advised to call or email Heather Kauer unless it is specific to the LCA. She also noted that it is possible to have more CIMs and that Town Halls at LTC meetings were other opportunities to ask questions.
- What was discussed at the meeting yesterday?
  - The Chair advised that it was more than two hours in length, that many topics were discussed, and that it is difficult and problematic to summarize.
  - Andrew Fall noted that about an hour of the discussion was spent on docks and home enterprise, while the hour and a half prior had minor and major issues in the LCA OCP SC Report noted and/or addressed.

The Chair thanked the staff, Andrew Fall and Colin James for their presentations, and everyone else for attending the meeting.

He also noted that the conversations yesterday about docks and home enterprise were not as contained as he would have preferred, and since full notice to all parties concerned has not been made, he was reluctant to add a discussion about those topics to today's agenda.

He also advised the public to submit comments in writing to ensure that more thoughtful responses to questions could be made and so that everyone could have the opportunity to read them.

Staff advised that the current version of the LCA/Staff OCP Draft track changes document is the same document that was referred to the APC and that is currently being circulated.

She noted that it is a first draft document and once the draft bylaw is made, this document would be an attachment to it.

The Chair advised that version numbers of that document be put in the footer of every page of each version and that all versions of the document be posted on the website so that the evolution of this work could be seen by anyone.

It was noted that APC meetings are all open to the public and the public can contact those members once that the referral has been made.

The Chair noted that one of the two motions made yesterday was postponed until the next LTC meeting.

Trustees noted that all correspondence is compiled on the Projects page of the Islands Trust website.

#### **4. ADJOURNMENT**

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

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Peter Luckham, Chair

Certified Correct:

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Dave Olsen, Recorder



## Minutes of the Lasqueti Island Advisory Planning Commission

**Date of Meeting:** Monday, July 27, 2020

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

**APC Members Present:** Susan Morrison, Member  
Shelley Garside, Deputy Chair  
Shoshanah Waxman, Chair  
Colin Ewan, Secretary  
Jordan Barton, Member

**Trustees Present:** Tim Peterson, Trustee

**Staff Present:** Heather Kauer, Regional Planning Manager by teleconference  
Dave Olsen, Recorder

### 1. CALL TO ORDER

Regional Planning Manager, Kauer called the meeting to order at 2:10 pm. It was acknowledged that the meeting was being held in territory of the Coast Salish First Nations.

The members present introduced themselves and described any previous involvement with the Advisory Planning Commission (APC).

### 2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

#### 3. ELECTION OF VICE-CHAIR

**By general consent**, the agenda was approved as amended.

### 3. ELECTION OF CHAIRPERSON, VICE-CHAIR AND SECRETARY

Colin Ewan was nominated for Secretary; he accepted the nomination and was elected **by general consent**.

Shelley Garside was nominated for Vice-Chair; she accepted the nomination and was elected **by general consent**.

Susan Morrison was nominated for Chair; she did not accept the nomination.

Jordan Barton was nominated; he did not accept the nomination.

Shoshanah Waxman was nominated for Chair; she accepted the nomination and was elected **by general consent**.

### 4. MINUTES

**4.1 Lasqueti Island Advisory Planning Commission Draft Minutes dated February 21, 2019.**

By general consent, the minutes were adopted as presented.

**5. REFERRAL FROM THE LASQUETI LOCAL TRUST COMMITTEE REGARDING THE COMPREHENSIVE OFFICIAL COMMUNITY PLAN AMENDMENTS REVIEW**

**5.1 Regional Planning Manager, Heather Kauer – introduction to the referral package**

Regional Planning Manager, Kauer described the referral process and history to date, specifically how the Project Charter evolved up to today's meeting.

She explained that the referral process allows the APC to make comments with respect to the draft Official Community Plan (OCP) documents and the Lasqueti Community Association's OCP Steering Committee (LCA OCP SC) documents.

The Chair agreed to hear comments by way of a round of the members present, and the following comments were noted:

- The LCA OCP SC document was amazing, very well done, such great intent. The amount of effort put into it was phenomenal.
- On page 9, "forestry" should be eliminated completely. No forestry should be considered on this island.
- "Crown" land should be removed as a term; replaced with "public".
- The term "industry" should be used with caution.
- Emphasis on electric foot ferry
- Feral sheep are controversial; use the bullfrog as the focus of any invasive species proposal.
- Disagree with using livestock to maintain our food source.
- "Regenerative agriculture" is a term that focusses on the health of the soil; this could be added.
- On page 47, under 3.1 Residential Land Use, Policy 6: staff suggests amending to include on-site water, but it should not be a requirement.
- Page 6: do not reformat entire document to be in line with other islands. There was a lot of deliberation and thought about how the LCA OCP SC formatted their document. It is different than other islands' documents intentionally. They are human-centred; we brought a focus on the environment, rather than having it as a separate category.
- Agree with policy layout. It will be more readable if the fonts are changed.
- On page 54, staff brought in their own definition of guest cabin, but it is not in alignment with how they are used on Lasqueti.
- All of the definitions that the LCA OCP SC suggested should be included.
- The guest cabin wording will not work.
- Page 56 population table incomplete. Not mandatory and not sure how to collect the rest of it.
- Concern about feral sheep and their impact on the environment, for example the lack of wild flowers. Don't believe it is necessary to eliminate the sheep.
- Our neighbours never have had a paying guest in their cabins.
- Regarding control of domestic animals; "should" is not good enough.

- Need an education component to what cats do on island. Cats are allowed to slaughter while dogs are shot after one kill.
- Encourage LTC to edit and clean up the language. OCP needs to be clear and simple to avoid legal problems. Over reliance on the word should. Some sections are very clear.
- “Should” is intentionally used because “must” would require a policy to enforce it which could create a situation that requires outside enforcement.
- Could use “need” instead of “should”.
- Rural legislation stipulates that RCMP required to deal with dangerous animals.
- Grateful to Staff for the referral package that showed a lot of respect for the LCA OCP SC’s work.

Staff responded to the above comments and the following was noted:

- Regarding the formatting comments; staff implemented the recommended reorganization of the sections of the document; technical review comments on reformatting refers to numbering, spacing and elements of that nature.
- A definition for guest cabins is needed. Guest cabin is used in four different places, with different connotations.

Discussion ensued and the following was noted:

- Could amend definition of guest cabins; good idea to have it but could incorporate both paying and non-paying definitions.
- Staff clarified that changing fonts will make the document more readable.
- Staff advised that some topics were not complete
- Need to put these topics “under review” so that it leaves it open. The LTC will have to decide what to do with that.
- Feral sheep will cause a real divide. Concentrate on a different invasive species like bullfrogs. Sheep just need to be contained. Some people take care of them now.
- Invasive species remediation needs to be a community driven process; LTC may not be the best body to do this.
- Staff’s concern as a Project Manager is whether this process would be held up by an issue like invasive species.
  - Recommendation from LCA OCP SC was to remove anything referring to sheep or other topics that they couldn’t come to agreement on in the OCP to allow the recommendations with consensus to come back to the community.

### Timelines

Staff described the process for a bylaw amendment and noted that it is also referred out to other agencies. A Community Information Meeting (CIM) is also helpful to hear back from the public. There are other options available, too, but they are limited because of staffing and budget constraints. Staff described the three different options listed in the APC Referral on Page 86. She noted that they could also use Survey Monkey to survey the population.

Discussion ensued and the following was noted:

- Option 2 is problematic with only an online process; we would also need hard copies on island. An island mailer would inform everyone about what is happening.

- A CIM needs to happen in September so it can be outside; a CIM in December is problematic.
- Need to make sure everybody has an opportunity to comment.
- Option 1 is too long.
- Potentially there are people here that will claim they have not had a chance to comment.
- A virtual meeting will not work.
- The process is understandably correlated with LTC meetings.
- Important to have a CIM hosted by LTC. One more meeting is appropriate.
- Don't want people to feel excluded. Need an in-person meeting sooner than later. A community meeting could celebrate what we have accomplished to date.
- Suggest that there be printed copies made available, a mailer sent, and a CIM before the weather changes.
- Question for Staff: the next LTC meeting is August 10; is September a realistic timeline for a CIM?
  - Staff advised that is was.

Staff noted that the APC could make motions to be more formal. The LTC will not have your minutes at their next meeting, however staff has taken notes and the LTC could adjust the Project Charter at their next meeting and could include a CIM in September.

**LA-APC-2020-001**

**It was MOVED and SECONDED**

that the Lasqueti Island Advisory Planning Commission recommends to the Lasqueti Island Local Trust Committee that the Lasqueti Community Association's Official Community Plan Steering Committee report be posted on island by printed copy as well as to the Islands Trust website, that an on island community mailer be sent to inform residents regarding the options available to read and respond to the report, and that the Local Trust Committee hold a Community Information Meeting in September.

**CARRIED**

**LA-APC-2020-002**

**It was MOVED and SECONDED**

that the Lasqueti Island Advisory Planning Commission recommends to the Lasqueti Island Local Trust Committee that the nested layout of the Lasqueti Community Association's Official Community Plan Steering Committee report be retained and used for the draft Official Community Plan document.

**CARRIED**

Staff clarified that the definition of guest cabins includes non-paying guests.

**LA-APC-2020-003**

**It was MOVED and SECONDED**

that the Advisory Planning Commission recommends to the Lasqueti Island Local Trust Committee to direct Staff to edit their definition of guest cabin to include paying and non-paying guests.

Discussion ensued and the following was noted:

- If zoned commercial, then paying guests are legal.
- If guests are transient and are not paying, then no commercial zoning is required.
- There could be definitions for Short Term Vacation Rentals as well as for guest cabins.

**DEFEATED**

LA-APC-2020-004

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

that the Advisory Planning Commission recommends to the Lasqueti Island Local Trust Committee to direct Staff to create two different definitions to differentiate between commercially-zoned cabins and non-commercial guest cabins.

**CARRIED**

On-Site Water

Trustee Peterson advised that the LTC is waiting for comment from the Island Trust's Freshwater Specialist. He also noted that if our local bylaw requires more than the provincial standards, it would only affect future subdivisions.

Discussion ensued and the following was noted:

- If you cannot prove that you have access to water, it could also be a check on development.
- We have more autonomy if we have our own requirements. Otherwise it only falls to the province regarding development.
- Could help restrict unsustainable developments. It would not be retroactive but could be a stop mechanism.

Staff advised that they did not change the draft; currently the regulations state that residential lots should have a source of fresh water. This could be dealt with in Phase 2 or 3.

**6. ADJOURNMENT**

**By general consent**, the meeting was adjourned at 3:27 pm.

\_\_\_\_\_  
Shoshanah Waxman, Chair

Certified Correct:

\_\_\_\_\_  
Dave Olsen, Recorder





## Follow Up Action Report

### Lasqueti Island

#### 15-Apr-2019

| Activity                                                                                                                                                                       | Responsibility                  | Dates | Status      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-------|-------------|
| 1 Staff to coordinate a protocol meeting between the Lasqueti LTC and qathet RD. <i>Update Jan 17/20: electronic meeting to be scheduled based on progress of Lasqueti OCP</i> | Heather Kauer<br>Wil Cottingham |       | In Progress |

#### 30-Sep-2019

| Activity                                                                                                                                                                                                                                                            | Responsibility | Dates | Status    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-------|-----------|
| 1 Staff to review and provide comments on letter from D. and L. Slik dated September 2019 regarding request that Trust Council amend the Model Radio Antenna Strategy to include guidance on consistency with Trust Council's Climate Change Emergency Declaration. | David Marlor   |       | Completed |

#### 28-Oct-2019

| Activity                                                                                                                                                                                                                                          | Responsibility                  | Dates | Status      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-------|-------------|
| 1 Staff to update the Project Charter (PJ) for the Freshwater Sustainability Project with LTC endorsement Oct. 28, 2019 and bring back revisions to the PJ to include Ag Water Demand Model and groundwater recharge and availability assessment. | William Shulba                  |       | In Progress |
| 2 Staff to include in the scope of the OCP/LUB project: exploration of subdivision regulations for the purposes of requiring proof of potable water, and ensuring foreshore access that is physically accessible.                                 | Bronwyn Sawyer<br>Heather Kauer |       | Completed   |

## Follow Up Action Report

### Lasqueti Island

10-Aug-2020

| Activity                                                                                                                                                                                                                                                                                                                             | Responsibility                                             | Dates | Status    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|-------|-----------|
| <p>1 Staff to facilitate a Community Information Meeting in conjunction with the Lasqueti Community Association in September, 2020 regarding the OCP Update Project and that the meeting be advertised through an island-wide mail out. <i>In person CIM scheduled on Lasqueti September 17 and electronic CIM September 18.</i></p> | <p>Becky McErlean<br/>Heather Kauer<br/>Wil Cottingham</p> |       | Completed |

DATE OF MEETING: October 5, 2020

TO: Lasqueti Island Local Trust Committee

FROM: Jaime Dubyna, Planner 2  
Northern Team

SUBJECT: Proposed LUB amendments to permit a private dock in the adjacent marine area  
Applicant: Ken Kyler, agent (on behalf of Carey Development Ltd.)  
Location: Spring Bay Road  
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 LA-RZ-2020.1.
2. That the Lasqueti Island Local Trust Committee request staff to advise the applicant that they may not re-apply to the Local Trust Committee with a similar proposal for at least one year from the date of this resolution, as per the Lasqueti Island Local Trust Committee Development Procedure Bylaw No. 35, 1992; and
3. That the Lasqueti Island Local Trust Committee request staff to issue a refund to the applicant in the amount of \$1,650 as per Lasqueti Island Local Trust Committee Fees Bylaw, 2009.

## REPORT SUMMARY

The purpose of this staff report is to present a draft bylaw amendment to the Lasqueti Island Land Use Bylaw No. 78, 2005 (LUB), as requested by the Lasqueti Island Local Trust Committee at the August 10, 2020 LTC regular business meeting. The bylaw amendment would permit a private dock in the adjacent marine area of the subject property so that the recently constructed dock conforms to the LUB.

Staff consider the application to be inconsistent with the Lasqueti Island Official Community Plan (OCP) Bylaw No. 77, 2005, and are therefore recommending that the application proceed no further.

## BACKGROUND

Background to this application is within the preliminary [staff report](#) presented at the August 10, 2020 LTC meeting.

The application would amend the LUB to permit a private dock in the marine area zoned Marine General (M2), adjacent to the subject property. The application is preceded by bylaw enforcement file LA-BE-2019.3 for the unpermitted construction of a dock within the adjacent marine area to the subject property and associated driveway construction and fill placement within the foreshore.

The application was considered previously by the LTC on August 10, 2020. Staff recommended in that report that the application proceed no further, and that a refund be issued to the applicant. The LTC chose instead to pass the following resolutions:

**LA-2020-017**

**It was MOVED and SECONDED,**

that the Lasqueti Island Local Trust Committee request staff to create a draft bylaw for application LA-RZ-2020.1.

**CARRIED**

**LA-2020-018**

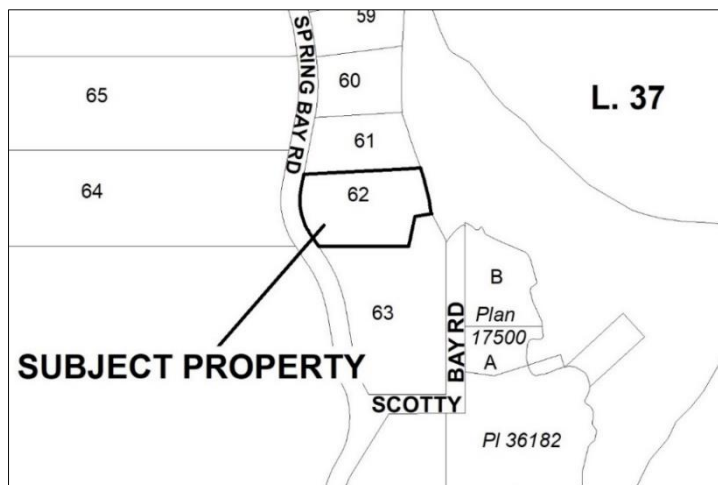
**It was MOVED and SECONDED,**

that the Lasqueti Island Local Trust Committee request staff to report back on implications of approving LA-RZ-2020.1 with regards to Ministry of Forests, Lands, Natural Resource Operation and Rural Development regulations and expectations.

**CARRIED**

Staff are presenting draft bylaws and reporting back to the LTC with this report consistent with these resolutions.

While not submitted at the time of this report, the applicant has indicated their willingness to provide additional information for LTC consideration at a future meeting. This may include an updated survey plan that identifies the location of the dock, driveway, and limit of fill in relation to the natural boundary of the sea, and a report that assesses the dock construction in relation to the recommendations in the previously submitted [Marine Environmental Assessment](#) ("EA Report"), by Aquaparian Environmental Consulting, dated August 6, 2019.



**Figure 1. Subject property map**

## **ANALYSIS**

### **Issues and Opportunities**

#### ***Draft Bylaw***

As requested by the LTC, staff are presenting a draft bylaw amendment (Attachment 1) for the LTC's review. If adopted the draft bylaw would amend the LUB to permit a private dock in the marine area zoned Marine General (M2), adjacent to the subject property. The draft bylaw amendment would require a text amendment to include the marine area adjacent to the subject property under Section 4.15(1)(c), and a map amendment to Schedule B of the LUB to identify this location under "Existing Docks with the M2 Areas".

Staff note the text in the draft bylaw amendment does not include the measurements of the dock (float, ramp, and gangway), as the applicant has indicated the sketch plan by JE Anderson & Associates, dated April 23, 2020, may not be accurate. The measurements are indicated as “xx” in the draft bylaw amendment.

If the LTC chooses to proceed with the application, staff would recommend the applicant provide a survey plan by a BC Land Surveyor that identifies the accurate measurements of the dock, including the length, width and total area; along with the limit of fill on the foreshore.

Should the LTC choose to proceed with the application, staff will complete an Islands Trust Policy Statement (ITPS) Directives Only Checklist to ensure consistency with the ITPS that will be presented in a future staff report.

### ***Inconsistency with OCP***

As was noted in the August 10, 2020 [staff report](#), staff consider the application to be inconsistent with several OCP policies, including:

- **Policy 3.4.6** It is recognized that islands and islets within the Lasqueti Island Local Trust Area, excepting Lasqueti Island, do not have direct access to public roads or ferry service and that some waterfront parcels on Lasqueti Island were created without access to public roads. In these situations access from the water is needed and should be considered sufficient.
- **Policy 3.6.3** Lasqueti Island's rural marine landscape and scenic views should be maintained and protected.
- **Policy 3.6.12** Designation and regulation of the foreshore and marine coastal areas should be designed to preserve and protect the natural environment and character and should recognize the need to dedicate areas of the foreshore for the following purposes:
  - to provide for access;
  - to protect existing mariculture uses;
  - to encourage low impact public uses on and along the foreshore;
  - to provide for public transportation services;
  - to maintain public access to shellfish;
  - to retain the undeveloped character of the marine coastal area;
  - to protect marine coastal habitats for conservation purposes;
  - to provide for commercial and industrial uses; and
  - to retain representative areas of natural foreshore.

Staff have identified several OCP policies that require further information in order to determine whether the application is consistent with the OCP, including:

- **Policy 3.6.8** 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<sup>1</sup>.

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<sup>1</sup> Provincial ministry names have changed since time of adoption of the OCP. The Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD) and the Ministry of Environment and Climate Change Strategy (MOECC) are the responsible ministries at this time.

- **Policy 3.6.9** Native flora and fauna should be retained to protect natural habitats of local significance along the foreshore and in the intertidal areas.
- **Policy 3.6.10** The marine environment, including associated riparian areas, should be adequately protected from unreasonable adverse effects or inadequate mitigation measures resulting from development.
- **Policy 3.6.13** 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.
- **Policy 3.7.15** Private docks may be considered on a site specific basis in the Marine General (M-2) zone. In considering an application for a dock, environmental and social effects must be addressed. Structures should not be sited or extended towards the sea beyond 37 metres (120 feet) from the surveyed high water mark or where no plan exists, from the natural boundary of the sea.
- **Policy 3.8.2** Development on Crown lands including, but not limited to, gravel extraction, road construction or community facilities must be compatible with overall conservation values.

Should the LTC proceed with the application, staff would recommend that additional information be provided to ensure consistency with OCP policies, including:

- A copy of a survey plan identifying the extent or limit of fill and the extent of the dock (float, ramp, gangway) into the marine area would provide clarity as to whether provincial authorization is required, as it is unclear whether the fill extends into the foreshore area. The applicant has indicated their willingness to provide a survey plan at a later date.
- A post-construction impact assessment by a qualified professional could confirm whether the recommendations in the EA Report had been followed, assess any negative impacts that may have occurred as a result of the development activities, and recommend mitigation measures, such as site remediation and revegetation along the shoreline. The applicant has indicated their willingness to provide a post-construction report at a later date.

In consideration of OCP Policy 3.7.15, which notes that private docks “may be considered on a site specific basis” in the M2 zone, provided environmental and social effects are addressed, it is unclear to staff what information could be submitted to address “social effects”; however, staff note that consideration should be made for how one (or two) docks could impact use of this area.

### **Crown Land**

In resolution LA-2020-018, the LTC had requested staff report back on implications of approving this application with regards to Ministry of Forests, Lands, Natural Resource Operations and Rural Development staff (FLNRORD) regulations and expectations.

From conversations with FLNRORD staff, it is planning staff’s understanding that if a private dock does not meet the General Permission terms and conditions, it does not qualify for the General Permission, and would require an application for Specific Permission. FLNRORD staff also noted that a successful bylaw amendment would not guarantee authorization would be granted for the development in its entirety, as Specific Permission may approve only parts of the application.

FLNRORD staff have advised planning staff that they would need to know the extent of the fill in the foreshore, as unauthorized works, including placement of fill in the foreshore, are a contravention of the *Land Act* and require authorization. A survey plan completed by a BC Land Surveyor (BCLS) would be required to determine the extent or limit of the fill at this location. As noted, the applicant has indicated their willingness to provide a survey plan at a later date.

### **Rationale for Recommendation**

Staff consider the application to amend the LUB to permit a private dock to not be consistent with OCP policies that:

- Support water access (via private docks) on waterfront lots that do not have direct access to public roads or ferry service;
- Encourage Lasqueti Island's rural marine landscape and scenic views be maintained and protected;
- Support retaining native flora and fauna to protect natural habitats of local significance;
- Supports preserving and protecting the natural environmental and character of the foreshore by retaining the undeveloped character of the marine coastal area and protecting marine coastal habitats for conservation purposes.

Staff note that amending the LUB to permit additional private docks is in opposition to the OCP's general theme of low density development and protecting the undeveloped, rural marine landscape of Lasqueti Island.

While applications should be considered on their own merit, and approval of an application does not set a precedent from a regulatory perspective, staff is of the opinion that approval of this application could appear to set a precedent to the Lasqueti Island community with respect to their expectations regarding how future bylaw infractions and amendment applications are to be treated.

See staff's recommendation on Page 1 of this report.

### **ALTERNATIVES**

#### **1. Request further information**

The LTC may request further information prior to making a decision and/or proceeding with the application. Staff would recommend the LTC request further information from the applicant prior to making a decision or proceeding. Staff recommend requesting the following of the applicant:

- a. A copy of a survey plan by a BC Land Surveyor that identifies all existing and proposed development, including the measurements of the dock and associated structures, and the extent of fill in relation to the natural boundary of the sea and adjacent foreshore;
- b. A copy of a post-construction impact assessment by a qualified biologist that addresses impacts and recommends mitigation measures to the upland area of the subject property and in the adjacent foreshore and marine areas.

If selecting this alternative, the LTC should describe the specific information needed:

*That the Lasqueti Island Local Trust Committee request staff to notify the applicant of LA-RZ-2020.1 that further consideration will be made on condition of the applicant submitting the following:*

*[LTC to specify requested information].*

### **NEXT STEPS**

Should the LTC proceed with the staff recommendation, the file will be closed and the applicant will be reimbursed \$1,650 for the public hearing portion of the application fee as per Section 3.5 of the Lasqueti Island Local Trust Committee Fees Bylaw, 2009. Islands Trust Bylaw Compliance & Enforcement will resume enforcement action.

|               |                                          |                    |
|---------------|------------------------------------------|--------------------|
| Submitted By: | Jaime Dubyna, Planner 2                  | September 17, 2020 |
| Concurrence:  | [Managing Staff Name, Credentials Title] | Select Date.       |

#### **ATTACHMENTS**

1. Draft Bylaw



**DRAFT**

**LASQUETI ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. xx**

**A BYLAW TO AMEND LASQUETI ISLAND LAND USE BYLAW NO. 78, 2005**

The Lasqueti Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Lasqueti Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Lasqueti Island Land Use Bylaw, 2005, Amendment No. xx, 20xx”.

2. Lasqueti Island Local Trust Committee Bylaw No. 78, cited as “Lasqueti Island Land Use Bylaw No.78, 2005,” is amended as per Schedule “1” attached to and forming part of this bylaw.

READ A FIRST TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 202x

READ A SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 202x

PUBLIC HEARING HELD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 202x

READ A THIRD TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 202x

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_ 202x

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 202x

\_\_\_\_\_  
**Chair**

\_\_\_\_\_  
**Secretary**

**DRAFT BYLAW NO. xx (LUB)**

**LASQUETI ISLAND LOCAL TRUST COMMITTEE**  
**BYLAW NO. xx**

**Schedule "1"**

1. **Schedule "A"** of Lasqueti Island Land Use Bylaw No. 78, 2005 is amended as follows:

- 1.1 **Part 4 - ZONE PROVISIONS, Section 4.15 MARINE GENERAL (M2), Subsection 1 Permitted Uses**, Article (c) is amended by adding the following Clause:

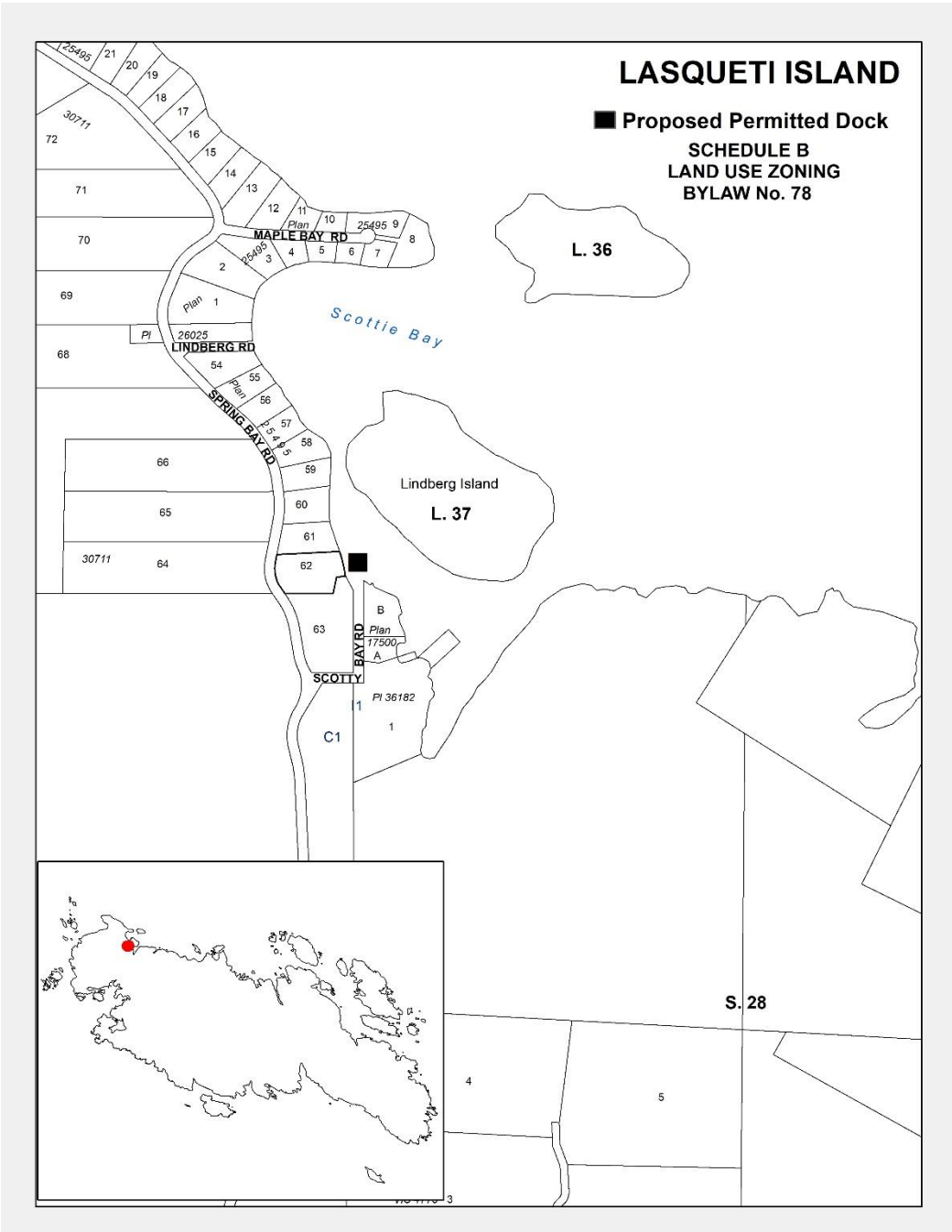
“(xii) A dock extending towards the sea not more than xx metres (xx feet) from the natural boundary of the sea, including a float of not more than xx square metres (xx square feet), all within an area of approximately xx square metres (xx square feet), commencing at the North East corner of Lot 62, Section 29, Lasqueti Island, Nanaimo District, Plan 25495; thence xx metres (xx feet) at xx°, then xx metres (xx feet) at xx°, then xx metres (xx feet) at xx°, then following the natural boundary of the sea to the point of commencement.”

2. **Schedule "B"** of Lasqueti Island Land Use Bylaw No. 78, 2005 is amended as follows:

- 2.1 Schedule "B" – is amended by marking the adjacent marine area of LOT 62, SECTION 29, LASQUETI ISLAND, NANAIMO DISTRICT, PLAN 25495 (PID 002-917-475) as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule "B" of Bylaw No. 78 as are required to effect this change.

LASQUETI ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. xx

Schedule B



File No.: LA-RZ-2020.2  
(Kyler)

DATE OF MEETING: October 5, 2020

TO: Lasqueti Island Local Trust Committee

FROM: Jaime Dubyna, Planner 2  
Northern Team

SUBJECT: Proposed LUB amendments to permit a private dock in the adjacent marine area  
Applicant: Ken Kyler, agent (on behalf of Colette Mann)  
Location: Spring Bay Road  
LOT 61, SECTION 29, LASQUETI ISLAND, NANAIMO DISTRICT, PLAN 25495  
(PID 002-917-467)

## RECOMMENDATION

1. That the Lasqueti Island Local Trust Committee proceed no further with LA-RZ-2020.2;
2. That the Lasqueti Island Local Trust Committee request staff to advise the applicant that they may not re-apply to the Local Trust Committee with a similar proposal for at least one year from the date of this resolution, as per the Lasqueti Island Local Trust Committee Development Procedure Bylaw No. 35, 1992; and
3. That the Lasqueti Island Local Trust Committee request staff to issue a refund to the applicant in the amount of \$1,650 as per Lasqueti Island Local Trust Committee Fees Bylaw, 2009.

## REPORT SUMMARY

The purpose of this staff report is to present a draft bylaw amendment to the Lasqueti Island Land Use Bylaw No. 78, 2005 (LUB), as requested by the Lasqueti Island Local Trust Committee (LTC) at the August 10, 2020 LTC regular business meeting. The bylaw amendment would permit a private dock in the adjacent marine area of the subject property.

Staff consider the application to be inconsistent with the Lasqueti Island Official Community Plan (OCP) Bylaw No. 77, 2005, and are therefore recommending that the application proceed no further.

## BACKGROUND

Background to this application is within the preliminary [staff report](#) presented at the August 10, 2020 LTC meeting.

The application would amend the LUB to permit a private dock in the marine area zoned Marine General (M2), adjacent to the subject property. The application is preceded by bylaw enforcement file LA-BE-2019.2 concerning road construction and land alteration along the shoreline.

The application was considered previously by the LTC on August 10, 2020. Staff recommended in that report that the application proceed no further, and that a refund be issued to the applicant. The LTC chose instead to pass the following resolutions:

**LA-2020-019**

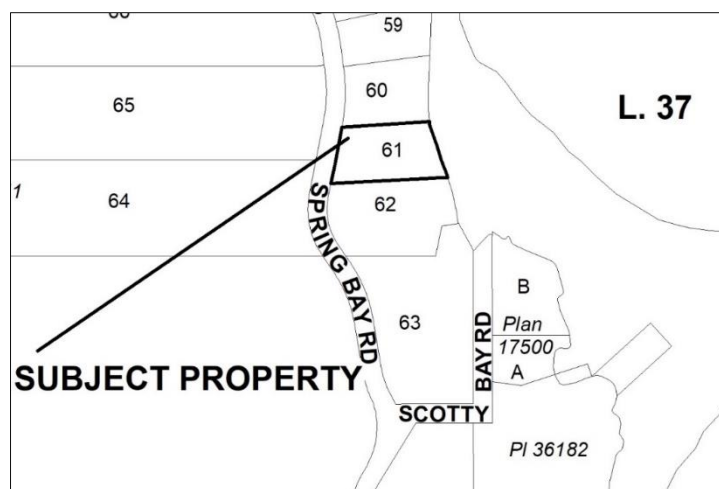
**It was MOVED and SECONDED,**

that the Lasqueti Island Local Trust Committee request staff to create a draft bylaw for application LA-RZ-2020.2.

**CARRIED**

Staff are presenting draft bylaw amendments consistent with Resolution LA-2020-019.

While not submitted at the time of this report, the applicant has indicated their willingness to provide additional information for LTC consideration at a future meeting. This may include an updated survey plan that identifies the location of the dock, driveway, and limit of fill in relation to the natural boundary of the sea, and a report that assesses the dock construction in relation to the recommendations in the previously submitted [Marine Environmental Assessment](#) ("EA Report"), by Aquaparian Environmental Consulting, dated August 6, 2019.



**Figure 1. Subject property map**

## **ANALYSIS**

### **Policy/Regulatory**

#### ***Draft Bylaw***

As requested by the LTC, staff are presenting a draft bylaw amendment (Attachment 1) for the LTC's review. If adopted the draft bylaw would amend the LUB to permit a private dock in the marine area zoned Marine General (M2), adjacent to the subject property. The draft bylaw amendment would require a text amendment to include the marine area adjacent to the subject property under Section 4.15(1)(c), and a map amendment to Schedule B of the LUB to identify this location under "Existing Docks with the M2 Areas".

Staff note the text in the draft bylaw amendment does not include the measurements of the dock (float, ramp, and gangway), as the applicant has indicated the sketch plan by JE Anderson & Associates, dated April 23, 2020, may not be accurate. The measurements are indicated as "xx" in the draft bylaw amendment.

If the LTC chooses to proceed with the application, staff would recommend the applicant provide a survey plan by a BC Land Surveyor that identifies the accurate measurements of the dock, including the length, width and total area; along with the limit of fill on the foreshore.

Should the LTC choose to proceed with the application, staff will complete an Islands Trust Policy Statement (ITPS) Directives Only Checklist to ensure consistency with the ITPS that will be presented in a future staff report.

### ***Inconsistency with OCP***

As was noted in the August 10, 2020 [staff report](#), staff consider the application to be inconsistent with several OCP policies, including:

- **Policy 3.4.6** It is recognized that islands and islets within the Lasqueti Island Local Trust Area, excepting Lasqueti Island, do not have direct access to public roads or ferry service and that some waterfront parcels on Lasqueti Island were created without access to public roads. In these situations access from the water is needed and should be considered sufficient.
- **Policy 3.6.3** Lasqueti Island's rural marine landscape and scenic views should be maintained and protected.
- **Policy 3.6.12** Designation and regulation of the foreshore and marine coastal areas should be designed to preserve and protect the natural environment and character and should recognize the need to dedicate areas of the foreshore for the following purposes:
  - to provide for access;
  - to protect existing mariculture uses;
  - to encourage low impact public uses on and along the foreshore;
  - to provide for public transportation services;
  - to maintain public access to shellfish;
  - to retain the undeveloped character of the marine coastal area;
  - to protect marine coastal habitats for conservation purposes;
  - to provide for commercial and industrial uses; and
  - to retain representative areas of natural foreshore.

Staff have identified several OCP policies that require further information in order to determine whether the application is consistent with the OCP, including:

- **Policy 3.6.8** 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<sup>1</sup>.
- **Policy 3.6.9** Native flora and fauna should be retained to protect natural habitats of local significance along the foreshore and in the intertidal areas.

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<sup>1</sup> Provincial ministry names have changed since time of adoption of the OCP. The Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD) and the Ministry of Environment and Climate Change Strategy (MOECC) are the responsible ministries at this time.

- **Policy 3.6.10** The marine environment, including associated riparian areas, should be adequately protected from unreasonable adverse effects or inadequate mitigation measures resulting from development.
- **Policy 3.6.13** 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.
- **Policy 3.7.15** Private docks may be considered on a site specific basis in the Marine General (M-2) zone. In considering an application for a dock, environmental and social effects must be addressed. Structures should not be sited or extended towards the sea beyond 37 metres (120 feet) from the surveyed high water mark or where no plan exists, from the natural boundary of the sea.
- **Policy 3.8.2** Development on Crown lands including, but not limited to, gravel extraction, road construction or community facilities must be compatible with overall conservation values.

Should the LTC proceed with the application, staff would recommend that additional information be provided to ensure consistency with OCP policies, including:

- A copy of a survey plan identifying the extent or limit of fill and the extent of the dock (float, ramp, gangway) into the marine area would provide clarity as to whether provincial authorization is required, as it is unclear whether the fill extends into the foreshore area. The applicant has indicated their willingness to provide a survey plan at a later date.
- A post-construction impact assessment by a qualified professional could confirm whether the recommendations in the EA Report have been followed, assess any negative impacts that may have occurred as a result of any development activities, and recommend mitigation measures, such as site remediation and revegetation along the shoreline. The applicant has indicated their willingness to provide a post-construction report at a later date.

In consideration of OCP Policy 3.7.15, which notes that private docks “may be considered on a site specific basis” in the M2 zone, provided environmental and social effects are addressed, it is unclear to staff what information could be submitted to address “social effects”; however, staff note that consideration should be made for how one (or two) docks could impact use of this area.

### ***Crown Land***

It is unclear at this time whether the fill placement and rock wall are on the subject property, or on the neighbouring property that is the subject of application LA-RZ-2020.1. Staff have been advised by Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD) staff that fill placed in the foreshore is considered a contravention of the *Land Act* under Section 60, and would require provincial authorization. FLNRORD staff have indicated that an authorization of this kind has not been obtained by the applicant thus far.

From conversations with FLNRORD staff, it is planning staff’s understanding that if a private dock does not meet the General Permission terms and conditions, it does not qualify for the General Permission, and would require an application for Specific Permission. FLNRORD staff have advised planning staff that they would need to know the extent of the fill in the foreshore as unauthorized works, including placement of fill in the foreshore, are a contravention of the *Land Act* and require authorization. A survey plan completed by a BC Land Surveyor (BCLS)

would be required to determine the extent or limit of the fill at this location. As noted, the applicant has indicated their willingness to provide a survey plan at a later date.

**Rationale for Recommendation**

Staff consider the application to amend the LUB to permit a private dock to not be consistent with OCP policies that:

- Support water access (via private docks) on waterfront lots that do not have direct access to public roads or ferry service;
- Encourage Lasqueti Island’s rural marine landscape and scenic views be maintained and protected;
- Support retaining the undeveloped character of the marine coastal area and retaining the representative areas of the natural foreshore;
- Supports protecting marine coastal habitats for conservation purposes.

Staff note that amending the LUB to permit additional private docks is in opposition to the OCP’s general theme of low density development and protecting the undeveloped, rural marine landscape of Lasqueti Island.

See staff’s recommendation on Page 1 of this report.

**ALTERNATIVES**

**1. Request further information**

The LTC may request further information prior to making a decision and/or proceeding with the application. Staff would recommend the LTC request further information from the applicant prior to making a decision or proceeding. Staff recommend requesting the following of the applicant:

- a. A copy of a survey plan by a BC Land Surveyor that identifies all existing and proposed development, including the measurements of the dock and associated structures, and the extent of fill in relation to the natural boundary of the sea and adjacent foreshore;
- b. A copy of a post-construction impact assessment by a qualified biologist that addresses impacts and recommends mitigation measures to the upland area of the subject property and in the adjacent foreshore and marine areas.

If selecting this alternative, the LTC should describe the specific information needed:

*That the Lasqueti Island Local Trust Committee request staff to notify the applicant of LA-RZ-2020.2 that further consideration will be made on condition of the applicant submitting the following:*

*[LTC to specify requested information].*

**NEXT STEPS**

Should the LTC proceed with the staff recommendation, the file will be closed and the applicant will be reimbursed \$1,650 for the public hearing portion of the application fee as per Section 3.5 of the Lasqueti Island Local Trust Committee Fees Bylaw, 2009. Islands Trust Bylaw Compliance & Enforcement will resume enforcement action.

|               |                         |                    |
|---------------|-------------------------|--------------------|
| Submitted By: | Jaime Dubyna, Planner 2 | September 17, 2020 |
|---------------|-------------------------|--------------------|



|              |                                                             |                       |
|--------------|-------------------------------------------------------------|-----------------------|
| Concurrence: | Heather Kauer, RPP, MCIP, AICP<br>Regional Planning Manager | September 21,<br>2020 |
|--------------|-------------------------------------------------------------|-----------------------|

## ATTACHMENTS

1. Draft Bylaw

DRAFT

LASQUETI ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. xx

A BYLAW TO AMEND LASQUETI ISLAND LAND USE BYLAW NO. 78, 2005

The Lasqueti Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Lasqueti Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Lasqueti Island Land Use Bylaw, 2005, Amendment No. xx, 20xx”.

2. Lasqueti Island Local Trust Committee Bylaw No. 78, cited as “Lasqueti Island Land Use Bylaw No.78, 2005,” is amended as per Schedule “1” attached to and forming part of this bylaw.

READ A FIRST TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 202x

READ A SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 202x

PUBLIC HEARING HELD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 202x

READ A THIRD TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 202x

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 202x

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 202x

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Secretary

**DRAFT BYLAW NO. xx (LUB)**

**LASQUETI ISLAND LOCAL TRUST COMMITTEE**  
**BYLAW NO. xx**

**Schedule "1"**

1. **Schedule "A"** of Lasqueti Island Land Use Bylaw No. 78, 2005 is amended as follows:

- 1.1 **Part 4 - ZONE PROVISIONS, Section 4.15 MARINE GENERAL (M2), Subsection 1 Permitted Uses**, Article (c) is amended by adding the following Clause:

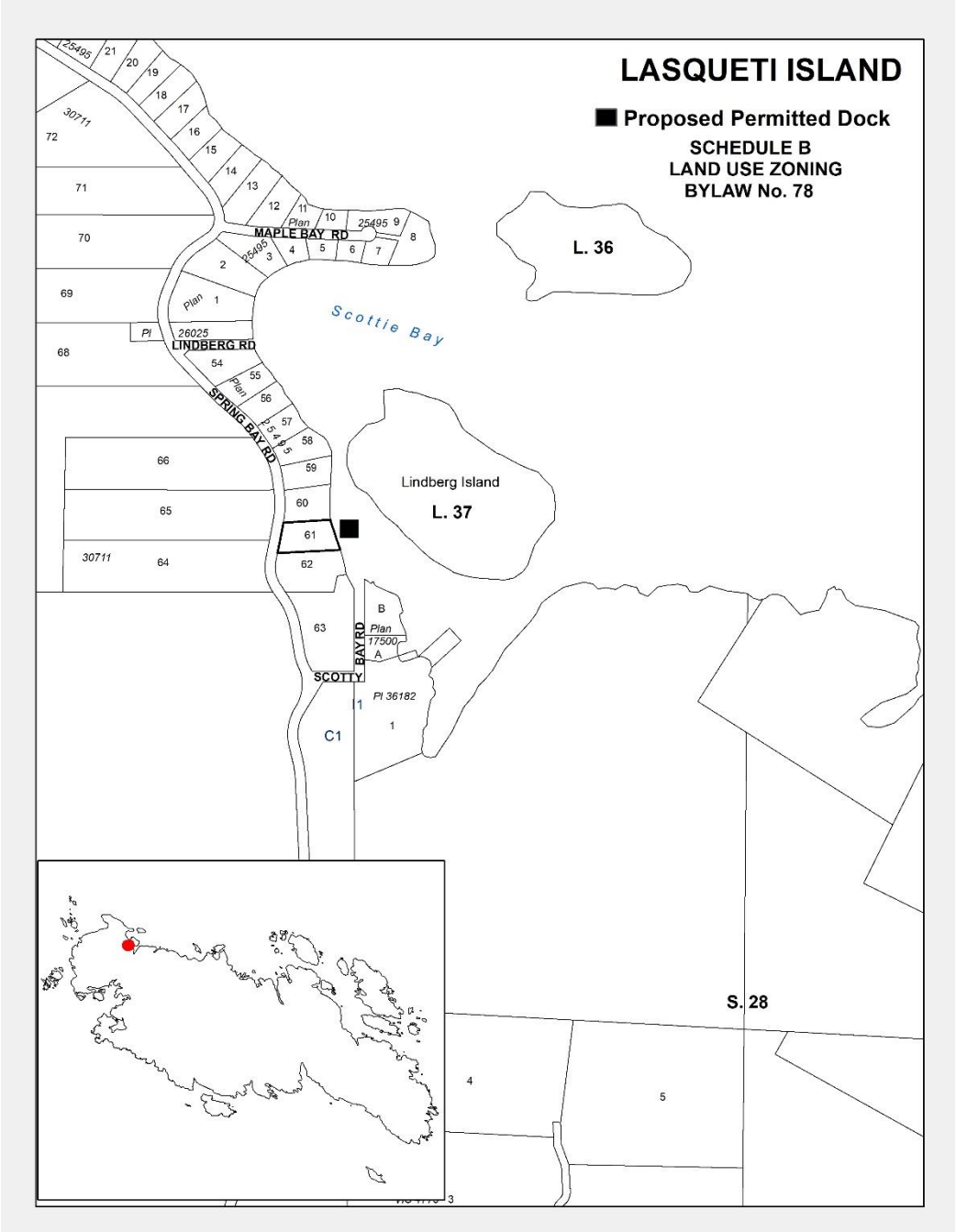
"(xiii) A dock extending towards the sea not more than xx metres (xx feet) from the natural boundary of the sea, including a float of not more than xx square metres (xx square feet), all within an area of approximately xx square metres (xx square feet), commencing at a point on the natural boundary of Lot 61, Section 29, Lasqueti Island, Nanaimo District, Plan 25495; said point being xx metres (xx feet) north of the South East corner of Lot 61; then xx metres (xx feet) at xx°, then xx metres (xx feet) at xx°, xx metres (xx feet) at xx°, then following the natural boundary of the sea to the point of commencement."

2. **Schedule "B"** of Lasqueti Island Land Use Bylaw No. 78, 2005 is amended as follows:

- 2.1 Schedule "B" – is amended by marking the adjacent marine area of LOT 61, SECTION 29, LASQUETI ISLAND, NANAIMO DISTRICT, PLAN 25495 (PID 002-917-467) as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule "B" of Bylaw No. 78 as are required to effect this change.

LASQUETI ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. xx

Schedule B



File No.: LA-6500-20 (OCP/LUB  
Review)

DATE OF MEETING: October 5, 2020  
TO: Lasqueti Island Local Trust Committee  
FROM: Heather Kauer, Regional Planning Manager  
Northern Team  
SUBJECT: OCP Project next steps

## RECOMMENDATION

1. That the Lasqueti Island Local Trust Committee request staff to post the Lasqueti Community Association Official Community Plan Steering Committee on Lasqueti island by printed copy as well as on the Islands Trust website; and
2. That consideration of Official Community Plan objectives and policies regarding docks and home enterprises be added to Phase 4 of the Lasqueti Island Official Community Plan Project Charter; and
3. That the Lasqueti Island Local Trust Committee endorse the revised Official Community Plan/Land Use Bylaw Review Project Charter v.4.5, dated October, 2020; and
4. That the Lasqueti Island Local Trust Committee request staff to bring back a staff report and track changes version of the Official Community Plan amendment bylaw that:
  - a. Incorporates the recommendations of the January, 2020 Lasqueti Community Association Official Community Plan Subcommittee report; and
  - b. the recommendation of the Lasqueti Island Advisory Planning Commission to create two different definitions to differentiate between commercially-zoned cabins and non-commercial guest cabins; and
  - c. technical amendments recommended by staff.

## REPORT SUMMARY

The purpose of this report is to recommend next steps for the Lasqueti Island Official Community Plan update project.

## BACKGROUND

The Lasqueti Island Advisory Planning Commission (APC) met on July 27, 2020 to discuss the Lasqueti Community Association's Subcommittee report on the Lasqueti Island Official Community Plan (OCP) and options for public engagement. At that meeting, the APC passed the following resolutions:

**LA-APC-2020-001**

**It was MOVED and SECONDED**

that the Lasqueti Island Advisory Planning Commission recommends to the Lasqueti Island Local Trust Committee that the Lasqueti Community Association's Official Community Plan Steering Committee report be posted on island by printed copy as well as to the Islands Trust website, that an on island community mailer be sent to inform residents regarding the options available to read and respond to the report, and that the Local Trust Committee hold a Community Information Meeting in September.

**CARRIED**

**LA-APC-2020-002**

**It was MOVED and SECONDED**

that the Lasqueti Island Advisory Planning Commission recommends to the Lasqueti Island Local Trust Committee that the nested layout of the Lasqueti Community Association's Official Community Plan Steering Committee report be retained and used for the draft Official Community Plan document.

**CARRIED**

**LA-APC-2020-004**

**It was MOVED and SECONDED**

that the Advisory Planning Commission recommends to the Lasqueti Island Local Trust Committee to direct Staff to create two different definitions to differentiate between commercially-zoned cabins and non-commercial guest cabins.

**CARRIED**

At their August 10, 2020 meeting, the LTC considered staff's verbal report of the APC's motions and passed the following resolution in response:

**LA-2020-020**

**It was MOVED and SECONDED,**

that the Lasqueti Island Local Trust Committee request staff to organize a Community Information Meeting for September 2020, include the Lasqueti Community Association's Official Community Plan Steering Committee as hosts, and send an island mailer to announce the meeting.

**CARRIED**

Two Community Information Meetings were subsequently scheduled; one for Thursday, September 17<sup>th</sup> at the Lasqueti Community Centre and one for Friday, September 18<sup>th</sup> to be conducted virtually. An island mailer was mailed August 28, 2020 and the Community Information Meetings were conducted as scheduled. Due to the short timeline between the CIM meetings and LTC meeting agenda preparation deadlines, minutes from these Community Information Meetings were not available as of the writing of this report.

During the September 17, 2020 Community Information Meeting, Trustees tabled the following resolution to consider at the October 5, 2020 meeting:

that the LTC refer the topics of Home Enterprise and Docks, both public and private, to the APC for comment.

The following motion was made at the APC meeting but was defeated:

**LA-APC-2020-003**

**It was MOVED and SECONDED**

that the Advisory Planning Commission recommends to the Lasqueti Island Local Trust Committee to direct Staff to edit their definition of guest cabin to include paying and non-paying guests.

Discussion ensued and the following was noted:

- If zoned commercial, then paying guests are legal.
- If guests are transient and are not paying, then no commercial zoning is required.
- There could be definitions for Short Term Vacation Rentals as well as for guest cabins.

**DEFEATED**

## **ANALYSIS**

### ***Staff response to resolutions***

**Regarding LA-APC-2020-001 and LA-2020-002:** The LTC considered a verbal report of the July 27, 2020 APC meeting but had not received minutes from the meeting yet. As such, the LTC did passed LA-2020-002 accepting the verbal recommendation that a CIM be conducted in September. A motion to recommend printing and posting paper copies of the LCA report on island and posting an electronic version is recommendation #1 of this report.

**Regarding LA-APC-2020-002:** Staff have included the LCA recommendations into a “track changes” version of the OCP and made a copy of that document available on the Islands Trust website so believe this recommendation has already been followed.

**Regarding defeated motion LA-APC-2020-003:** in discussing the definition of guest cabin, the APC attempted to further refine the regulations around commercial guest cabins but were unable to come to consensus as to those provisions. Staff at the APC meeting recommended that since the initial phase of the OCP project only includes consideration of those LCA recommendations that the group could come to a decision on, that refining commercial guest cabin regulations was out of the scope of the current phase of the project. With that, the APC passed the following motion which only deals with defining the terms, which is consistent with the LCA recommendation that a glossary section be added to the OCP.

**Regarding LA-APC-2020-004:** Recommended motion #4 of this report would implement this recommendation of the APC regarding including definitions for commercial and non-commercial guest cabins.

**Regarding the motion “tabled” at the September 17, 2020 Community Information Meeting** regarding the potential of referring the topics of home enterprises and docks to the Advisory Planning Commission:

There are currently bylaw enforcement issues on Lasqueti Island related to docks and home enterprises and application processes underway designed to address those issues. The LTC can refer these applications to the APC during the review processes if they want the APC’s recommendations regarding these applications.

Consideration of the current regulatory framework in Lasqueti bylaws that affects the applications that are underway would require a review of the Lasqueti Island Land Use Bylaw (LUB). The minimum amount of time needed to initiate and complete an amendment of the LUB is 18 months. Staff recommends that if the LTC wishes to review the LUB regarding home enterprises and docks, that this be added as a project to the LTCs Project List to be initiated at a future, undetermined date.

Consideration of OCP objectives and policies related to home enterprises and docks is included in the scope of the current phase of the LTCs OCP project only to the extent that the LCA Subcommittee made recommendations regarding these topics in their OCP Recommendations Report.

The LCA OCP Subcommittee made no recommendations to eliminate, change, or add policies regarding Home Enterprises in the OCP. The subcommittee also made no recommendations to eliminate, or change existing OCP policies regarding docks. The subcommittee did, however, include a recommendation to add two policies regarding docks and those recommended policies are included in the track changes version of the OCP document reviewed at the Community Information Meetings (attachment 2).

The APC has reviewed the LCA subcommittee's recommendations regarding OCP policies on home enterprises and docks and have recommended adoption of the LCAs report without amendment regarding these policies. In this sense, the APC has already reviewed OCP policies regarding dock and home enterprises and made no recommendation for amendments.

If the LTC wishes to add a more fulsome discussion of OCP policies regarding home enterprises and docks to the scope of the current phase of the OCP project, adoption of the OCP amendments would be delayed and the estimated earliest date the project phase would be complete is summer of 2022.

### **Public Engagement Plan**

At their July 27, 2020 meeting, the Lasqueti Advisory Planning Commission was presented [three potential options](#) for public engagement plans regarding the OCP bylaw. The APC's discussion indicated that a hybrid plan would be desirable, however they did not choose to recommend any one of the specific options presented to them. Instead, the APC recommended a September, 2020 Community Information Meeting to start.

With the September CIMs complete, staff recommend the following sequence of steps for consideration of a draft bylaw and related public engagement. This sequence of steps is reflected in the attached, draft version 4.5 of the OCP Project Charter for the LTCs consideration:

| August 10 – September, 2020                                                                   | Sept 17 and 18, 2020       | October 5, 2020                                 | 1 <sup>st</sup> LTC meeting of 2021                                           | Spring, 2021                   | 2 <sup>nd</sup> LTC meeting of 2021                                       | 3 <sup>rd</sup> LTC meeting of 2021 | 4 <sup>th</sup> LTC meeting of 2021 | 5 <sup>th</sup> LTC meeting of 2021 (OCT) |
|-----------------------------------------------------------------------------------------------|----------------------------|-------------------------------------------------|-------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------------|
| APC Recommendation in re: Engagement Strategy                                                 | In-person and Virtual CIMs | Staff report to LTC with public comment summary | Staff report to LTC with proposed track changes version of OCP for discussion | Protocol Meeting w / qathet RD | 1 <sup>st</sup> Reading of bylaw and referral to FN, RD, agencies and APC | 2 <sup>nd</sup> Reading of Bylaw    | CIM / Public Hearing                | 3 <sup>rd</sup> Reading / referral to EC  |
| Advertisement of Draft OCP                                                                    |                            |                                                 |                                                                               |                                |                                                                           |                                     |                                     |                                           |
| Publication of LCA Report / Draft OCP on Islands Trust Website with staff contact for comment |                            |                                                 |                                                                               |                                |                                                                           |                                     |                                     |                                           |

### **RATIONALE FOR RECOMMENDATION**



The Lasqueti Community Association OCP subcommittee has spent a tremendous amount of time and effort seeking public input on recommended amendments to the Lasqueti OCP. Those recommendations were reviewed and generally endorsed by the Lasqueti Advisory Planning Commission. The recommendations have now been presented during two Community Information Meetings. Once a bylaw receives first reading, staff will recommend that the bylaw be referred to First Nations, Provincial Agencies, and the Lasqueti Advisory Planning Commission for consideration. The bylaw will also be the subject of at least one CIM and a public hearing. Staff believe that this process will constitute a fulsome public process.

Staff are recommending that the LTC consider a staff report with a track changes version of the OCP at their next regular LTC meeting in order to have a fulsome discussion about whether they believe the draft is ready to move toward a bylaw to be considered for First Reading. However, staff believe a draft bylaw could be ready for consideration of first reading at the LTCs next regular meeting if they feel ready to take that step.

## ALTERNATIVES

### 1. Add additional public engagement events to the project timeline

The LTC may request staff to add specific public engagement events to the proposed OCP project timeline as proposed in the timeline on page 4 of this report and reflected in draft v. 4.5 of the Project Charter attached to this report. Recommended wording for the resolution is as follows:

*That the Lasqueti Island Local Trust Committee request staff add [specify public engagement event] to the proposed timeline of the Official Community Plan Project Charter to be completed prior to [specify project milestone].*

### 2. Request staff to draft an amendment bylaw

The LTC may wish to have staff present a draft bylaw for consideration of first reading at their next regular LTC meeting rather than delaying 1<sup>st</sup> reading. Recommended wording for the resolution is as follows:

*That the Lasqueti Island Local Trust Committee request staff to draft an amendment bylaw for consideration of first reading that:*

- d. Incorporates the recommendations of the January, 2020 Lasqueti Community Association Official Community Plan Subcommittee report; and*
- e. the recommendation of the Lasqueti Island Advisory Planning Commission to create two different definitions to differentiate between commercially-zoned cabins and non-commercial guest cabins; and*
- f. technical amendments recommended by staff.*

### 3. Add docks and home enterprises to the “in-scope” elements of the current phase of the OCP project.

The LTC might wish to include OCP policies related to docks and home enterprises in the current “in-scope” section of the Project Charter and refer these topics to the Lasqueti Advisory Planning Commission. Recommended wording for the resolutions are as follows:

*That the Lasqueti Island Local Trust Committee request staff add “home enterprises” and “docks” to the scope of the Official Community Plan Project Charter; and*

*That the Lasqueti Island Local Trust Committee refer the Official Community Plan project to the Lasqueti Advisory Planning Commission to make recommendations regarding Official Community Plan Objectives and Policies regarding docks and home enterprises.*

#### **NEXT STEPS**

If the recommended public engagement timeline is endorsed, staff will bring back an amended Project Charter and staff report to the LTC at their next regular meeting that describes the elements of the proposed OCP amendment bylaw for LTC consideration.

|                                  |                                                             |                    |
|----------------------------------|-------------------------------------------------------------|--------------------|
| Submitted and<br>Concurrence By: | Heather Kauer, RPP, MCIP, AICP<br>Regional Planning Manager | September 22, 2020 |
|----------------------------------|-------------------------------------------------------------|--------------------|

#### **ATTACHMENTS**

1. Proposed OCP Review Project Charter v. 4.5
2. OCP Track Changes document presented at September Community Information Meetings

**Purpose:** To review and update the Lasqueti Official Community Plan (OCP) policies and Land Use Bylaw (LUB) 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.

**Background:** The LTC identified a “Comprehensive OCP/LUB Review” as a top priority project and held an early community information meeting in April 2018 to gather ideas on the scope of the project. Support for the Islands Trust’s “preserve and protect mandate”, including a focus on strengthening relations with Tla’amin Nation and other Nations, are overarching priorities for this review.

## Objectives

- Conduct a technical analysis of the OCP and LUB;
- incorporate the results of 2018 engagement sessions held by the Lasqueti Community Association;
- determine where policy/regulatory changes may be required to be consistent with First Nations relations and perspectives; the Local Government Act, and Object of the Islands Trust and Islands Trust Policy Statement; Islands Trust Conservancy ‘Regional Conservation Plan 2018-2027’ goals and priorities, Protection of the Coastal Douglas-fir and Associated Ecosystems Toolkit (2018); and
- Develop an ‘OCP/LUB Engagement Strategy’ to prioritize engagement topics and methodology to be undertaken in Phase 2; and
- Update subdivision regulations related to proof of water and public access to the foreshore.

## Phase 2, 3 and 4 Objectives

- Undertake community engagement on engagement topics determined in Phase 1.
- Develop, review, adopt draft amending bylaws to update the OCP and LUB based on Phase 1 analysis and Phase 2 community engagement.

## In Scope

### Phase 1 In-Scope

- Establish opportunities for inter-governmental collaboration for effective decision making respecting Treaty and First Nations rights throughout both phases of the OCP/LUB review.
- Planning staff to conduct a comprehensive technical analysis of the OCP and LUB and present findings for LTC consideration.
- Lasqueti Community Association OCP steering committee to prepare a summary document and presentation to the LTC on the results of the 2018/19 community engagement sessions.

### Phase 2 In-Scope

- Update the Project Charter to reflect Phase 2 Scope of Project.
- Work with the Advisory Planning Commission to develop a ‘OCP/LUB Engagement Strategy’ to clarify Phase 2 engagement topics and methodology based on technical analysis and community input to date.
- Implement the ‘OCP/LUB Engagement Strategy’.
- Incorporate First Nation perspectives and recognition of Tla’amin Treaty rights into policy/regulatory options.
- Develop draft amending bylaws for the Official Community Plan incorporating the Lasqueti Community Association OCP steering committee recommendations.
- Legislative review, referrals and bylaw adoption of OCP updates

### Phase 3 In-Scope

- Update subdivision regulations related to proof of water and public access to the foreshore
- Legislative review, referrals and bylaw adoption.

### Phase 4 In-Scope

- Update OCP in regards to Consistency with the Regional Conservation Plan, Coastal Douglas-Fir Toolkit, and explore remainder topics as recommended by the Lasqueti Community Association OCP Steering Committee

## Out of Scope

- Cannabis regulations
- Review of consistency with Housing Needs Assessment
- Review of consistency with Agricultural Land Commission Act

| Workplan Overview                                                                                           |                                  |
|-------------------------------------------------------------------------------------------------------------|----------------------------------|
| Deliverable/Milestone                                                                                       | Date                             |
| Phase 1: LTC endorses revised project charter                                                               | May 2019                         |
| Phase 1: Planning presentation on summary of technical analysis of OCP and LUB; LCA Presentation;           | February, 2020                   |
| Phase 2: Referral to APC and community engagement related to LCA Steering Committee recommendations for OCP | Fall 2020                        |
| Phase 2: Legislative review, referrals and bylaw adoption of OCP amendments.                                | Spring 2021 through Winter, 2022 |
| Phase 3: Development of draft bylaws, referrals and community engagement related to subdivision regulations | Spring, 2022                     |
| Phase 3: Subdivision Legislative review, referrals and bylaw adoption                                       | Fall 2022 /Winter & Spring 2023  |
| Phase 4: Review of specified topic areas previously not addressed                                           | 2023 - 2025                      |

| Project Team                                                                                                                                            |                                                                                                                  | Budget          |                                                                                                                                                       |         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| <i>Heather Kauer, RPM</i>                                                                                                                               | Project Manager / Project Sponsor                                                                                | Budget Sources: |                                                                                                                                                       |         |
| Planner 2                                                                                                                                               | Planner                                                                                                          | Fiscal          | Item                                                                                                                                                  | Cost    |
| Legislative Clerk                                                                                                                                       | Legislative Process / Bylaw Review                                                                               | 2019-2020       | Technical analysis of OCP and LUB; development of OCP/LUB engagement strategy; MoA water analysis                                                     | \$1,000 |
| Senior Policy Advisor                                                                                                                                   | IT First Nations Liaison                                                                                         | 2020-2021       | Phase 2: Community consultation; legislative process (community information meetings; public hearing; advertising) related to OCP amendments          | \$3,000 |
| Tla'amin First Nation                                                                                                                                   | Intergovernmental Collaboration                                                                                  | 2021-2023       | Phase 3: Community consultation; legislative process (community information meetings; public hearing; advertising) related to Subdivision regulations | \$3,000 |
| Advisory Planning Commission/Community Groups                                                                                                           | Community Representatives                                                                                        | 2023 – 2024     | Phase 4 - TBD                                                                                                                                         | TBD     |
| <b>RPM Approval:</b><br><i>Heather Kauer, RPM</i><br><b>Date: July 23, 2018; Dec 17, 2018; May 14, 2019; Oct 28, 2019; Feb 24, 2020; April 27, 2020</b> | <b>LTC Endorsement:</b><br>Resolution #:<br>2018-037, 2018-066, 2019-003, 2019-033, 2019-034, 2020-002, 2020-007 |                 |                                                                                                                                                       |         |
|                                                                                                                                                         |                                                                                                                  |                 | Total                                                                                                                                                 | \$7,000 |

| PROJECT CHARTER WORK PLAN OVERVIEW  |                                                                                                                        |                        |                 |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------|------------------------|-----------------|
| Meeting                             | Deliverable/Milestone                                                                                                  | Target Date            | Cost            |
| N/A                                 | Phase 1: Defining project scope; LCA review; MoA report; Staff technical Review                                        | February 24, 2020      | \$1,000         |
| April 27, 2020                      | LTC Endorses Phase 2 Project Charter;                                                                                  | April 27, 2020         |                 |
| June 22, 2020                       | Staff provide draft bylaws for 1 <sup>st</sup> Reading and referral, and draft consultation plan to be referred to APC | June 22, 2020          |                 |
| August 10, 2020                     | APC referral response; Staff report on agency referral response                                                        | August 10, 2020        |                 |
| August – September 2020             | Public engagement                                                                                                      | August – September     | \$1,000         |
| October 5, 2020                     | Staff provide report regarding results of consultation and make recommendation for draft bylaws                        | October 5, 2020        |                 |
| 1 <sup>st</sup> LTC meeting in 2021 | Staff report to LTC with proposed track changes version of OCP for discussion                                          | Winter or Spring, 2021 | \$1,000         |
| Spring, 2021                        | Protocol meeting with qathet RD                                                                                        |                        |                 |
| 2 <sup>nd</sup> LTC meeting in 2021 | 1 <sup>st</sup> Reading of bylaw and referral to FN, RD, agencies and APC                                              |                        |                 |
| 3 <sup>rd</sup> LTC meeting in 2021 | 2 <sup>nd</sup> Reading of bylaw                                                                                       |                        |                 |
| 4 <sup>th</sup> LTC meeting in 2021 | CIM/Public Hearing                                                                                                     |                        |                 |
| 5 <sup>th</sup> LTC meeting in 2021 | 3 <sup>rd</sup> Reading and referral to EC and Ministry                                                                |                        |                 |
| RWM or next LTC meeting             | Adoption                                                                                                               | Winter 2021/2022       |                 |
| Phase 3                             | Same process as above without Ministry consideration                                                                   | Fall / Winter 2022     | \$3,000         |
| Phase 4                             | TBD                                                                                                                    | TBD                    | TBD             |
|                                     |                                                                                                                        |                        |                 |
| <b>TOTAL</b>                        |                                                                                                                        |                        | <b>\$ 7,000</b> |

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## SCHEDULE A – OFFICIAL COMMUNITY PLAN DOCUMENT

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### PART 1 - PREAMBLE

#### 1.1. Official Community Plan

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

#### 1.2. Local Government

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

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

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

#### 1.3. Intergovernmental and Corporate Matters

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

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

Recognizing and accepting such circumstances, the Local Trust Committee presents objectives on these matters as expressions of its concerns and interests. The Committee will cooperate with and seek the assistance of the agencies with jurisdictional responsibilities in order to effect management and regulation which brings benefits to the Lasqueti Island community and the Province generally, while retaining the inherent capacity of the Island's resources.

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

#### **1.4. Island Concerns and Issues**

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

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

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

#### **1.5. Consultation**

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

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

#### **1.6. Legal Basis**

The *Islands Trust Act* gives the Islands Trust (including the Lasqueti Island Local Trust Committee) the power and authority of a Regional District under Part [26 14](#) except sections [932 558](#) to [937 581](#) and [939 507 and 508](#) of the *Local Government Act*.

Section [88 478\(2\)](#) of Part-[26 14](#) of the *Local Government Act* requires that all bylaws enacted or works undertaken by the Islands Trust or a Regional District must be consistent with this Official Community Plan.



## PART 2 – ADMINISTRATION

### 2.1. Advocacy Policies and Information Notes

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

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

### 2.2. Area of Jurisdiction

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

### 2.3. Severability

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

### 2.4. Units of Measurement

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

### 2.5. Numbering

The reference system used in this Bylaw is:

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

### 2.6. Covenants

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

### 2.7. Amendment Procedure

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

## 2.8 Interpretation

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

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

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



## 2.9. Compliance

### (1) Conformity

- (a) No person may use or occupy or permit any land, water surface, building or structure to be used or occupied, or subdivide any land, except as permitted by this Bylaw.
- (b) No person may construct, reconstruct, place, alter, extend or maintain any building, structure and sign except as permitted by this Bylaw.
- (c) Nothing contained in the bylaw relieves any person from the responsibility to comply with other legislation applicable to their use of land, buildings or structures.
- (d) The use of land, buildings or structures that is lawful at the time of adoption of this Bylaw, although not conforming to the provisions of this Bylaw, shall be considered as "legal non-conforming", and continued subject to the provisions of ~~Section 911~~ Sections 528 through 534 of the *Local Government Act*.

- (2) Inspection
- (a) Islands Trust staff, including the Bylaw Investigations Officer and any other officer who may be appointed in that capacity, is authorized, after making efforts to make contact with the property owners or occupant or in response to any second or additional complaint, to enter upon any property subject to the provisions of this Bylaw, to ascertain whether the regulations of the Bylaw are being or have been complied with; for clarity elected trustees do not conduct investigations or have the authority provided to act as the Bylaw Investigations Officer.
- (3) Enforcement
- (a) Violation
- (i) Any person who does any act or thing or permits any act or thing to be done in contravention of the provisions of this Bylaw, or who neglects to do or refrains from doing any act or thing which is required to be done by any of the provisions of this Bylaw is deemed to have violated the provisions of this Bylaw.
- (b) Penalty
- (i) Any person who violates any of the provisions of this Bylaw is, upon summary conviction by a court of competent jurisdiction, liable to a penalty of not more than five thousand dollars (\$5000) and the cost of prosecution. Each day that such violation continues, or is allowed to continue, constitutes a separate offence.

#### 2.10. Owners Costs

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

#### 2.11 Definitions

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

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

**Appropriate access:** adequate and sensible.

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

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

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

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

**Foster:** to promote the growth and development of.

**Guest Cabin:** a residential accessory building intended to provide overnight accommodation to, non-paying guests.

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

**Commented [HK1]:** The LCA recommended a different definition which isn't consistent with the common and legal definition of "density"

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

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

**Natural:** existing in or formed by nature.

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

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

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

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

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

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

**Short-term vacation rentals:** dwellings or accommodations for rental arrangements less than 1 month.

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

**Support:** to sustain, endure or hold up.

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

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

**Commented [HK2]:** The LCA recommended adding a definitions section and recommended adding all the listed terms except "guest cabin" which is a staff recommendation.

## PART 3 – OFFICIAL COMMUNITY PLAN

### Introduction

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

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

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

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

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

Schedule B designates ~~two three~~ areas of the Lasqueti Island Planning Area. All land areas above the high water mark ~~that are not Crown Land~~ are within the Land Based (~~LB~~) designation. All the marine areas up to the high water line, including the intertidal zone are within the Marine (~~M~~) designation. All ~~Crown lands are within the Crown Land (CL) designation~~. The objectives and policies below apply to either or both of these three designations.

### Community Context

Lasqueti Island is within the original territory of the Tla' amin (Sliammon) First Nation. The Tla' amin (Sliammon) people referred to the island as Kweh et ey (means Yew Tree). In 1791 the Island became known as Lasqueti, named after Juan Maria Lasqueti, a prominent Spanish naval officer.

Lasqueti is 68 square kilometers in area, 5 km wide and 21 km long. The ferry does not provide vehicle service, which therefore requires barging over of vehicles and other large items. For additional information Appendix B – Measuring Our Progress Report is attached for information purposes.

|                                  | 1991 | 1996 | 2001      | 2006 | 2011 | 2016 |
|----------------------------------|------|------|-----------|------|------|------|
| Population                       | 326  | 374  | 367       | 359  | 425  | 399  |
| Number of Dwellings              |      | 180  | 185       | 298  | 290  | 407  |
| Owner Occupied                   |      |      | 140       | 175  |      |      |
| Rented Dwellings                 |      |      | 55        | 30   |      |      |
| Average Rent of Tenant Household |      |      | \$320     |      |      |      |
| Average Value of Dwelling        |      |      | \$180,817 |      |      |      |

**Commented [HK3]:** These are the figures that are available. There is no requirement that these numbers be included in the OCP; they are at the LTCs discretion to include or not.

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

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

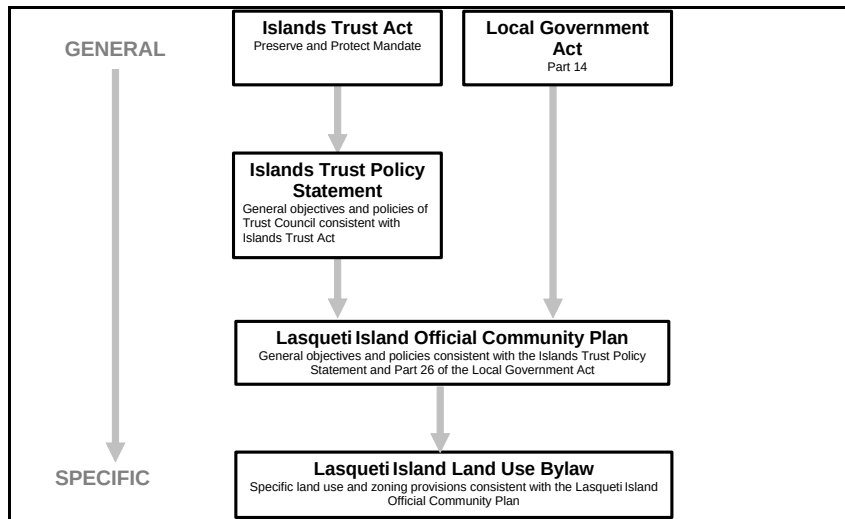
### What is an Official Community Plan?

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

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

*The object of the Trust is to preserve and protect the Trust Area and its unique amenities and environment for the benefit of the residents of the Trust Area and of the province generally, in cooperation with municipalities, regional districts, improvement districts, other persons and organisations and the government of the Province.*

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



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

#### Goals

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

#### Approach

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

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### 3.1. Environmental Management Stewardship

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

The following section is divided into three areas: ~~General, Marine Coastal, and Water Source Conservation, Consumption and Pollution, and Climate Change.~~

#### General

##### General Objectives

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

**Objective 2** To ~~promote the preservation of~~ avoid contamination of fresh and salt water ~~purity.~~

**Objective 3** ~~To promote the retention of native flora and fauna and areas of both typical and unique ecosystems.~~ To support human use and management of land that retains native flora and fauna and conserves natural ecosystems.

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

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

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

**Objective 7** ~~The Community aims to ensure that 12% of the land base of Lasqueti Island is preserved and protected with appropriate representation of all ecosystems in the area. To achieve low risk of loss to ecological integrity and biodiversity, supported by the best scientific understanding of ecosystems in the Lasqueti Local Trust area.~~

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

##### General Policies

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

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

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

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

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**Policy 4** ~~The inherent capability of the Island's eco-systems should be maintained to sustain varied resources used in the long term. The inherent resiliency of the Island's eco-systems should be maintained in conjunction with resource stewardship.~~

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

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

**Policy 7** ~~Domestic pets should be kept under control, and not pose a threat to others, including the enjoyment of the natural environment. Domestic pets and livestock should be kept under control.~~

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

**Policy 9** Support community-based environmental clean-up initiatives.

**Policy 10** Support initiatives to reduce pollution from vehicles, wood burning, power generation, waste, and any other sources.

**Policy 11** Support efforts that minimize consumption and maximize local self sufficiency.

**Policy 12** Maintain a high level of forest connectivity on Lasqueti.

**Policy 13** Preserve quiet and darkness.

#### **General Advocacy Policies**

**Advocacy Policy 1** ~~Residents, business and other agencies are encouraged to become informed and educated on the use of septic systems and other methods of human waste disposal. Residents, businesses and other agencies are encouraged to become informed and educated about appropriate human waste disposal methods.~~

**Advocacy Policy 2** ~~The Lasqueti Island Local Trust Committee encourages community groups, government agencies, and business with efforts to educate and inform the community towards sensitive environmental living. Community groups and other agencies are encouraged to develop educational material on environmentally sensitive living.~~

#### **Conservation**

##### **Conservation Objectives**

**Objective 1** ~~To encourage and promote the protection of foreshore and marine areas for public enjoyment, public access and conservation. To prioritize conservation of the full range of terrestrial and aquatic/marine ecosystems in the local trust area.~~

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

**Objective 3** To maintain ~~intact forest land~~ a high level of forest connectivity.

### **Consumption and Pollution**

#### **Consumption and Pollution Objectives**

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

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

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

#### **Consumption and Pollution Policies**

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

### **Climate Change**

#### **Climate Change Objectives**

**Objective 1** ~~To promote the use of renewable energy and the development of renewable energy sources, and consider the impacts of climate change in all land use decisions.~~ To consider both climate change adaptation and mitigation in all land use decisions.

**Objective 2** To maintain Lasqueti Island's lower than Canadian average rates of greenhouse gas emissions and seek out new means of further reducing greenhouse gas emissions through reduced fuel consumption and shifts to alternative forms of energy. While a detailed inventory is required to fully measure greenhouse gas emission rates on the Island, an aspirational target of maintaining Lasqueti Island's greenhouse gas emissions at or below 50% of the Canadian per capita average rate is set, to be verified in 2020 and 2050. To support individual and community-based initiatives that reduce greenhouse gas emissions.

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

**Objective 4** To encourage use of low-impact, natural building materials, and discourage overuse of high-impact materials (e.g. concrete) To encourage residents to minimize energy use, incorporate high energy efficiency into building design and construction and to use local, non-toxic, carbon efficient materials.

#### **Climate Change Policies**

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

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

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

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

**Policy 1** The Local Trust Committee should consider the development of new criteria for assessing official community plan or zoning amendment applications from the perspective of climate change adaptation and mitigation. 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, and the long term potential for the development to result in a decreased footprint on the landscape.

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

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

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

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

**Policy 7** The Local Trust Committee, government agencies, and Island residents are strongly encouraged to consider alternatives to slash burning.

#### **Climate Change Advocacy Policies**

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

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

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

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

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

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### **3.2. Resource Stewardship**

#### **Natural Resources**

## General Objectives

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

**Objective 2** To protect and ensure access to wild-gathered food resources from the land and marine environments. To ensure wild food resources are harvested sustainably.

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

## General Policies

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

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

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

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

## General Advocacy Policies

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

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

**Advocacy Policy 3** A community-led process to identify a scientifically-based land and marine conservation target to meet low risk to ecological values is encouraged.

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

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

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

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

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

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

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

#### **Marine Coastal Areas**

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

#### **Marine Coastal Policies**

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

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

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

**Policy 4** Designation and regulation of the foreshore and marine coastal areas should be designed to preserve and protect the natural environment and character and should recognize the need to dedicate areas of the foreshore for the following purposes:

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

**Policy 5** The type and use-level of foreshore and coastal water areas can significantly influence the rural/marine character of Lasqueti Island. Uses of Crown foreshore and water areas must be authorized by the appropriate Provincial Ministry, comply with the provisions of the *Navigable Waters Protection Act* administered by the Coast Guard, and also comply with the bylaws of the Local Trust Committee.

#### **Marine Coastal Advocacy Policies**

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

- marinas relate to the rural environment and be of small scale, providing appropriate sanitary facilities (and desirably sewage pump-out facilities for boats) for shore and water-based patrons;
- marinas are situated away from existing mariculture areas,
- mariculture does not take precedence over those areas traditionally used as year round moorage for local vessels; and,
- Site specific non-discharge zones should be located in the waters surrounding Lasqueti as per the recommendations for such sites which were forwarded to the Canadian Coast Guard by the Lasqueti Island Local Trust Committee.

**Commented [HK4]:** A recommendation was made by the LCA to provide a link to this document or list the specific recommendations. Staff will work with the LCA on developing this list as links aren't appropriate for a document that is meant to be stand-alone.

## **Water Source Area**

### **Water Source Policies**

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

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

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

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

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

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

~~**Policy 5** Development should be conducted with surface water and catchment systems considered as an alternative to drilled wells, provided that such systems do not degrade the environment. Provision of water should be done in ways that minimize environmental degradation. Development of water sources should evaluate all options - dug ponds, rainwater catchment, shallow or deep wells, and choose the option involving the least long-term environmental degradation.~~

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

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

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

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

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

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

## **Water Resources**

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

### **Water Resources Advocacy Policy**

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**Commented [HK5]:** The LCA recommending this information. As written, it is still accurate so staff have no recommendation for updating.

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

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

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

### **Recreational Resources**

#### **Recreational Resources Objectives**

**Objective 1** ~~To ensure compatible parks and recreation areas on the island are designed and located appropriately. To encourage the creation of parks and recreation areas that are designed and located to provide recreational opportunities in addition to meeting conservation protection objectives.~~

**Objective 2** To promote trail systems throughout the island.

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

#### **Recreational Resources Policies**

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

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

**Policy 3** The Local Trust Committee supports the use of tax incentives that encourage landowners to dedicate trail and parks.

#### **Recreational Resources Advocacy Policies**

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

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

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

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

## **Cultural Resources**

### **Cultural Resources Objectives**

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

### **Cultural Resources Policies**

**Policy 1** To recognize the cultural and historical significance ~~the Tla'amin (Sliammon) First Nation has made of the~~ Coast Salish First Nations in the Lasqueti Island Local Trust Area.

**Policy 2** ~~To support proactive and mutually respectful interests by consulting with the Tla'amin (Sliammon) First Nation. To support mutual respect for interests by proactively consulting with local First Nations regarding changes to land-use, zoning designations, and protection of heritage and archaeological resources.~~

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

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

**Policy 5** The Local Trust Committee recognizes that treaty negotiations with First Nations continue to be unresolved and until the resolution of First Nation interests within the Lasqueti Planning Area relationship building and cooperation between the Local Trust Committee and other First Nations may be developed over time.

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

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

### **Cultural Resources Advocacy Policies**

**Advocacy Policy 1** The Local Trust Committee encourages and will assist the Tla' amin (Sliammon) First Nation, the responsible Provincial and Federal agencies and the public generally, in their efforts to establish and protect sites designated or valued for heritage and historical significance.

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

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



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

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### **3.3. Community Stewardship**

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

#### **General**

##### **General Objectives**

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

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

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

**Objective 4** ~~To encourage a supportive, healing place to live.~~ To support sustainable, independent, alternative and affordable lifestyles.

##### **General Policies**

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

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

##### **Advocacy Policies**

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

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

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

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

**Advocacy Policy 6** ~~To encourage and ensure that personal responsibility is exercised by owners of dogs and other domestic pets to keep them under direct control.~~ To foster an environment that encourages owners to keep their dogs, domestic pets and livestock under direct control.

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**Advocacy Policy 7** To explore a local land trust for multiple uses, including housing services, industry, recreation and conservation.

**Advocacy Policy 8** The community supports the exploration of a local land trust for multiple uses, including housing services, industry, recreation and conservation.

**Advocacy Policy 9** The Lasqueti Community Association, in cooperation with other agencies as appropriate, is encouraged to develop local, public education about community vision & objectives, emergency preparedness, including forest fire preparedness, regulations, etc.

**Advocacy Policy 10** The Lasqueti Community Association is encouraged to develop methods for a community-driven dispute resolution process to handle concerns regarding bylaw noncompliance.

**Advocacy Policy 11** The establishment of a monthly winter food market / food swap is encouraged.

## **Human Resources**

### **Human Resources Objectives**

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

**Objective 2** To ensure a positive environment for children.

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

**Objective 4** To encourage and foster volunteerism.

**Objective 5** To encourage education and skills development of residents.

### **Human Resources Advocacy Policies**

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

## **Resilience**

### **Resilience Objectives**

**Objective 1** To support cooperative ventures for community services.

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

## **Housing**

### **Housing Objectives**

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

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

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

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

## **Food**

### **Food Objectives**

**Objective 1** To grow as much of the food consumed on the island as possible through support for community gardens, shared use of established gardens and orchards, organic farming, seed library, local markets, etc. To encourage local food production, including shared use of arable land, organic methods, and seed saving and sharing.

**Objective 2** To support community gardens and local markets.

**Objective 3** To support food sharing and food banks.

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

### **Food Policies**

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

### **Food Advocacy Policies**

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

## **Economy**

### **Economy Objectives**

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

**Objective 2** To limit the impacts of tourism.

### **Economy Policies**

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

**Policy 2** In recognition of the importance of the harvesting of timber to the economy of Lasqueti Island, the development of a public log watering facility (log dump and booming ground) may be considered on a site specific basis in the Marine General (M2) zone. In considering an application, the following criteria must be satisfied: economic responsibility for all costs associated with the development, operation and maintenance of the proposed log watering facility is fully defined; the applicant addresses environmental and social effects; and access is available by public right-of-way or registered easement.

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## **3.4. Community Services**

Lasqueti has developed the level of services required to support its small resident and visitor population..

## **General**

### **General Objectives**

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

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

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

### **General Policies**

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

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

**Policy 3** Minimum parcel sizes should not apply to community service lands.

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

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

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

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

### **General Advocacy Policies**

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

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

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

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

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

## **Transportation**

### **General Transportation Objectives**

**Objective 1** To maintain a foot passenger only ferry system.

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

Objective 3 To reduce dangerous driving and speeding.

Objective 4 To reduce dust created by vehicle traffic.

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

Objective 6 To support electric vehicle charging stations.

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

Objective 8 To support local public and shared transportation options.

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

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

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

#### **General Transportation Policies**

**Policy 1** It is recognized that islands and islets within the Lasqueti Island Local Trust Area, excepting Lasqueti Island, do not have direct access to public roads or ferry service and that some waterfront parcels on Lasqueti Island were created without access to public roads. In these situations access from the water is needed and should be considered sufficient.

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

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

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

#### **Docks, Boats, Wharves, and Boat Ramps**

##### **Objectives**

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

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

#### **Boats and Maritime Vessels**

##### **Boats and Maritime Vessel Policies**

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

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

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

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

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

**Policy 5** Private docks may be considered on a site specific basis in the Marine General (M-2) zone. In considering an application for a dock, environmental and social effects must be addressed. Structures should not be sited or extended towards the sea beyond 37 metres (120 feet) from the surveyed high water mark or where no plan exists, from the natural boundary of the sea.

**Policy 6** In order to reduce the overall number of docks located along the foreshore, and thereby alleviate the ecological damage that can be caused by the proliferation of docks, private boat ramps may be considered on a site specific basis in the Marine General (M2) zone. In considering an application for a boat ramp environmental and social effects must be addressed and the environmental effects of both private docks and boat ramps should be considered and the alternative with the least environmental impact chosen. Structures should not be sited or extended toward the sea more than 21 metres (70 feet) from the surveyed high water mark or where no plan exists, from the natural boundary of the sea. Applicants must submit proposals for construction of docks and boat ramps to the Department of Fisheries and Oceans Canada, as per the federal *Fisheries Act*, for review.

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

#### **Ferry Service**

##### **Ferry Service Advocacy Policy**

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

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

#### **Road System**

##### **Road System Advocacy Policy**

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

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

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

## **Communications**

### **Communications Objectives**

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

### **Communications Advocacy Policies**

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

**Advocacy Policy 2** 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.

## **Health Care**

### **Health Care Objectives**

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

## **Waste Management**

### **Garbage Disposal**

#### **Garbage Disposal Objectives**

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

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

**Objective 3** To support basic local infrastructure and services such as fire department and local communication systems.

**Objective 4** To ensure community control over the management of local services and communication system.

**Objective 5** To establish, modify, provide, and withdraw services, including regional services only

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with full consultation of the community.

**Objective 6** To ensure services have high value relative to cost.

**Objective 7** To emphasize educational efforts that support Lasqueti moving towards zero-waste.

**Objective 8** To support initiatives that help people take responsibility for removing large waste items such as derelict cars and boats, appliances, etc

#### **Garbage Disposal Advocacy Policies**

**Advocacy Policy 1** The Local Trust Committee encourages the appropriate Provincial Ministry and the ~~gathet Powell River~~ Regional District to:

- maintain the Level "D" dump;
- ensure regulatory compliance occurs; and
- promote recycling.

**Advocacy Policy 2** The Freestore should be kept open and maintained as part of the gathet Regional District Waste Management service.

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

**Advocacy Policy 4** The gathet Regional District will adopt, amend, or repeal regional service establishment bylaws, or initiate withdrawal of a service, only with full consultation and support of the Community.

**Advocacy Policy 5** The Lasqueti Internet Access Society should engage with the public on a site-specific basis around the erection of new local communication towers.

**Advocacy Policy 6** The gathet Regional District Electoral Area Director representing Lasqueti Island should only consent on behalf of the electors to approval of a new regional service, or to significant modification or amendment of a regional service, if there is evidence of a clear majority of community support to justify not seeking approval via a referendum or an alternative approval process.

**Advocacy Policy 7** The gathet Regional District Electoral Area Director representing Lasqueti Island should only initiate withdrawal of a regional service if there is evidence of a clear majority of community support for such withdrawal.

#### **Sewage Disposal**

##### **Sewage Disposal Advocacy Policies**

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

- prohibit outfalls of untreated sewage;
- consider the cumulative effects of many septic tanks in one area;
- examine and encourage alternate approaches to sewage treatment and disposal;
- develop and implement monitoring and testing programs for all existing septic systems; and
- encourage improved information and education about appropriate human waste disposal methods

#### **Utilities**

##### **Utilities Advocacy Policies**

**Advocacy Policy 1** The Local Trust Committee encourages:



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

### 3.5. Land Use

#### **Residential Land Use**

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

#### **Objectives**

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

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

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

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

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

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

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

#### **Policies**

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

**Policy 2** Dwellings are meant for long term residential use occupied by the owner or a renter on a long term basis.

**Policy 3** Guest cabins and short term vacation rentals are not intended to be used for long term residential purposes.

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

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

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

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

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**Policy 8** Where access to the sea or a strip of Crown land contiguous to the sea is required at time of subdivision, such access should be located to provide physically convenient access to and from coastal areas for public uses such as barge ramps, boat ramps, recreation or slipways. Where roads are either not feasible or desirable, public walking trails should be required as an acceptable substitute.

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

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

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

#### **Advocacy Policies**

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

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

#### **Commercial and Industrial**

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

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

#### **Objectives**

**Objective 1** To minimize the negative impacts of economic activities and encourage agriculture, forestry, mariculture and local industry are practiced in a sustainable manner. While recognizing the benefits, to minimize the negative environmental and social impacts of agriculture, forestry, mariculture, and other industry;

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

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

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

**Objective 5** ~~To encourage that the renewable resource base is maintained in a sustainable manner. To encourage ecologically based stewardship and sustainable use of renewable resources.~~

**Objective 6** ~~To preserve and support balanced control of the local feral heritage sheep which are a valued part of the community and its history. While recognizing that some exotic species may have value to the community as a source of local food, to minimize the impacts of invasive exotic species on native fauna and flora.~~

#### **Policies**

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

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

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

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

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

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

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

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

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

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

- adequate off-street vehicle, motorcycle and bicycle parking;
- adequate fire protection measures;
- adequate proof of sewage disposal capability
- adequate potable water supply and water conservation measures;
- a plan showing:
  - location and size of all buildings,
  - the extent of the clearing of the area proposed to be zoned,
  - that rural character is retained: setbacks of buildings, structures, parking, septic fields, sewage, sink waste or any other waste disposal system from lot lines,
  - road rights of way,

- proposed and existing screening,
- location of outhouse/toilet facilities for public use, if appropriate,
- locations planned for sources of power generation,
- location of waste disposal specifying provisions for organic, inorganic and toxic wastes,
- high tide marks, lakes, watercourses, springs, swamps or sources of potable water,
- how the rural character, scale, and density of development is in keeping with the character of the surrounding properties;
- identify measures to reduce noise levels;
- planned hours and days of operation (in particular any noise-making sources, e.g. cars, generators, machinery);
- consideration of effect on island and neighbourhood services, ferry, phone, water sources, roads and traffic noise, and visual impact; and
- be compatible with objectives of this Bylaw.

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

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

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

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

**Policy 15** ~~The Local Trust Committee supports~~ Support forestry that utilizes practices sensitive to aesthetic, environmental, and social values, can contribute a modest ~~but continuous~~ source of revenue to private land owners ~~and the Crown~~ while retaining land values, enhancing forest productivity, and supplying on-site fuel wood and other forest-related benefits.

**Policy 16** The Local Trust Committee supports proper utilization of marine resources in the Lasqueti Trust Area for mariculture that provides employment and other economic benefits to the community while retaining traditional resident and visitor access to marine resources and year round moorage.

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

**Policy 18** Temporary use permits may be considered for temporary log dumps in the Marine General (M2) zone of the Land Use Bylaw.

**Policy 19** This plan does not support the establishment of destination gaming facilities such as casinos and commercial bingo halls.

**Policy 20** The zoning bylaw may provide a zone in which guest cabins short-term vacation rentals may be used for short term visitor and tourist accommodation on a commercial basis.

**Policy 21** An applicant who wishes to conduct vacation rentals on a short term basis must rezone either the entire property or individual guest cabins before such a tourist accommodation use is permitted.

**Policy 22** When rezoning to allow for short term vacation rentals the Trust Committee should consider at a minimum matters of density on individual lots, water and sewage capacity available for tourist accommodation and the affect such a rezoning may have on the adjacent neighbourhood and the Island overall.

#### **Advocacy Policies**

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

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

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

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

**Advocacy Policy 5** The Local Trust Committee encourages the appropriate Ministry to promote the implementation of forestry practices which preserves land quality and the forest base for future generations.

**Advocacy Policy 6** ~~The Local Trust Committee encourages that forestry be conducted in accordance with the Lasqueti Forestry Guidelines.~~ The Local Trust Committee encourages the appropriate Ministries to only support mariculture that:

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

Advocacy Policy 7 To consider short-term vacation rentals as commercial activities, and as distinct from long-term rentals.

#### **Hazardous Conditions**

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

#### **Objectives**

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

**Commented [HK6]:** This existing policy is problematic since:  
1) Zoning might already be in place that allows short-term vacation rentals, so presumably one would not need to rezone their property if zoning is already in place;  
2) There isn't a way to "zone" individual buildings  
  
Staff suggestion: remove this policy from the OCP and ensure that the Land Use Bylaw reflects appropriate zoning provisions.

## **Policies**

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

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

## **Crown Lands (CL)**

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

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

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

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

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

## **Objectives**

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

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

**Objective 3** ~~To retain the Crown lands as large parcels with low density and minimal development because the Lasqueti community believes that would provide greatest benefit to the public of British Columbia from these lands.~~ To retain Crown Lands as intact large parcels with limited low impact, low risk development.

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

## **General**

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Lasqueti Island Draft Official Community Plan – Track Changes version 1.0 – September, 2020

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### **General Policies**

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

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

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

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

### **General Advocacy Policies**

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

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

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

### **Access On and Across Crown Land**

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

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

### **Access On and Across Crown Land Policies**

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

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

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

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

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

**Access On and Across Crown Land Advocacy Policies**

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

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

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



SCHEDULE B LAND USE DESIGNATION MAP

SCHEDULE C SUBDIVISION DISTRICT MAP

**From:** Peter Johnston [<mailto:pjohnston@lasqueti.ca>]

**Sent:** Monday, March 23, 2020 2:14 PM

**To:** Clint Williams

**Cc:** Brian Hackett; Denise Smith; Gloria Francis; John Hackett; Larry Louie; Lori Wilson; Losa Luaifoa; Rod Allan; Shawn Louie; Steve Hunter; Tyrone Wilson; Lisa Wilcox; Dana Lepofsky; Lasqueti Island Local Trust Committee

**Subject:** Re: Tla'amin Nation introductions to Lasqueti Island residents

23 March, 2020

Hello Hegus Clint, Legislators and others,

I apologize for the delay in responding. It has been extremely busy here, with lots of residents returning from time abroad, and part-time residents wondering if they should come to their Lasqueti places. It has been very hectic and a bit stressful, and has been taking considerable time and energy to contact and educate everyone about the appropriate safety limitations on behaviours.

Thank you very much for your wise suggestion and invitation for some of us to come and visit you before you make a trip to Lasqueti, and your invitation for us to make the trip there.

Unfortunately, the covid-19 situation has overtaken us, and our visit will have to be delayed until the situation is more normal, and discretionary travel is again allowed. The safety and health of our communities has to be foremost in our planning and concerns.

I will stay in contact with you from time to time, as we look forward to a visit to your community as soon as it is advisable. If you or any of your community members has a question or concern that I can help with, please let me know.

Thank you again for your response, and your kind invitation to visit your community.

Peter 250-333-8785

**From:** Peter Johnston  
**Sent:** Saturday, August 22, 2020 7:51 PM  
**To:** northinfo  
**Subject:** FW: Lasqueti Local Trust Committee, August meeting

-----Original Message-----

From: Marti Wendt [REDACTED]  
Sent: Friday, August 7, 2020 7:44 AM  
To: Lasqueti Island Local Trust Committee  
Subject: Lasqueti Local Trust Committee, August meeting

Dear Local Trust Members,

I wish to address two items for this meeting.

Regarding the private dock, my understanding was private docks are no longer allowed because of the risk of environmental damage in the sensitive and biologically active area where water meets shore. I think protecting the shoreline is the priority.

Regarding the home based industry, if propane distribution is an allowable home-based enterprise, then gasoline distribution is an allowable home-based industry. Proper environmental protection needs to be undertaken wherever any product is being distributed.

Thank you, Marti Wendt

**From:** Joseph Fall [REDACTED]  
**Sent:** Tuesday, September 15, 2020 4:23 PM  
**To:** Lasqueti Island Local Trust Committee  
**Subject:** bylaw enforcement at Feed Store

Lasqueti LTC,

I was recently informed about a bylaw enforcement action occurring at the feed store. Apparently the issue is around the building not maintaining a residential look.

I sat through many OCP public consultations. In nearly every meeting, regardless of the topic, the subject of home-based businesses was discussed. Without exception, consensus was to encourage small, family-operated, home-based businesses, especially those serving locals, wherever possible. People often explicitly used the feed store as an example of exactly the kind of business they wanted to see more of -- run by a young Lasqueti family, serving Lasqueti residents.

I am quite appalled that someone would launch a complaint against one of our young families who are running a valued business without first trying to resolve any issues within the community. Sad, but so it is.

What I find particularly troubling is that a bylaw enforcement action would be pursued against the family business once it has been established the complaint is based on such flimsy grounds. That building looks like one of any number of sheds or garages on residential properties all over Lasqueti.

I worry the bylaw enforcement officer will be applying standards for what "looks residential" that are consistent with Victoria or Salt Spring rather than Lasqueti.

The hassle, worry, and expense may force the closure of the business, which like so many Lasqueti small businesses, barely pays the bills as it is.

Having run a small business for some years, I know the margins are tight and it is often not worth the hassle and effort.

If our bylaws don't conform to their situation, we need to change them. Expecting them to re-zone to commercial is unreasonable and unfair given the range of other home-based businesses that operate around the island.

If their situation does not egregiously violate our bylaws, or there is no more than a single, vindictive complainant, then the enforcement action should be dropped post-haste.

If that feed store closes it is not just a loss of an important on-island service, not just yet another young family who are unable to make a living here, but a precedent warning any other would-be home-based business operators that they are opening themselves to risk from a vindictive neighbour who may use the bylaw enforcement process to harass them. That will certainly put a big damper on anyone thinking about making the required investments for such enterprises. Exactly the opposite of what this community has said loud and clear during the OCP consultations.

Please notify me any time this issue is on an agenda for an LTC meeting, I would really like to be informed about all that is said and decided on this matter.  
thanks for any help you can provide.

...Joseph

**From:** Silke S [REDACTED]  
**Sent:** Tuesday, September 15, 2020 1:57 PM  
**To:** Lasqueti Island Local Trust Committee <[LasquetiIslandLocalTrustCommittee@islandstrust.bc.ca](mailto:LasquetiIslandLocalTrustCommittee@islandstrust.bc.ca)>; northinfo <[northinfo@islandstrust.bc.ca](mailto:northinfo@islandstrust.bc.ca)>  
**Subject:** Bylaw complaints on Lasqueti

To the Lasqueti Island Local Trust Committee,

In response to a bylaw complaint made against Kristos and Silke Seiler for the property **LOT 1, SECTION 27, LASQUETI ISLAND, NANAIMO DISTRICT, PLAN 36232**

Our home based business is not unlawful according to our bylaws, no definition exists for home based businesses and so we are operating within the law, we will comply with our current bylaws as they stand now (we are aware that some shrubbery is in order).

If the people of our island are wishing to go in the direction of becoming a community ruled by off island bureaucracy and enforcement then a change to the wording of our bylaws and definitions is the solution.

We will continue to do things the Lasqueti way and communicate within our community about it's needs and wishes.

-Silke and Kristos

# MEMORANDUM

File No.: 3026-10 (LTC General –  
Meeting Logistics)

DATE OF MEETING: October 5, 2020  
TO: Lasqueti Island Local Trust Committee  
FROM: Heather Kauer, Regional Planning Manager  
Northern Team  
SUBJECT: 2020 Local Trust Committee Meeting Schedule

## RECOMMENDATION

1. That the Lasqueti Island Local Trust Committee schedule its regular business meetings on the following dates in 2021: February 8, April 26, June 21, August 9, and October 4.

## DISCUSSION

Each Local Trust Committee (LTC) is asked to endorse, by resolution, its regular business meeting schedule for 2021. Tentative dates have been identified in relation to anticipated project commitments, application volumes, trustee availability, ferry schedules, statutory holidays, conferences, Trust Council, Trust Council Committees, Trust Fund Board, and available staff and financial resources.

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

## ALTERNATIVE

If the LTC believes their first meeting of 2021 is likely to be in an electronic format, the Lasqueti LTC annual schedule could begin in January instead of February. If this is a preferred option, staff recommend that the LTC set a date for their first meeting of 2021 to be January 24. During this meeting, staff would present a list of recommended dates for meetings for the rest of 2021. A resolution to implement this recommendation would be:

*That the Lasqueti Island Local Trust Committee schedule its first regular business meetings of 2021 on January 24.*

|               |                                                             |                    |
|---------------|-------------------------------------------------------------|--------------------|
| Submitted By: | Heather Kauer, RPP, MCIP, AICP<br>Regional Planning Manager | September 22, 2020 |
|---------------|-------------------------------------------------------------|--------------------|

## ATTACHMENT

1. N/A



File: FOR-16290-20/Lasqueti Island

September 4<sup>th</sup>, 2020

Attention: Stakeholders within Lasqueti Island area

**RE: Initiation of Consultation on Proposed Visual Quality Objectives on Lasqueti Island**

Over the coming months, the Ministry of Forests, Lands and Natural Resource Operations and Rural Development (the Ministry), proposes to amend currently established visual quality objectives (VQOs) on Lasqueti Island through a new Government Action Regulation (GAR) order. The Ministry has developed proposed VQOs following recent information gathering that has resulted in improvements to the accuracy of Visual Landscape Inventory (VLI) data. The ministry invites you to review and comment on these proposed VQO changes.

The Government of British Columbia is entrusted with managing visual impacts on Crown forest land in collaboration with First Nations, agreement holders, the public and stakeholders. VQOs are established and managed through GAR orders and GAR order amendments to guide forest management activities under the *Forest and Range Practices Act (FRPA)*. Section 1.1 of the *Forest Planning and Practices Regulation* under *FRPA*, defines five classes of VQOs: Preservation, Retention, Partial Retention, Modification, and Maximum Modification.

The proposed VQO changes, based on improved VLI data included consideration of the following information:

- Existing visual condition: the present level of landscape alteration caused by human activity;
- Visual absorption capacity: the landscape's ability to absorb alteration while maintaining its visual integrity;
- Biophysical rating: attributes that form the landscape and support biophysical diversity;
- Viewing condition: viewing distance, frequency of viewers, duration, and angle;
- Viewer rating: the number of viewers and viewer expectations or concerns; and
- Visual sensitivity class: the overall sensitivity of the forest landscape to visual alteration.

Should the proposed VQOs on Lasqueti Island be approved, the changes would result in an additional 16 hectares (ha) of Preservation-classified area, an additional 1,233 ha of Retention-classified area, and an additional 343 ha of Partial Retention-classified area compared to the currently established VQOs.

.../2

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Ministry of Forests, Lands and  
Natural Resource Operations  
and Rural Development

South Island Natural  
Resource District

Location:  
4885 Cherry Creek Road  
Port Alberni, B.C. V9Y 8E9

Tel: (250) 731-3000  
Fax: (250) 731-3010

Mailing Address:  
4885 Cherry Creek Road  
Port Alberni, B.C. V9Y 8E9

In September 2020, advertisements will be run in two local newspapers: the *Powell River Peak* and the *Alberni Valley News*; and additionally, in the *Island Gazette*, a regional newspaper. Maps and shapefiles showing the currently established VQOs, designated viewpoints and proposed VQOs for Lasqueti Island can be found at the following FTP site: [Lasqueti FTP](#). All written comments will be documented and considered. A summary of comments received will be kept on file and available upon request. I am seeking your review and comment within the next 60 calendar days to ensure all relevant information is available to support the decision-making process.

In addition to consulting with stakeholders, the Ministry will also be consulting directly with potentially impacted First Nations and agreement holders and will be seeking input through the government's Engagement [website](#) in the coming weeks.

The Ministry invites you to visit and explore our recently re-designed Visual Resource Management [website](#), which provides a broad array of guidance documents and support tools. Current GAR Ministerial Orders for B.C.'s natural resource districts can be also found on our ministry's [website](#).

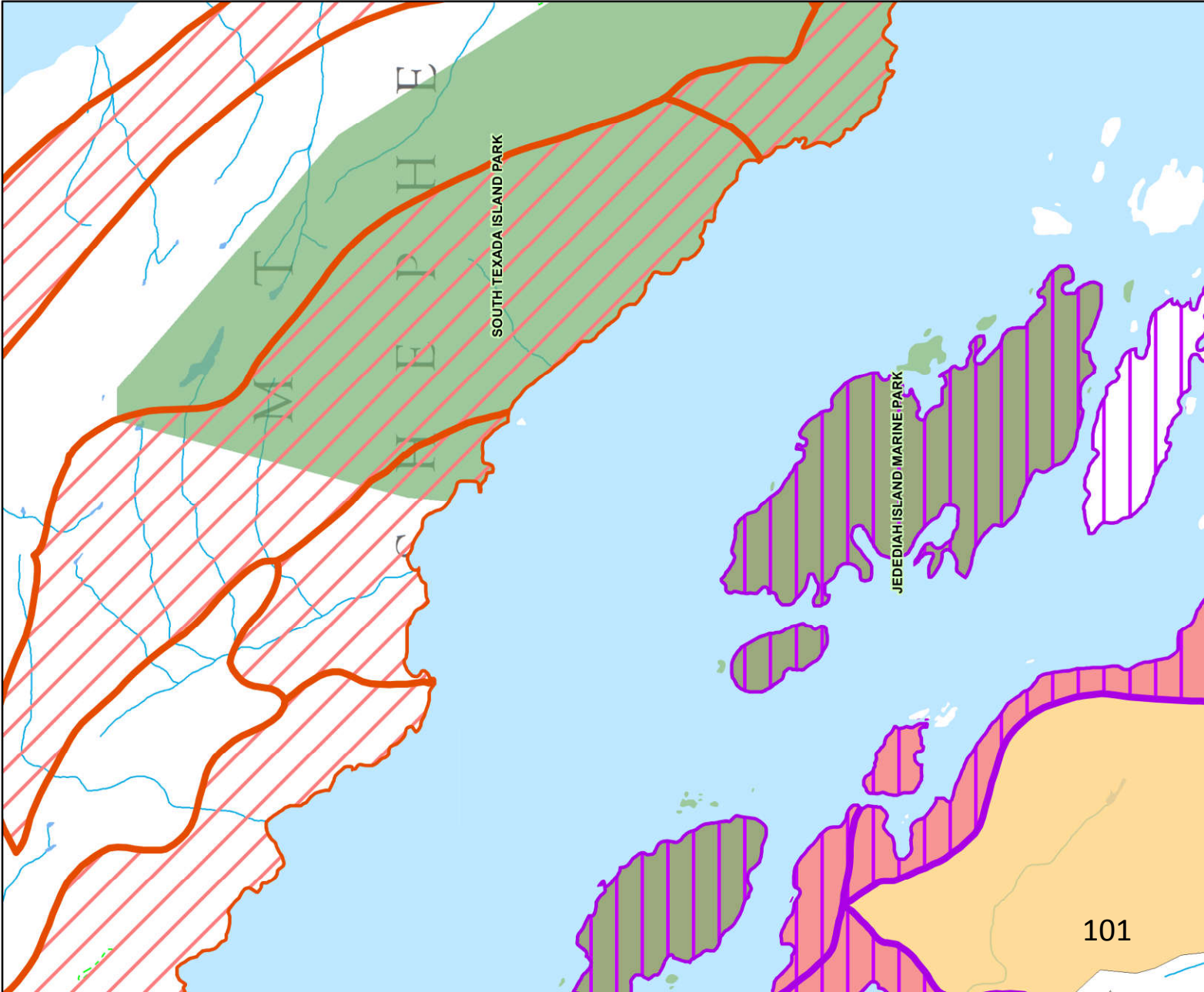
We recognise the importance of visual quality to your community and are looking forward to hearing your perspectives on the proposed changes. This information can be shared with others that may have an interest in this process. Please e-mail any comments or concerns to [Graham.Wells@gov.bc.ca](mailto:Graham.Wells@gov.bc.ca) or I can be reached by phone at (250) 736-6888.

Sincerely,



Graham Wells  
Senior Licensed Authorizations Officer,  
South Island Natural Resource District





**South Island Natural  
Resource District  
Proposed VQO Changes  
for Lasqueti Island**

1:60,000

Date August 27 2020  
Drawn By: G.Wells

N

**Legend**

**Parks**

**Existing VQOs**

Retention (R)

Partial Retention (PR)

**Proposed VQOs**

Preservation (P)

Retention (R)

Partial Retention (PR)



## Applications

### Rezoning

| File Number  | Applicant Name                 | Date Received | Purpose                                                                                                                                |
|--------------|--------------------------------|---------------|----------------------------------------------------------------------------------------------------------------------------------------|
| LA-RZ-2020.1 | Carey Development Ltd. (Kyler) | 01-May-2020   | PID: 002-917-475 OCP & LUB amendments required regarding private dock.<br>Civic address: Lot 62, Spring Bay Road, Lasqueti Island, BC. |

**Planner:** Jaime Dubyna

#### Planning Status

**Status Date:** 10-Aug-2020

Application to LTC for consideration. LTC directed staff to create a draft bylaw for application; staff to report back on implications with regard to FLNRO regulations.

**Status Date:** 26-May-2020

Planner reviewing file.

**Status Date:** 07-May-2020

File opened and assigned.

| File Number  | Applicant Name | Date Received | Purpose                                                                                                                               |
|--------------|----------------|---------------|---------------------------------------------------------------------------------------------------------------------------------------|
| LA-RZ-2020.2 | Ken Kyler      | 01-May-2020   | PID: 002-917-467 OCP & LUB amendments required regarding private dock.<br>Civic address: Lot 61 Spring Bay Road, Lasqueti Island, BC. |

**Planner:** Jaime Dubyna

#### Planning Status

**Status Date:** 10-Aug-2020

Application to LTC for consideration. LTC directed staff to create a draft bylaw for application.

**Status Date:** 26-May-2020

Planner reviewing file.

**Status Date:** 07-May-2020

File opened & assigned.

**Applications****Subdivision**

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

**Status Date:** 23-Jul-2019

Referral response sent to MOTI

| File Number                  | Applicant Name                             | Date Received | Purpose                                                                                                             |
|------------------------------|--------------------------------------------|---------------|---------------------------------------------------------------------------------------------------------------------|
| LA-SUB-2020.1                | Fern Road Consulting Ltd. - Rachel Hamling | 28-Aug-2020   | PIDs: 026-666-464 and 000-232-335 Five lot subdivision. Civic address: Rockey and Weldon Roads, Lasqueti Island, BC |
| <b>Planner:</b> Jaime Dubyna |                                            |               |                                                                                                                     |
| <b>Planning Status</b>       |                                            |               |                                                                                                                     |

**Status Date:** 04-Sep-2020

Partial file material received July 30; Waited for further documentation; Received August 28; file opened and assigned

**Temporary and Industrial Use Permit**

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

**Status Date:** 23-Jul-2020

File opened &amp; assigned.

***Islands Trust***  
LTC EXP SUMMARY REPORT F2021  
Invoices posted to Month ending July 2020

| 640 Lasqueti            | Invoices posted to Month ending July 2020 | <u>Budget</u>   | <u>Spent</u>  | <u>Balance</u>  |
|-------------------------|-------------------------------------------|-----------------|---------------|-----------------|
| 65000-640               | LTC "Trustee Expenses"                    | 115.00          | 0.00          | 115.00          |
| LTC Local               |                                           |                 |               |                 |
| 65200-640               | LTC - Local Exp - LTC Meeting Expenses    | 1,029.00        | 679.10        | 349.90          |
| 65210-640               | LTC - Local Exp - APC Meeting Expenses    | 375.00          | 72.50         | 302.50          |
| 65220-640               | LTC - Local Exp - Communications          | 250.00          | 0.00          | 250.00          |
| 65230-640               | LTC - Local Exp - Special Projects        | 294.00          | 0.00          | 294.00          |
| TOTAL LTC Local Expense |                                           | <u>1,948.00</u> | <u>751.60</u> | <u>1,196.40</u> |
| Projects                |                                           |                 |               |                 |
| 73001-640-2015          | Lasqueti OCP/LUB                          | 3,500.00        | 0.00          | 3,500.00        |
|                         |                                           | <u>3,500.00</u> | <u>0.00</u>   | <u>3,500.00</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 <b>MOVED</b> and <b>SECONDED</b> , 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                                    | <b>It was MOVED and SECONDED</b> , 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><b>It was MOVED and SECONDED</b> 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"> <li>• Proposed or amended licenses for non-medical cannabis retail establishments require an application to the local trust committee.</li> <li>• 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.</li> <li>• The public consultation process shall be determined by the local trust committee after initial review of the proposal.</li> <li>• 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"> <li>○ Name of the applicant and a description of the proposal in general terms</li> <li>○ The location of the proposed establishment and the subject site.</li> <li>○ The place where, and date and time when, both a public meeting will be held and a resolution of the local trust committee considered.</li> <li>○ The name and contact information of the Islands Trust planning staff member who can provide copies of the proposed or amended license application.</li> <li>○ How public comments may be submitted to the local trust committee.</li> </ul> </li> </ul> |
| 4. | December 17, 2018 | LA-2018-062    | Notice of Intention to Apply for Federal Cannabis License | <b>It was MOVED and SECONDED</b> 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 | <b>It was MOVED and SECONDED</b><br>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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 6. | February 24, 2020 | LA-2020-003    | First Nations Reconciliation    | <b>It was MOVED and SECONDED,</b><br>that the Lasqueti Island Local Trust Committee adopt the following standing resolution with respect to First Nations in the Local Trust Area:<br><br>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:<br>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;<br>b) For various Local Trust Committee meetings, invite elders from local First Nations to attend and provide a traditional welcome to the territory;<br>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;<br>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;<br>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. |



## Top Priorities Report

### Lasqueti Island

#### 1. OCP/LUB Review

A comprehensive review of the Lasqueti Island Official Community Plan and Land Use Bylaw.

Implementation of Coastal Douglas-fir and Associated Ecosystems Toolkit added to Project Charter (Dec.22, 2018)

LTC endorsed the OCP/LUB Review Project Charter v.2 (May 27, 2019).

LTC endorsed revised OCP/LUB Review Project Charter v.4.4 (April, 2020).

#### Responsible

Bronwyn Sawyer  
Heather Kauer

#### Dates

Rec'd: 08-Jan-2018

#### 2. Freshwater Project

LTC endorsed the v.1 freshwater sustainability strategy project charter (May 27, 2019).

#### Responsible

William Shulba

#### Dates

Rec'd: 24-Sep-2018

#### 3. Model Cell Tower Strategy

LA-2020-009

It was MOVED and SECONDED,?

that the Lasqueti Island Local Trust Committee request staff to draft amendments to the Model Cell Tower Strategy incorporating concerns regarding electrical supply.

CARRIED

LA-2020-010

It was MOVED and SECONDED,?

#### Responsible

#### Dates

Rec'd: 28-Oct-2019

## Top Priorities Report

### Lasqueti Island

that the Lasqueti Island Local Trust Committee request staff to investigate options for a more fulsome communication consultation process regarding the Model Cell Tower Strategy.

CARRIED

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## Projects Report

### Lasqueti Island

#### 1. *Community to Community Forum*

Responsible

Date Received

Establish relationships with First Nations with interests in the Lasqueti Local Trust Area.

24-Sep-2018

#### 2. *Subdivision Review Project*

Responsible

Date Received

Staff to prepare a draft project charter for a subdivision review project to review conservation based and cluster subdivision options.

#### 3. *Review permitted uses upland to barge ramp*

Responsible

Date Received

Staff to research and report back on options to make the current uses associated with the barge ramp legal.