



Lasqueti Island Local Trust Committee

Regular Meeting Agenda

Date: May 12, 2025
Time: 11:00 am
Location: Judith Fisher Centre
#1 China Cloud Bay Road
Lasqueti Island, BC

	Pages
1. CALL TO ORDER	11:00 AM - 11:05 AM
"Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."	
2. TERRITORIAL ACKNOWLEDGEMENT	
3. APPROVAL OF AGENDA	
4. REPORTS	11:05 AM - 11:20 AM
4.1 Trustee Reports	
4.2 Chair's Report	
4.3 Electoral Area Director's Report	
5. TOWN HALL	11:20 AM - 11:35 AM
6. MINUTES	11:35 AM - 11:40 AM
6.1 Local Trust Committee Minutes dated December 16, 2025 - for adoption	4 - 11
6.2 Local Trust Committee Minutes dated February 10, 2025 - for adoption	12 - 19
6.3 Local Trust Committee Public Hearing Record dated February 10, 2025 - for receipt	20 - 29
6.4 Local Trust Committee Special Meeting Minutes dated February 27, 2025 - for adoption	30 - 33
6.5 Section 26 Resolutions-Without-Meeting Report dated May 5, 2025	34 - 34
6.6 Advisory Planning Commission Minutes - none	
7. BUSINESS ARISING FROM MINUTES	11:40 AM - 11:50 AM
7.1 Follow-up Action List dated May 5, 2025	35 - 37

8.	DELEGATIONS - none	
9.	APPLICATIONS AND REFERRALS	11:50 AM - 12:10 PM
9.1	LA-RZ-2023.1 (Carey) - Staff Report	38 - 54
10.	LOCAL TRUST COMMITTEE PROJECTS	12:10 PM - 12:30 PM
10.1	Minor Project: Official Community Plan Review Update - Memorandum	55 - 56
11.	CORRESPONDENCE	12:30 PM - 12:35 PM
	<i>(Correspondence received concerning current applications or projects is posted to the LTC webpage)</i>	
11.1	Letter dated February 3, 2025 from C. Ferris and D. Hopwood regarding Land Tenure Application, Crown Land File # 1415194	57 - 59
11.2	Email dated April 23, 2025 from M. McKay, Ministry of Transport regarding Port Facilities at False Bay	60 - 60
12.	NEW BUSINESS - none	
13.	STAFF REPORTS	12:35 PM - 12:55 PM
13.1	Trust Conservancy Highlights of March 18, 2025 Board Meeting	61 - 62
13.2	Applications Report dated May 5, 2025	63 - 64
13.3	Trustee and Local Expense Report dated February, 2025	65 - 65
13.4	Adopted Policies and Standing Resolutions	66 - 67
13.5	First Nations Relationship Building Update	
13.6	Local Trust Committee Webpage	
14.	WORK PROGRAM	12:55 PM - 1:10 PM
14.1	Active Projects Report dated May 5, 2025	68 - 68
14.2	Future Projects Report dated May 5, 2025	69 - 70
15.	UPCOMING MEETINGS	
15.1	Next Regular Meeting Scheduled for Monday, July 14, 2025 at 11:00 am at Judith Fisher Centre, #1 China Cloud Bay Road, Lasqueti Island, BC	
16.	CLOSED MEETING	1:10 PM - 1:25 PM

16.1 Motion to Close the Meeting

That the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1) (a) for the purpose of considering:

- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;

and that the Recorder and Staff attend the meeting.

16.2 Recall to Order

16.3 Rise and Report

17. ADJOURNMENT

1:25 PM - 1:25 PM



Lasqueti Island Local Trust Committee

Minutes of Regular Meeting

Date: December 16, 2024
Location: Judith Fisher Centre
 #1 China Cloud Bay Road
 Lasqueti Island, BC

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

Staff Present Stefan Cermak, Director Planning Services (electronic)
 Stephen Baugh, Island Planner (electronic)
 Lisa Millard, Meeting Administrator/Recorder (electronic)

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

1. CALL TO ORDER

Chair Elliott called the meeting to order at 11:00 a.m. She acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

By general consent, Trustee Peterson will act as meeting Chair.

Acting Chair Peterson stated a Resolution Without Meeting had been conducted to permit two trustees to attend the in-person meeting electronically.

2. TERRITORIAL ACKNOWLEDGEMENT

Acting Chair Peterson acknowledged that the meeting was held on the territory of the Coast Salish First Nations and treaty territory of the Tla'amin Nation.

3. APPROVAL OF AGENDA

The following addition to the agenda was presented for consideration:

12.1 Crown Land Lease Referrals

By general consent, the agenda was adopted as amended.

4. REPORTS

4.1 Trustee Reports

Trustee Elliott reported the following:

- Attended Trust Council and highlighted presence of incoming Chief Administrative Officer and Mayor of Bowen Island Municipality, retirement of legal council Bill Buholzer, and session with representatives from San Juan County; and

- Ongoing participation at Committee of the Whole meetings to discuss draft Policy Statement.

Trustee Lironi did not provide a report.

4.2 Chair's Report

Acting Chair Peterson reported the following:

- Attended Trust Council and noted Minister of State Brittney Anderson and Minister of Development and Poverty Reduction Sheila Malcolmson joined new Chief Administrative Officer Rueben Bronee and others for dinner;
- Committee of the Whole meetings will be held to review the 2022 Governance Report and the Standards of Conduct Policy; and
- Ongoing attendance at Transport Canada's Oceans Protection Plan forums.

4.3 Electoral Area Director's Report

Director Fall reported the following:

- Regional District budget process has started;
- Discussions and town hall meeting conversations regarding long-term planning for Lasqueti Island Volunteer Fire Department for the replacement of the fire engine and renovation, or replacement, of the main fire hall; and
- He will be reporting on the decision regarding the Connected Coast landing site at an upcoming Regional District meeting.

5. TOWN HALL

A member of the public spoke to the following:

- In July they noted the term "freshwater" had been replaced with "potable water" in the Official Community Plan Review draft and reiterated their request that the language be changed back to freshwater;
- Importance of community receiving information and expressing opinion on the Connected Coast application;
- Would like minutes to include the name of the member of the public who is speaking during Town Hall.
 - Acting Chair Peterson noted minute taking guidelines have changed and names are no longer included.

A member of the public made the following comments:

- Meeting agenda was not posted a full week in advance which undermines the democratic process;
- Agenda addendum staff report summary says trustees and staff have reported concerns about inappropriate conduct by individuals attending the Local Trust Committee meetings resulting in impacts to personal safety, mental health, and wellbeing and they would like an example of a behaviour or comment that might constitute bullying or harassment;
- Two trustees are attending the meeting electronically which is a violation of the Meeting Procedure Bylaw;
- Previously staff had indicated the only way to change a land use bylaw is through an application or from direction of trustees; however, staff tried to change a land use bylaw by recommending that all utilities be allowed in all zones and they asked if trustees feel it

necessary to confirm that staff do not have authority to alter the land use bylaw on their own initiative;

- Would like the Local Trust Committee to confirm how the Connected Coast applicant will provide power to the fibre optic cable without the use of solar panels;
- Previously the Chair had stated Islands Trust had incorporated requests from First Nations to extend referral periods to ninety days and asked if the Local Trust Committee is going to honour the extended period for the Connected Coast application; and
- Inquired how allowing high speed internet on a rural island supports the mandate to preserve and protect the island.
 - Trustee Elliott noted website issues had resulted in document attachment problems in the past weeks;
 - Acting Chair Peterson replied as follows:
 - He was not privy to specific instances of harassment but would seek consent prior to sharing any details and he provided a recent example of improper meeting decorum during which the member of the public spoke outside of the Town Hall session and had to be asked three times to stop;
 - Restated the comment he made at the beginning of the meeting in which the Local Trust Committee passed a Resolution Without Meeting permitting two trustees to attend an in-person meeting electronically;
 - Staff can make recommendations and provide advice regarding applications while local elected officials make the decisions; and
 - Responses to comments and questions regarding the Connected Coast application will be forthcoming when the application is discussed.

A member of the public spoke to the following:

- Previously requested the minutes be corrected to note they had been ejected from a Local Trust Committee meeting;
- The request to amend the minutes was noted in subsequent minutes but the original minutes had not been changed;
- Inquired who initiated the agenda addendum staff report and if they are one of the specific individuals the report refers to; and
- Inquired what authority is provided to the Executive Committee to censor meeting recordings or grants the Executive Committee power to remove public recordings.
 - Acting Chair Peterson indicated that he is unsure if minutes can be changed once adopted, discussion about the staff report can be had when the item comes up in the agenda, and legislation requires meeting minutes be available to the public but there is no obligation to post videos.

6. MINUTES

6.1 Local Trust Committee Minutes dated October 21, 2024 - for adoption

By general consent, the minutes of the Lasqueti Local Trust Committee Meeting of October 21, 2024 were adopted.

6.2 Section 26 Resolutions-Without-Meeting Report dated December 9, 2024

Received for information.

6.3 Advisory Planning Commission Minutes - none

7. BUSINESS ARISING FROM MINUTES

- 7.1 Follow-up Action List dated December 9, 2024**
Received for information.

8. APPLICATIONS AND REFERRALS

8.1 PLRZ20240104 (Connected Coast) - Staff Report

The Planner summarized the staff report and highlighted the following:

- Applicant has amended the application and provided a new site plan showing the fibre optic cable terminating near the natural boundary of the sea;
- Earthquake sensor and solar panels are no longer proposed as part of the project;
- Bylaw is site specific to only allow the use of the fibre optic cable in locations proposed within the Connected Coast project; and
- First reading of the bylaw will allow public consultation and referral process to begin.

The applicant was in attendance and noted the installation of solar panels would be applied for, and installed, if the last mile project comes into effect.

Discussion ensued and the following comments and clarifications were noted:

- Connected Coast has conducted a full engagement referral as per provincial application requirements and has engaged with First Nations since 2021;
- Trustees would like to hear from the community regarding the application;
- There is opportunity to conduct a Public Hearing and move the bylaw to the Executive Committee by the end of February;
- Option to use high speed internet is by individual choice and it can support a healthy and resilient community; and
- Reduced referral period is generally not supported but is in line with statutory requirements and can be considered as the applicant has done their own referral process.

LA-2024-017

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee Bylaw No. 104, cited as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 2, 2024”, be read a first time.

CARRIED

LA-2024-018

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 104, cited as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 2, 2024” is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

LA-2024-019

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee request staff to refer Bylaw No. 104 to the following First Nations, agencies, and organizations with referral period of 30 days: Cowichan Tribes, Da'naxada'xw First Nation, Halalt First Nation, K'omoks First Nation, Lyackson First Nation, Mamalilikulla First Nation, Nanwakolas Council, Penelakut Tribe, Qualicum First Nation, Snaw-Naw-As First Nation, Snuneymuxw First Nation, Stz'uminus First Nation, Te'mexw Treaty Association, Tla'amin Nation, Tlowitsis Nation, Ts'uubaa-asatx First Nation, We Wai Kai Nation, Wei Wai Kum Nation, qathet Regional District, Department of Fisheries and Oceans, Lasqueti Advisory Planning Commission, and the Lasqueti Internet Access Society.

CARRIED

LA-2024-020

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee request staff to schedule a Public Hearing for Bylaw No. 104, cited as "Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 2, 2024".

CARRIED

9. LOCAL TRUST COMMITTEE PROJECTS

9.1 Minor Project: Official Community Plan Review - verbal update

The Planner provided a verbal update and noted that due to the extended engagement process with Snaw-naw-as First Nation, and the Local Trust Committee's request for a major project to review the Official Community Plan, staff will bring options for a minor project to a future meeting for trustee's consideration.

A member of the public enquired about the use of the term "potable water" in the Official Community Plan and the Planner stated the Local Trust Committee can propose an amendment to the language used should they desire to do so.

10. DELEGATIONS - none

11. CORRESPONDENCE

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

11.1 Email dated November 25, 2024 from Trustee Peterson regarding the Dock at False Bay

Discussion ensued.

LA-2024-021

It was MOVED and SECONDED

that Lasqueti Island Local Trust Committee request the Chair to send a letter to the Ministry of Fisheries and Oceans Canada requesting that the dock at False Bay be considered for the next round of funding for dock repair and reconstruction.

CARRIED

12. NEW BUSINESS – none

12.1 Crown Land Lease Referrals

Acting Chair Peterson made the following comments:

- Another Local Trust Committee recently received a Crown lease referral that was replied to by staff and there had been public expectation that the Local Trust Committee ought to have had input in to the referral response; and
- The Executive Committee is looking at the Crown lease referral process to provide options for consideration; however, it might be prudent to be proactive in the interim so staff are aware the Local Trust Committee would like to see Crown referrals.

LA-2024-022

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee direct staff to provide the Local Trust Committee with Crown land lease referrals with sufficient time for consideration of response and that they be added to the applications report.

CARRIED

13. STAFF REPORTS

13.1 Draft 2025/26 Lasqueti Island Local Trust Committee Annual Meeting Schedule - Request for Decision

Discussion ensued and it was noted that preference is for all meetings to be held in-person.

LA-2024-023

It was MOVED and SECONDED

that Lasqueti Island Local Trust Committee approve their January, 2025 to March, 2026 Meeting Schedule.

CARRIED

13.2 Strategy for Antenna Systems - Staff Report

The Planner summarized the report which recommends the Local Trust Committee standing resolution on First Nations engagement for proposed antenna systems be incorporated into the Lasqueti Antenna System Strategy.

LA-2024-024

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee adopt the “Strategy for Antenna Systems: Lasqueti Island Local Trust Committee”, dated December 16, 2024.

CARRIED

LA-2024-025

It was MOVED and SECONDED

that resolution LA-2023-027 be rescinded.

CARRIED

The meeting was recessed for a break at 12:53 p.m. and reconvened at 1:25 p.m.

13.3 Trust Conservancy Highlights of November 26, 2024 Board Meeting
Received for information.

13.4 Applications Report dated December 9, 2024
Received for information.

13.5 Trustee and Local Expense Report dated October, 2024
Received for information.

13.6 Adopted Policies and Standing Resolutions
Received for information.

13.7 First Nations Relationship Building Update - none

13.8 Local Trust Committee Webpage
No updates required at this time.

13.9 Public Conduct During Business Meetings – Staff Report

The Director of Planning Services summarized the staff report and highlighted the following:

- Report initiated through discussion with Chair of Trust Council;
- Lasqueti Local Trust Committee meetings are chaired professionally, yet active participation of community members has, at times, caused undue stress;
- Meeting decorum needs to be maintained to provide sense of safety and wellbeing and ensure business can be done without interruption; and
- Report provides a series of options to address issues of decorum.

Discussion ensued and the following comments were noted:

- Members of the Local Trust Committee and staff can only function in a community if there is an agreement on how to cooperate and work together;
- Challenges experienced as Chair of the Local Trust Committee include a trend of declining decorum, expressed concerns about personal safety, inappropriate outbursts during the meeting, personal commentary about trustees, lack of respect for the Chair, not heeding the Chair’s calls for order, needing to ask members of the public to abide by procedures such as not engaging in debate, speaking out of turn and limiting remarks to the allotted time, and making disparaging, mocking or discourteous remarks;
- General pattern of behaviour is not conducive to good decision making nor to a safe and respectful workplace,
- Role of Chair is to preserve order at Local Trust Committee meetings;
- The Local Trust Committee has relaxed some of the Meeting Procedures Bylaw requirements such as limiting the public participation period to fifteen minutes and allowing a member of the public three minutes to address the Local Trust Committee;
- The meetings have deteriorated to the point that they are unpleasant for Trustees, staff, and the public to attend; and
- Consensus to enforce Meeting Procedures Bylaw as a first step.

LA-2024-026

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee ensures a safe working and meeting space by enforcing proper public meeting decorum by applying the Lasqueti Island Local Trust Committee Meeting Procedures Bylaw.

CARRIED

14. WORK PROGRAM

14.1 Active Projects Report dated December 9, 2024

Received for information.

14.2 Future Projects Report dated December 9, 2024

Received for information.

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled to be held in-person February 10, 2025 at the Judith Fisher Centre, #1 China Cloud Bay Road, Lasqueti Island, BC.

16. ADJOURNMENT

By general consent, the meeting was adjourned at 2:15 p.m.

Timothy Peterson, Acting Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder



Lasqueti Island Local Trust Committee

Minutes of Regular Meeting

Date: February 10, 2025
Location: Judith Fisher Centre
 #1 China Cloud Bay Road
 Lasqueti Island, BC

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

Staff Present: Renée Jamurat, Regional Planning Manager (electronic)
 Stephen Baugh, Island Planner
 Nadine Mourao, Legislative Clerk/Deputy Secretary
 Lisa Millard, Meeting Administrator/Recorder

Others Present: There were approximately 39 members of the public in attendance.

1. CALL TO ORDER

Chair Elliott called the meeting to order at 11:05 a.m.

2. TERRITORIAL ACKNOWLEDGEMENT

Chair Elliott acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

3. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

4. REPORTS

4.1 Trustee Reports

Trustee Lironi reported the following:

- Attended Regional Planning Committee meeting; and
- Housing Needs Survey was sent out as per provincial government requirements.

Trustee Peterson reported the following:

- Attended Chief Administrative Officer Performance Evaluation Committee meeting;
- Ongoing attendance at Committee of the Whole Meetings to discuss the draft Policy Statement; and
- Attended Financial Planning Committee meeting in preparation for upcoming Trust Council budget deliberations.

4.2 Chair's Report

Chair Elliott reported attendance at a recent Financial Planning Committee meeting to review draft budget and to work on a process of public engagement for future budgets.

4.3 Electoral Area Director's Report - none

5. COMMUNITY INFORMATION MEETING - Proposed Bylaw No. 104 - PLRZ20240104 Connected Coast

5.1 Planner Presentation

The Planner provided a presentation and highlighted the following:

- The proposed Land Use Bylaw amendment is being considered to permit a fibre optic cable telecommunication public service utility which will facilitate the ability for the Connected Coast fibre optic project to reach Lasqueti Island;
- The bylaw amendment will not enable last mile connections or utilities in other locations;
- There is a recommendation that the fibre optic cable be exempted from setbacks to the natural boundary of the sea which would enable the cable to terminate on land; and
- Bylaw referrals were sent out to 18 First Nations, Department of Fisheries and Oceans, Lasqueti Advisory Planning Commission, qathet Regional District, and Lasqueti Internet Access Society.

It was noted that the applicant was in attendance and available to answer questions.

5.2 Question and Answer Period

The following questions and answers were recorded:

Why is Land Based 1 zoning being used when it does not allow public utility?

Planner: There is currently no zone on Lasqueti that permits public utility and the proposal is to amend the Land Use Bylaw to allow an additional site-specific use for fibre optic cable.

Why isn't this considered a commercial operation?

Planner: A public utility is considered a different use than a commercial use.

Why has Global Positioning System (GPS) information been used instead of a survey? Is this now the accepted standard?

Planner: Islands Trust uses a professional reliance model for surveys; thereby, relies on the standards and type of survey that the professional association uses. Islands Trust does not rely on one particular type of survey.

Applicant: Our construction and survey teams conducted a physical location survey at a variety of potential landing sites and this data was used to prepare the drawings that were included in the application.

Does the proposed rezoning add a use to the Land Base zone?

Planner: The application is proposing to rezone the road right of way and Crown lands extending into the marine area.

Where in the application is the applicant's survey information?

Applicant: A physical onsite survey was done using a Turnball Collector in addition to a regular GPS, and Turnball Collector information was not included as it was not data that was requested.

The landing site allows for 2.5 meters from the Forbes property to the concrete ramp, which is located on bedrock, and the area to be rezoned is 10 meters wide. Why are 10 meters being proposed to be rezoned when only 2.5 meters of land is available, and is the barge ramp being rezoned?

Planner: The area proposed to be rezoned is the width of the road right of way. The zone allows the use and, while the cable may be narrower than 10 metres, the use would be permitted where the zoning applies.

Have Trustees, staff, and the applicant been to the ramp physically?

The Trustees have, the applicant's operations and survey teams have, and the Planner has not.

Will there be an incursion onto private property?

Planner: Permission from the land owner would be required if there was an incursion, zoning is within the Ministry of Transportation and Transit's (MOTT) right of way, and the applicant has permission from MOTT to use the right of way.

The Ministry of Transportation and Transit (MOTT) permit shows a status of pending.

Applicant: The MOTT permit has been approved and the provincial government has offered Crown lease tenure. At the time of application, the MOTT application had not been approved but it has since been and provided to the Planner.

There are only two submissions shown under public correspondence on the Islands Trust website and no other correspondence has been added to the Public Hearing binder including the speaker's correspondence.

Legislative Clerk: As of 4:00 pm Friday February 7 only 2 items of correspondence had been received, an additional 13 submissions were received over the weekend and all of them have been forwarded to the Local Trust Committee for their review prior to the close of the Public Hearing.

Is the entire public access being rezoned?

Planner: The width of the right of way is being rezoned as well as some land on either side of it.

The landing area is solid bedrock and a conduit cannot be trenched in. Did geotechnologists do an assessment of the site and determine the feasibility of digging a trench in bedrock?

Planner: The zoning change does not control the means of installation, it only permits the use, and the use is what is under consideration of the bylaw amendment.

Applicant: A geotechnologist assessment was not done and the construction team confirmed they can install the cable.

How will power be supplied to the fibre optic cable for use?

Applicant: The application is just to install the cable to the land, and if and when last mile comes into place a new application would be required.

Chair: The initial application included power connected to a solar panel; however, due to concerns about placing the equipment in the area, the applicant removed that aspect from the application.

What is the cost of running the line from Qualicum Beach to Lasqueti?

Applicant: A very rough estimate for the line is a minimum of \$80,000, and the cost of mobilization of crews to install the cable would be approximately \$1,000,000.

If the zoning is denied what is the likelihood of CityWest trying for another location?

Applicant: The funding for installation expires March 31, 2025.

There are concerns about the integrity of the barge ramp. If the ramp is damaged who would pay for repairs, how fast would repairs be undertaken, and will the barge ramp be taken out of service during installation and, if so, for how long?

Applicant: Does not know the answer regarding damage and repairs. Installation timelines are one day.

What is the expected lifespan of the cable?

Applicant: At least 35 years.

Does CityWest know how long the technology will be relevant?

Applicant: Does not have an answer.

The meeting was recessed at 12:00 p.m. to assess internet connectivity failure and was reconvened at 12:27 p.m.

Is there an overall estimate for the project and was the Spring Bay location considered at all?

Chair: Strathcona Regional District website indicates funding to provide 159 landing sites is \$45,400,000 and the applicant has estimated the Qualicum to Lasqueti link to cost \$80,000.

Applicant: Would need to speak with construction team to get proper estimate.

If Islands Trust works on a professional reliance model, does this also apply to the engineering team?

Planner: Yes, the applicant has proposed a location and is seeking a bylaw amendment to land the cable and Islands Trust staff would assume the result is that the applicant can carry out the project.

The rezoning would allow Connected Coast to put a fibre optic cable at the landing area, will the zoning allow other utilities such as BC Hydro or Telus to use the zoning?

Planner: The zoning allows the use of fibre optic cable only.

If this goes forward is there any tax obligation to residents?

Applicant: No, there is no obligation to Lasqueti residents to take on maintenance as all maintenance would be done through Connected Coast and the Ministry of Transportation and Transit.

What happens to the funding if the project does not proceed.

Applicant: The funds are allocated for this installation, if the deadline passes, Connected Coast is not planning on retracting the application; however, they do not know what the funds would be used for if the project does not proceed.

Would the use of the area for a fibre optic cable endanger the use of the barge ramp because the internet is deemed more important, and what happens if the barge ramp is rendered unusable and who is responsible for that?

Planner: The road right of way is under the jurisdiction of the Ministry of Transportation and Transit and, if they wanted to close access to the right of way for any reason, that is their decision.

Applicant: There are trenching and backfilling standards that are required to be met after installation. The permit is specific and only allows installation.

What is the process for making a final decision?

Chair: The Local Trust Committee is the decision-making body regarding rezoning applications. The process today is to hold a Community Information Meeting to provide information and answer questions, hold a Public Hearing to hear from the public regarding their opposition or support of the Land Use Bylaw amendment, then, the Local Trust Committee determines if the application will be approved and move toward second and third readings and approval by the Ministry, or if it will be disallowed.

Why was the community not informed about the application sooner?

Trustee Peterson: Several local notices have been posted, reported in Trustee reports, discussed the application at the October and December, 2024 meetings, and provided notices in the January and February local news.

Why wasn't a meeting scheduled earlier in the process so residents could decide if this is something they want?

Trustee Peterson: Connected Coast provided a presentation on July 16; however, until an application for rezoning is received, there is nothing for the Local Trust Committee to consider, the application came to Islands Trust very late in the process and the Local Trust Committee has informed the applicant that this was not a good way to proceed.

What happens if the cable breaks in the middle of the ocean, who pays for repairs, and what happens if the cable is vandalized?

Applicant: The pipe is encased to provide protection and, if it were to break, crews would be mobilized to conduct repairs. CityWest is responsible for maintenance and repairs. They do not know what the process would be if the cable was purposely cut.

What are the benefits of having the cable installed?

Trustee Peterson: It could be a benefit for future community members. An associated funding source contacted him regarding last mile and indicated it was likely the community would get funding; however, that is a separate project and this application is to bring the cable to the landing site.

Why was this site selected, what other sites were considered and why were they rejected?

Applicant: The site was selected in terms of closeness to the community. The initial request was to install it at the ferry terminal, China Bay and several other locations were looked at and rejected due to the vessel not being able to land the cable at those locations. Several areas had archeological sites and displacement of known sites was not ideal and would require a long permitting process.

If the cable is installed and damaged due to barge ramp use, would the maintenance contractor consider relocating the landing site?

Applicant: The installation is under Connected Coast risk and it is understood that it is a busy area.

Does the cable have any sound associated with it and have there been any unbiased studies done to assure the public there are no health risks associated with high-speed internet?

Applicant: This is a fibre cable that is terminated at the vault and it is not powered. They have no information about any long-term or short-term studies about health impacts.

Trustee Peterson: There have been studies that show fibre optic cable, as opposed to broadcast, to be safer than cellular electromagnetic fields.

Does the cable need to be powered to provide a signal to homes.

Chair: Yes, and another application for a separate project would need to be undertaken in order to power it.

How would a signal be distributed to homes without the use of lines?

Trustee Peterson: If this application is approved, then, a project to do the distribution would need approval and, until there is an application, to consider the method of distribution is speculation.

If last mile connections require the use of the roadway to run lines, will the Ministry of Transportation and Transit allow rezoning for that use?

Planner: There is not an application for last mile connections at this point.

Does the Province of BC accept GPS coordinates as an acceptable survey for subdivision?

Chair: The question is not relevant to this project.

What is the power requirement to make the fibre optic cable viable for the rest of the island and where will the power be supplied from?

Chair: The question is not relevant to this project.

Why is the applicant requesting to rezone 10 meters when only 1.5 meters is required?

Planner: This would allow some variance for laying cable on ocean floor and provides a buffer.

Can the cable be placed anywhere within the 10-meter allowance?

Planner: The zoning would permit it.

Has the applicant clearly established where the cable is going to go?

Planner: The Ministry of Transportation and Transit has specified where it can land.

Why are we allowing ourselves to be rushed to make a decision on the applicant's timeline?

Trustee Peterson: The applicant has known about the project for several years and the Local Trust Committee has addressed the issue with the applicant. The purpose of the Public Hearing is for the community to have their say so the Local Trust Committee can hear from the public.

Once the cable lands what happens next? Is it possible that big changes could be made in the future?

Trustee Peterson: The Local Trust Committee can permit, or not permit, the landing of the cable.

Why is the public notice still at the False Bay dock? It is misleading and the public still thinks the cable is going to land at that location.

Planner: Does not know why the notice is still in place.

Will the Local Trust Committee require the applicant to rezone the area as commercial when the fibre optic cable becomes operational?

Planner: Public utilities are not considered commercial use.

Does this zoning allow hydro to be run to the landing site?

Planner: The only permitted use is for fibre optic cable.

Is there a legal requirement for community consultation to be included in the Public Hearing binder?

Legislative Clerk: There is no legal requirement to include community consultation in the binder. Community Information Meetings are often held

on a different day than the Public Hearing and, in those circumstances, the Community Information Meeting information would be included.

Is there any way to know how many more amendments will be made to the proposed bylaw?

There is one exemption being proposed and this amendment is included in the agenda package.

If the Local Trust Committee agrees to change the permitted use, can they change it back in the future and, if the permitted use was removed, would the cable need to be removed?

Planner: A Local Trust Committee could amend a bylaw to remove use; however, if there is an existing use that is occurring at that time it is considered legal and would be allowed to continue.

Who owns the cable?

Planner: CityWest.

Who owns the rights to use the cable?

Planner: Unsure if an organization would need to negotiate with CityWest to use the cable.

Member of the public: The Canadian Radio-Television and Telecommunications Commission governs that and separates ownership and who is allowed to put a signal on it.

6. PUBLIC HEARING

6.1 Recess for Public Hearing

The regular meeting was recessed at 2:45 p.m.

6.2 Recall to Order

The regular meeting was recalled to order at 3:35 p.m. and it was determined to adjourn the meeting due to time constraints.

19. ADJOURNMENT

By general consent, the meeting was adjourned at 3:35 p.m.

Tobi Elliott, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder



Lasqueti Island Local Trust Committee

Public Hearing Record

Date: February 10 & 27, 2025
Time: 11:30 am & 1 pm
Location: Judith Fisher Centre
#1 China Cloud Bay Road, Lasqueti Island, BC

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

Staff Present: Renee Jamurat, Regional Planning Manager (electronic, February 10)
Stephen Baugh, Island Planner (February 10)
Marlis McCargar, Island Planner (February 27)
Nadine Mourao, Legislative Clerk/Deputy Secretary (February 10, 27)
Lisa Millard, Meeting Administrator/Recorder (February 10)
Carly Bilney, Recorder (February 27)

Others Present: There were approximately 39 members of the public in attendance.

1. CALL TO ORDER

Chair Elliott called the meeting to order at 2:48 p.m.

2. INTRODUCTIONS AND OPENING STATEMENT FROM THE CHAIR

Chair Elliott welcomed the public and acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

Chair Elliott read a statement outlining the content, purpose, and process of the Public Hearing regarding Proposed Bylaw No. 104 according to Section 465 of the *Local Government Act*. She advised that all persons who believe their interest is affected by the bylaws would be given the opportunity to speak and submit written comments, and that further submissions cannot be received by the Local Trust Committee after the close of the Public Hearing. She noted that all relevant documents are contained in the Public Hearing binder and on the Islands Trust website, which is available to the public.

3. REVIEW OF PUBLIC HEARING NOTICE

Island Planner Baugh reviewed the Public Hearing Notice procedures for posting of notices and publication of Public Hearing according to statutes, and noted that all notification requirements have been completed. He advised that the Public Hearing binder is available for review during this Hearing, pointed out the location of the binder, and noted that it is also available on the Islands Trust website.

He summarized the proposed changes to the Land Use Bylaw (LUB) that are being considered include permitting fibre optic cable telecommunication public service utility

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use in the location of proposed fibre optic cable from Vancouver Island, extending through False Bay, and terminating at the end of Boat Ramp Road.

He identified the agencies, non-agencies and First Nations referrals that were sent out for comment, and provided a brief overview of responses received, which are also posted on the Islands Trust website. There were fifteen public submissions received in response to the notice as of the morning of February 10th, 2025.

4. PROPOSED BYLAW NO. 104 (Land Use Bylaw)

Chair Elliott asked if any members of the public would like to speak to proposed Bylaw No. 104.

Robert Prenic stated *opposition* as follows:

- Disagrees with bringing fibre optics to the island;
- Lasqueti needs to be kept safe; and
- Community does not need interventions from off island that give power to unknown entities.

Tom Weinerth stated *opposition* as follows:

- Application is poorly conceived and the process has been rushed;
- The cable is only free until it arrives and then residents will have to pay for its use and pay taxes for last mile extension;
- It should be considered a commercial use which is not permitted within the Official Community Plan;
- GPS coordinates are being relied on instead of a professional survey; and
- There has been lack of communication with the community, the applicant is unable to answer questions, and there has been insufficient public consultation.

Dave Olsen stated *opposition* as follows:

- qathet Regional District has license of occupation for the ramp and their referral response opposes the placement of the cable;
- Only five of eighteen First Nations provided a referral response and were only given thirty days to respond instead of the ninety-day standard;
- Lasqueti Internet Access Society has not provided a response;
- Referral responses are sparse and not acceptable for public process;
- Salt Spring Island policy states utilities are a commercial use;
- It is unknown if anything will be done with the cable or who will clean it up if it needs to be removed; and
- It opens up opportunity for 5G to come to the island.

Marti Wendt stated *opposition* as follows:

- Has no confidence in CityWest as they have not answered questions put forth from the public; and
- Installation could damage the barge ramp.

Karl Darwin stated *opposition* as follows:

- It opens the door for 5G and the use of Mac (Apple);
- Mac and 5G are used for tracking people;

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- 5G downloads biometrics and sends them to unknown entities; and
- CityWest will put their router in your house and this opens opportunity for surveillance.

Shen Dao stated *opposition* as follows:

- Lack of trust in the application;
- The public body has not been given enough information to instill trust; and
- Islands Trust does not have any equitable agreement with CityWest.

Richard Smith stated *support* as follows:

- If there is a fear of surveillance one does not have to use the service;
- Lasqueti Internet Access Society is dependent on one individual to function; and
- Supports rezoning so another option is available if Lasqueti Internet Access Society is unable to provide ongoing service.

Richard Ayres stated *opposition* as follows:

- Thinks it is a mistake.

Anicca Chinniah stated *opposition* as follows:

- It has potential to change the island community;
- Residents don't live on Lasqueti for convenience, but to get away from it; and
- Bringing the convenience will attract more people.

Joseph Fall stated *support* as follows:

- Concerns about the feasibility of the project should be left to professionals;
- They have been assured there will be no additional costs for the rezoning decision;
- Majority of concerns expressed are about issues not related to the landing, but about issues that may occur in the future;
- Few residents have the ability to use Lasqueti Internet Access Society and, if it ceases to operate, the only option remaining will be 5G; and
- Residents are already using services provided by corporations.

Noel Taylor stated *opposition* as follows:

- Due process is important and the public hearing occurred too late;
- Not enough information has been provided;
- It is not economically viable; and
- The landing site is inappropriate.

Dave Eugster stated *opposition* as follows:

- Too many questions remain unanswered;
- Prefers less internet and came to the island to get away from technology; and
- Does not want people moving to the island to work out of their homes online and providing internet opens up that opportunity.

Pachiel Smith stated *support* as follows:

- This is an opportunity for residents; and

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- It provides some measure of local control.

Bev Finch stated *opposition* as follows:

- Belief that it opens the door to things that the community does not stand for.

Peter Johnston stated *support* as follows:

- Was part of a group that met to discuss wireless systems and broadband and at that time there was interest in delaying to look into working with fibre optic cable;
- Energy use for fibre optics is much lower;
- CityWest is owned by Strathcona Regional District and is not a large entity; and
- When broadband and wireless was installed more young people moved back to the island and better internet access might encourage more to return.

Kent Borgstrom stated *opposition* as follows:

- Concerned about a permit being issued without providing a survey;
- The question-and-answer session did not provide any concrete answers;
- There has been a lack of community consultation; and
- It seems like a way for utilities to enter the island.

Hilary Duinker stated *support* as follows:

- Fibre optic technology is better than other options.

Tudor Badar stated *opposition* as follows:

- The reason for bringing fibre optic is 5G which results in surveillance and health issues.

Aigul Kukulj stated *support* as follows:

- While the process has not been good, and the applicant is unprepared, they agree with the use of fibre optic as it is the best technology and provides the best connections.

Chair Elliot adjourned the Public Hearing at 3:34 p.m. and announced it will reconvene February 27, 2025 at 1:00 p.m. and will be held electronically.

February 27, 2025

Chair Elliott reconvened the Public Hearing on February 27, 2025 at 1:00 p.m. There were approximately 8 members of the public in attendance on Zoom. Several members of the public joined electronically from the Judith Fisher Centre.

Chair Elliott welcomed the public and acknowledged that the meeting was being held on the territory of the Coast Salish First Nations. She repeated the Opening Statement and the Review of Public Hearing Notice from February 10, 2025.

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Planner McCargar commented that all notification requirements have been completed. She reviewed the proposed bylaw and noted there have been 231 public submissions that have been received as of February 27, 2025.

Chair Elliott asked if any members of the public would like to speak to proposed Bylaw No. 104.

Nicholas Woodward stated *opposition* as follows:

- The proposal determines who governs Lasqueti's connectivity in the future;
- This should be rejected unless Lasqueti owns the fibre optic cable beyond the shoreline;
- This is not our sole opportunity for high-speed internet; and
- There has been inadequate community engagement.

Tom Weinerth stated *opposition* as follows:

- The process has been rushed, divisive and driven by an arbitrary deadline;
- Funding for the project will not be lost if the deadline is not met; and
- A CityWest spokesperson said completion of the project was fully funded.

Matthew Weinerth stated *opposition* as follows:

- Already has great internet connectivity; and
- Does not think changing the bylaw will improve connectivity.

Shawwna Karras stated *support* as follows:

- The cable will result in more dependable, better quality internet connectivity;
- Fibre optic cable will not have electromagnetic frequencies;
- If the proposal is approved, there will be another process for the community to decide next steps;
- Using fibre optic cable gives the community more opportunity to keep internet connectivity in local hands as the radio tower on Vancouver Island is not guaranteed into the future; and
- The cable can go to a designated site, such as the vicinity of the fire hall, to provide high quality internet to the school and health centre.

Marina Hansen stated *opposition*.

Shelley Garside stated *support* as follows:

- What happens after the cable arrives would involve a separate conversation; and
- This provides a positive opportunity to move forward for the higher good of the whole community.

Dave Olsen stated *opposition* as follows:

- It was not clear when this public hearing would continue; and
- The process is not legal.

Chair Elliott noted that 11 new submissions have been made to the Local Trust Committee since this morning.

Karl Darwin stated *opposition* as follows:

- Fibre optic cables transmit the potential for serious electromagnetic frequency abuse;
- Doing anything more with the cable will be expensive;

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- This is a commercial enterprise and the market here is too small; and
- 5G is necessary for the operation.

Trudi Smith stated *support* as follows:

- Previously expressed concern about the landing of the cable and rezoning the barge ramp, but understands that the rezoning can take place on the M9 zoned block;
- The cable is not projected to traverse a marine conservation zone; and
- We have limited health care availability on the island, and it is important to be able to use equipment, like heart monitors, that can save people's lives.

Anicca Chinniah stated *opposition* as follows:

- Our Elders created the marine conservation zone to protect our island and keep us off the grid;
- The internet immensely takes away from life;
- On Lasqueti, we have the opportunity to live off the internet; and
- This is one of the last places on earth where one can live a truly independent lifestyle.

Shawwna Karras stated *support* as follows:

- This rezoning is only specifically for fibre optic cable – no other utilities can come through this rezoning;
- We already have the internet; the rezoning will just make it better quality; and
- Using a computer is part of our way of life now.

Shelley Garside stated *support* as follows:

- The proposal was very structured and clear that this would be only for this particular cable landing and nothing more;
- Lasqueti is clear that it would like to stay sovereign; and
- It is important to stay connected for our livelihoods and our health.

Alison Cromie stated *opposition* as follows:

- Concerned about infrastructure and where it will lead;
- There is already an internet provider for Lasqueti;
- Connected Coast and CityWest oversee the application and we will not have complete control of the fibre optic cable; and
- The Canadian Radio-television and Telecommunications Commission will base its new standard on universal service objectives.

Rob Prenic stated *opposition* as follows:

- Do not see how this will help anyone in the short or long-term;
- There are very few places on earth like this, and we have enough;
- This will cause our taxes to rise; and
- This will cause people to want to move here and change our lifestyle.

Tudor Badea stated *opposition* as follows:

- Eventually, costs will increase; and
- Electrical light signals with very high frequencies stop the human body from absorbing oxygen.

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Seaborne Lamb stated *opposition* as follows:

- This is unnecessary (we already have internet) and will cost us money.

Trudi Smith stated *support* as follows:

- It has taken people a long time to be able to work remotely on Lasqueti.

Nicholas Woodward stated *opposition* as follows:

- Concerned with applicant's inability to respond to questions;
- Unsure who would own the fibre optic cable that lands on the shore; and
- We need to organize ownership so we can have control before this rezoning application is approved.

Thierry David stated *opposition* as follows:

- This is the beginning of a much bigger problem that could wipe out the kind of lifestyle that currently exists on Lasqueti.

Shawna Karras stated *support* as follows:

- If the Lasqueti Internet Access Society (LIAS) fails in the future we would be left with big corporations; and
- LIAS could partner with CityWest.

Audrey Martin stated *opposition* as follows:

- Opening up the boat ramp corridor is setting a precedent for other utilities;
- People can get internet via satellite; and
- We moved here to get away from 5G and radiation.

Tom Weinerth stated *opposition* as follows:

- This is a major breach in the protection of the marine conservation zone; and
- This should not be done in a hurry; we need to take our time to do a thorough review.

Karl Darwin stated *opposition* as follows:

- Concerns related to 5G.

Dave Olsen stated *opposition* as follows:

- The application is incomplete;
- The applicant's responses were inaccurate; and
- The application does not comply with the Lasqueti Official Community Plan.

Imad Ahmed stated *opposition* as follows:

- 5G requires fibre optics; and
- The proposal goes against the history of what makes Lasqueti special, and why we moved here.

Robert Linschoten stated *support* as follows:

- Lasqueti is already completely enveloped by 5G from towers on Texada, Qualicum and elsewhere; and

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- If this does not proceed, the future options for the Lasqueti Internet Access Society are reduced.

Tudor Badea stated *opposition* as follows:

- 5G causes health concerns.

Rob Prenic stated *opposition* as follows:

- We do not need Zoom calls;
- 5G and electromagnetic frequencies cause health concerns; and
- CityWest is not acting in our interest.

Matthew Weinerth stated *opposition* as follows:

- The cable might be damaged by boats; and
- There are unanswered questions and issues with the proposal.

Anicca Chinniah stated *opposition* as follows:

- Procedural issues during the Q&A period at the previous meeting; and
- Unanswered questions.

Trustee Peterson commented that Connected Coast provided answers to a number of questions that were not answered at the Community Information Meeting, and these are available in the Public Hearing binder.

Kaya Fraser stated *support* as follows:

- Would like to have time for Lasqueti to have more discussion, and blocking the application at this point will preclude us from that chance.

Alison Cromie stated *opposition* as follows:

- Unsure that CityWest is capable to execute the project; and
- Technology is changing quickly and people have other options (e.g. satellites) so a contract with CityWest can be avoided.

Nicholas Woodward stated *opposition* as follows:

- The Trust mandate involves preserving Lasqueti's natural environmental;
- The application includes procedural problems, a lack of community engagement, and misinformation; and
- Our autonomy is at-risk without securing ownership.

Rob Prenic stated *opposition* as follows:

- The barge ramp might be damaged.

Dave Olsen stated *opposition* as follows:

- The Lasqueti Internet Access Society was not consulted before the Public Hearing process began and did not respond to the referral; and
- The landing beside the barge ramp has limited space and will be damaged.

Karl Darwin stated *opposition* as follows:

- The cable is exposed and can break.

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At 2:57 p.m. Chair Elliott noted four submissions were received by email since 1:00 p.m., and a referral response was received by the Lasqueti Internet Access Society at 1:15pm. Chair Elliott asked the public for any other comments or submissions. She called a second time for any comments or submissions on the proposed bylaws.

Kaya Fraser stated *support* as follows:

- A lot of people have benefited from the Lasqueti Internet Access Society (LIAS);
- The existence of LIAS is precarious and we should not block opportunity for something functional for Lasqueti in the future; and
- Landing the cable does not mean we are committing to anything.

Jake Bergen stated *opposition*.

Brennan Fricker stated *opposition* due to cost concerns.

Tom Weinerth stated *opposition* as follows:

- We should not rush forward with the application;
- Once the cable is landed, we will have no ability to stop it; and
- Installation will damage the barge ramp.

Chair Elliott commented that it is critical for the Local Trust Committee to hear and consider all new points and view, and encouraged community members not to speak repetitively. She again called for comments and submissions.

Dave Olsen stated *opposition* as follows:

- Issues with the Public Hearing process; and
- No community consultation.

Tom Weinerth stated *opposition* as follows:

- Issues with the Public Hearing process.

Karl Darwin stated *opposition* as follows:

- The process is rushed and the community is divided.

Alison Cromie stated *opposition* as follows:

- There is already an open application for the Lasqueti internet service provider's network and it is not a given that the Lasqueti Internet Access Society would get it.

Chair Elliott called a third and final time for comments or submissions.

Shen Dow stated *opposition* as follows:

- Not enough public engagement prior to the Public Hearing;
- Do not trust the process.

Anicca Chinniah stated *opposition* as follows:

- There are many residents on Lasqueti who do not have internet access, and having an online Public Hearing is not fair.

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Chair Elliott called a fourth and final time for comments or submissions.

5. ADJOURNMENT

Chair Elliott noted that upon closure of the Public Hearing, any further questions or submissions should be forwarded to staff, as Trustees cannot hear or receive anything further on the application post-Public Hearing.

There being no further submissions, Chair Elliott declared the Public Hearing closed.

By general consent the meeting was adjourned at 3:42 p.m.

I CERTIFY THAT THIS IS A FAIR AND ACCURATE SUMMARY OF THE NATURE OF REPRESENTATIONS RESPECTING THE MEETING HELD:

Lisa Millard, Meeting Administrator / Recorder on February 10, 2025.

Carly Bilney, Recorder on February 27, 2025



Lasqueti Island Local Trust Committee

Minutes of Special Meeting

Date: February 27, 2025
Location: Electronic Meeting

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

Staff Present: Marlis McCargar, Island Planner
Emily Bryant, Planning Team Assistant
Carly Bilney, Recorder

Others Present: There were no members of the public in attendance on Zoom.

1. CALL TO ORDER

Chair Elliott called the meeting to order at 4:00 p.m.

2. TERRITORIAL ACKNOWLEDGEMENT

Chair Elliott acknowledged that the meeting was being held on the territory of the Coast Salish First Nations.

3. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

4. BUSINESS ITEMS

4.1 PLRZ20240104 (Connected Coast) - Post Public Hearing Staff Report

Planner McCargar reviewed the Staff Report included in the agenda, and outlined the next steps for proposed bylaw PLRZ2024104. Discussion was held about the application and concerns raised by community members. The following comments were made:

- The area proposed to be rezoned is the width of the road right of way, which is why the proposal is 10 metres wide when the applicant only requested 1.5 meters;
- The rezoning is specific to fibre optic cable telecommunication utility;
- Permit conditions set by the Ministry of Transportation and Transit stipulate the construction deadline;
- The first information regarding the application was shared in the July edition of the Xwe'etay News and every subsequent edition;

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- The public was requested to contact Trustees with comments or concerns, and none were received until at least January;
- Cell towers can be proposed whether there is fibre optic cable on the island or not;
- The absence of a developed rationale in submissions to the Public Hearing does not invalidate any of those submissions;
- All submissions to the Local Trust Committee regarding this proposed bylaw will be included in the Public Hearing binder and available for the public to view;
- While the number of submissions for or against the proposal is important, Trustees must also consider the Official Community Plan, the context, and other factors such as potential impacts and community suitability;
- Further conversation with the applicant could emphasize the importance of extending protection to the cable beyond the barge given concerns raised about potential damage from marine traffic;
- Concerns about implementation are acknowledged, but **today's discussion is** focused on placing the cable on the shore. Future discussions will be needed to address how it will be distributed across the island;
- There is a lack of surety about the potential future implications of this proposal and that adds to the uncertainty among community members;
- In its submission to the Local Trust Committee, the Lasqueti Internet Access Society did not unequivocally state support or opposition to the proposal;
- Comments were raised at the Public Hearing about the tax burden, autonomy, sovereignty and making sure Lasquetians have ownership over whatever utility is used;
- The Public Hearing process on February 10 and 27 provided robust opportunity for people to share their views;
- Several questions that were not answered by the applicant at the Community Information Meeting have now been addressed, and the responses are available to view in the Public Hearing binder;
- Consideration might be given to hold future in-person meetings at a larger venue, such as the school;
- Holding the Public Hearing on two separate days was positive because such a large number of submissions were received between the two meetings;
- Community engagement has been great; and
- In order to get the fibre optic cable to the island it would have to cross the M1 (marine conservation) zone – a trade-off to allow a public utility to land on a boat ramp where there is less impact to the shoreline.

LA-2025-001

It was Moved and Seconded,

that the Lasqueti Island Local Trust Committee Bylaw No. 104, cited as "**Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 2, 2024**", be amended as follows:

- a. Schedule 1, insert new Section 1.5 after Section 1.4, as follows:
1.5 PART 3 GENERAL PROVISIONS, Section 3.5 Siting and Setback Provisions, Subsection (4) Minimum Setback for Buildings and Structures from the Natural Boundary of the sea, Article (a) is

DRAFT

amended by adding the words “fibre-optic cable,” after “boathouse”.

CARRIED

Discussion ensued and the following comments were made:

- Some community members expressed support for a different landing site for the cable, however, it would be difficult to find a site that everyone agreed on;
- The proponent made it clear they are responsible for any repair to the barge should damage occur during installation;
- Many comments were made about cell phone towers and 5G transmission, though this proposal is only about placing the cable on the shore; future discussion about connecting the cable to houses will be thorough;
- There was a robust number of submissions, though this is not the deciding factor in coming to a decision;
- The Ministry of Transportation and Transit permit demonstrates there is a high duty of care and that due diligence will be taken to restore the barge ramp if necessary; and
- Some community members spoke to the insecurity of the current internet provider, and to the importance of internet connection for emergencies and education.

LA-2025-002

It was Moved and Seconded,

that the Lasqueti Island Local Trust Committee Bylaw No. 104, cited as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 2, 2024”, be read a Second time, as amended.

CARRIED

LA-2025-003

It was Moved and Seconded,

that the Lasqueti Island Local Trust Committee Bylaw No. 104, cited as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 2, 2024”, be read a Third time.

CARRIED

LA-2025-004

It was Moved and Seconded,

that the Lasqueti Island Local Trust Committee proposed Bylaw No. 104, cited as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 2, 2024”, be forwarded to the Secretary of the Islands Trust for Executive Committee Approval.

CARRIED

LA-2025-005

It was Moved and Seconded,

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that the Lasqueti Island Local Trust Committee direct staff request the applicant explore extending the length of this cable protection to extend past the 200-foot barge in order to provide adequate protection to any barge activities.

CARRIED

Planner McCargar commented that adoption would happen via Resolution Without Meeting.

5. ADJOURNMENT

By **general consent** the meeting was adjourned at 5:20 p.m.

Tobi Elliott, Chair

Certified Correct:

Carly Bilney, Recorder

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Resolutions Without Meetings Log

Lasqueti Island

Resolution Number	Action	Date
<p>2025-004</p> <p>Adopt Bylaw No. 104, cited as "Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 2, 2024</p> <p>That the Lasqueti Island Local Trust Committee adopt Bylaw No. 104, cited as "Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 2, 2024.</p>	Carried	14-Mar-2025
<p>2025-003</p> <p>Letter of support for Xwe'etay/Lasqueti Archaeology Project</p> <p>That the Lasqueti Island Local Trust Committee write a letter of support for the Xwe'etay/Lasqueti Archaeology Project (XLAP) Welcome Mural and Unveiling event on May 3, 2025, to be signed by the Chair.</p>	Carried	21-Feb-2025
<p>2025-002</p> <p>Schedule a Special Meeting</p> <p>That the Lasqueti Local Trust Committee request Staff to schedule an electronic Special Meeting on February 27 to discuss the PLRZ20240104 (Connected Coast) Post Public Hearing Staff Report.</p>	Carried	13-Feb-2025

Follow Up Action Report

Lasqueti Island

11-Apr-2022

Progress	Activity	Responsibility	Dates	Status
25%	<p>1 Minor project: Referral of FLNRORD comments on the OCP to the APC to make a recommendation as to whether the policies of concern should be retained, removed, or amended.</p> <p><i>UPDATE: As of September 23, 2022 no response has been received by FLNRORD</i></p> <p><i>UPDATE: As of January 23, 2023 the LTC is deferring a referral to APC on this matter until FN consultation is completed.</i></p>			In Progress

04-Mar-2024

Progress	Activity	Responsibility	Dates	Status
100%	<p>1 Schedule a screening of 'Dust and Bones' on Lasqueti Island and enquire with Local First Nations about the feasibility of holding a discussion on Lasqueti Island about the film.</p> <p><i>- August 22: TAS staff are working with Trustee Elliott to arrange a screening in Fall 2024.</i></p>	<p>Joe Elliott</p> <p>Lori Foster</p> <p>Morgana van Niekerk</p>		Completed

21-Oct-2024

Progress	Activity	Responsibility	Dates	Status
100%	<p>1 Draft an amendment bylaw to the LUB to permit a dock in the M2 zone related to application LA-RZ-2023.1 (Carey).</p>	Stephen Baugh		Completed
0%	<p>2 Inform TC of Lasqueti LTC interest in options 2 and 3 related to Phase 4 of the draft Islands Trust Policy Statement.</p>	Jason Youmans		In Progress

Follow Up Action Report

Lasqueti Island

16-Dec-2024

Progress	Activity	Responsibility	Dates	Status
100%	1 PLRZ20240104 (Connected Coast) - 1st Reading, Send Referrals with 30 day referral period, APC Referral, and Schedule Public Hearing.	Chloe Straw Nadine Mourao Stephen Baugh		Completed
100%	2 Meeting Schedule - LTC approved meeting schedule from January 2025-March 2026, confirm booking for meeting venue.	Lisa Millard Michelle Backe		Completed
100%	3 Antenna Strategy - Update LTC Adopted Policies and Standing Resolutions. New Antenna Strategy updated, standing resolution LA-2023-027 rescinded.	Nadine Mourao		Completed
0%	4 Crown Lease Referrals - Include Crown Lease Referrals in applications report.	Chloe Straw		In Progress
0%	5 Crown Lease Referrals - Provide the LTC with Crown Lease Referrals with time for consideration of a response.	Renee Jamurat		In Progress
100%	6 Advocacy - Draft letter from LTC Chair to Minister of Fisheries and Oceans requesting Dock at False Bay be considered for the next round of funding for dock repair and reconstruction.	Clare Frater		Completed

Follow Up Action Report

Lasqueti Island

27-Feb-2025

Progress	Activity	Responsibility	Dates	Status
100%	1 Send out notifications to First Nations after the LTC adopts the bylaw, ensuring they are kept informed and updated.	Nadine Mourao Stephen Baugh		Completed
100%	2 Proposed Bylaw No. 104 be amended: a. Schedule 1, insert new Section 1.5 after Section 1.4, as follows: 1.5 PART 3 GENERAL PROVISIONS, Section 3.5 Siting and Setback Provisions, Subsection (4) Minimum Setback for Buildings and Structures from the Natural Boundary of the sea, Article (a) is amended by adding the words "fibre-optic cable," after "boathouse,".	Marlis McCargar Stephen Baugh		Completed
100%	3 Proposed Bylaw No. 104 read a Second and Third time.	Marlis McCargar Nadine Mourao		Completed
100%	4 proposed Bylaw No. 104 be forwarded to the Secretary of the Islands Trust for Executive Committee Approval.	Marlis McCargar Nadine Mourao Stefan Cermak	Target: 11-Mar-2025	Completed

13-Mar-2025

Progress	Activity	Responsibility	Dates	Status
100%	1 PLRZ20240104 - Bylaw No. 104 adopted, consolidate bylaw.	Nadine Mourao		Completed



DATE OF MEETING: May 12, 2025

TO: Lasqueti Island Local Trust Committee

FROM: Stephen Baugh, Island Planner
Northern Team

COPY: Renée Jamurat, Regional Planning Manager

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

RECOMMENDATION

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

REPORT SUMMARY

The purpose of this report is to introduce a draft bylaw amendment to the Lasqueti Island Land Use Bylaw to permit a private dock adjacent to a residential property in Scottie Bay. Staff are recommending the bylaw amendment application proceed no further citing the following:

- the application is not consistent with the Islands Trust Policy Statement (ITPS) Directive Policies 3.4.5, 5.1.3, and 5.2.3, and
- the application is not supported by the OCP by policies related to the maintenance of scenic views, the retention of flora and fauna along the foreshore, protection of the marine riparian area, the retention of the undeveloped character of the coastal area, and development on crown lands being compatible with conservation values.

BACKGROUND

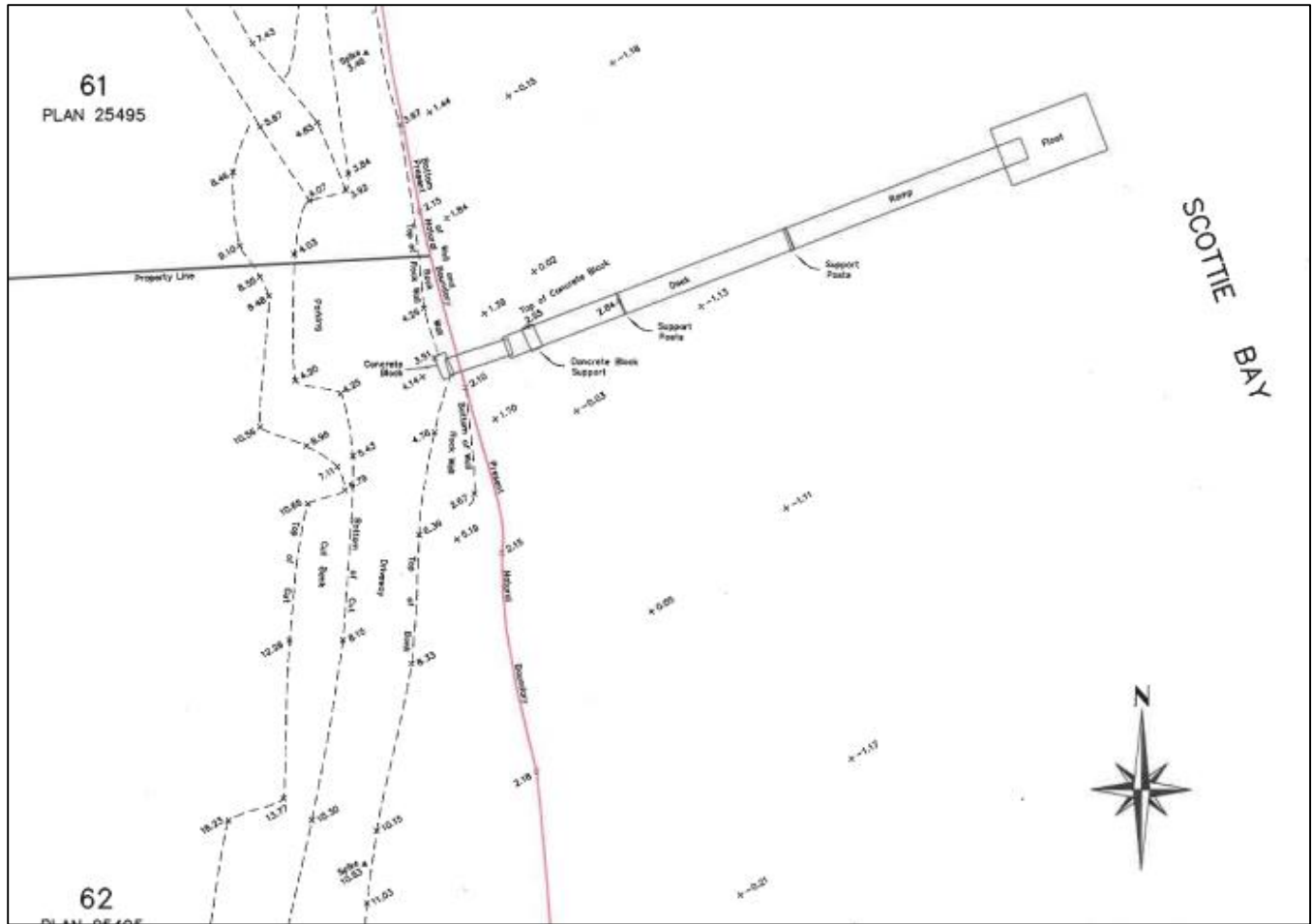
The LTC passed the following resolution related to this application at their meeting on October 21, 2024:

LA-2024-012

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

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

CARRIED



✘	5.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
	5.2	Growth and Development
✘	5.2.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
	5.5	Recreation
✓	5.5.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location and type of recreational facilities so as not to degrade environmentally sensitive areas, and the designation of locations for marinas, boat launches, docks and anchorages so as not to degrade sensitive marine or coastal areas.

Staff advise that the proposed bylaw is not consistent with the Islands Trust Policy Statement (ITPS). In particular, Directive Policies 3.4.5, 5.1.3, and 5.2.3 are not met by this application.

Directive Policy 3.4.5 relates to the protection of natural coastal process, policies 8, 9, 10, and 12 in Section 3.6 of the OCP implement this directive.

Directive Policy 5.1.3 relates to the protection of scenic areas. OCP policy 3 in Section 3.6 states that, “Lasqueti Island’s rural marine landscape and scenic views should be maintained and protected.”

Directive 5.2.3 addresses aesthetic, environmental and social impacts of development. Section 3.7, Policy 15 of the OCP also states that environmental and social effects of a proposed dock must be addressed.

ITPS policies have been implemented through OCP policies. A detailed analysis of OCP policies is included as Attachment 2.

Official Community Plan:

The OCP contemplates the addition of new docks in the M2 zone, it states private docks may be considered in the M2 zone on a site-specific basis and that environmental and social effects must be addressed. In review of the other relevant OCP policies, this application is not supported by the OCP, and in particular is not supported by policies that relate to the maintenance of scenic views, the retention of flora and fauna along the foreshore, protection of the marine riparian area, the retention of the undeveloped character of the coastal area, and development on crown lands being compatible with conservation values.

Since the OCP explicitly states that private docks may be considered in the M2 zone, an OCP amendment is not required to facilitate this application. However, the staff analysis of OCP policies, Attachment 2, finds that the application does not address environmental effects which are interpreted through other relevant OCP policies.

Land Use Bylaw:

The draft amendment bylaw, Attachment 1, would amend the zoning in the marine area adjacent to the subject property to permit a private dock in the location where it has been constructed.

The draft amendment bylaw would also amend the wording of one of the regulations in the M2 zone to clarify that a dock constructed through the General Permission from the province would be permitted. Another proposed change is to move clause 4.15(1)(c)(xi) to article 4.15(3)(h) since it is currently located within a subsection describing the permitted uses in the M2 zone.

Issues and Opportunities

Since the application does not meet OCP policies and is not consistent with the Islands Trust Policy Statement. Staff are recommending the LTC proceed no further with this application.

Consultation

Many letters have been received in reference to this application and community members have also voiced their opinions on this application at Town Halls during LTC Business Meetings. There has been correspondence received both supporting and opposing this application. Some of the points raised include:

- Application was only made after the dock was already constructed;
- The dock could be used to alleviate boat traffic;
- There are only a few protected spots on the island where a dock is appropriate;
- The dock has been offered for emergency use;
- There is not sufficient dock space on Lasqueti;
- Debris was cleaned up out of the bay when the dock was constructed;
- The dock was constructed without being approved through a proper process;
- Concern about the proliferation of docks;
- The property has road access to a public dock;
- Private docks alleviate congestion in False Bay;
- Private docks enable private boats which reduce ferry congestion;
- Installation of the dock undermines the OCP; and
- The dock privatizes public space which could be used for anchorage.

Many of these comments speak to broad issues related to docks, however, this application pertains to a single private dock and the Lasqueti Land Use Bylaw regulations related to the use, location, siting, and number of docks.

Correspondence received is posted on the application webpage for this application. Should this application advance, additional opportunities for input would exist through referrals and a public hearing.

Rationale for Recommendation

Staff recommend the LTC proceed no further with this application as it does not address environmental or social effects. Review of environmental policies in the OCP have identified that the application is not consistent with policies that relate to the maintenance of scenic views, the retention of flora and fauna along the foreshore, protection of the marine riparian area, the retention of the undeveloped character of the coastal area, and development on crown lands being compatible with conservation values. Similarly, the amendment bylaw is not consistent with Islands Trust Policy Statement directive policies.

ALTERNATIVES

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

1. First Reading and Referrals

The LTC may advance this application by giving the bylaw First Reading, confirming the draft bylaw is not contrary to or at variance with the Islands Trust Policy Statement, and referring the bylaw to First Nations, Agencies and Organizations. If the LTC alternative is selected the LTC should state the reasons why the proposed bylaw is consistent with the Islands Trust Policy Statement:

1. *That the Lasqueti Island Local Trust Committee Bylaw No. 103, cited as "Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 1, 2024", be read a first time.*

2. *That the Lasqueti Island Local Trust Committee request staff to refer Bylaw No. 104 to the following First Nations, agencies, and organizations:*

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

3. *That the Lasqueti Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 103, cited as "Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 1, 2024" is not contrary to or at variance with the Islands Trust Policy Statement.*

2. Request additional information

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

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

NEXT STEPS

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

Submitted By:	Stephen Baugh, Island Planner	April 23, 2025
Concurrence:	Renée Jamurat, RPP MCIP, Regional Planning Manager	May 1, 2025

ATTACHMENTS

1. Draft Bylaw No. 103
2. OCP Policies
3. Islands Trust Policy Statement Directive Policies

DRAFT

LASQUETI ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 103

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 No. 78, 2005, Amendment No. 1, 2024”.

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. 103 (LUB)

LASQUETI ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 103

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), Clause (xi) is deleted in its entirety and replaced with:

“(xii) A dock extending toward the sea not more than 37 metres (121 feet) from the natural boundary of the sea, including a float of not more than 22.3 square metres (240 square feet); all within an area of approximately 370 square metres (3983 square feet) commencing at the north east corner of Lot 62, Plan 25495, then 37 metres (121 feet) in an easterly direction perpendicular to the foreshore, then 10 metres (33 feet) in a southerly direction at a 90 degree angle, then 37 metres (121 feet) in a westerly direction towards Lot 62, Plan 25495, then 10 metres (33 feet) in a northerly direction to the point of commencement.”

1.2 **Part 4 ZONE PROVISIONS**, Section **4.15 MARINE GENERAL (M2)**, Subsection (3) **Regulations**, Article (c) is deleted in its entirety and replaced with:

“(c) Where permitted in this zone, private docks and slipways are subject to approval from the relevant Provincial Ministries.”

1.3 **Part 4 ZONE PROVISIONS**, Section **4.15 MARINE GENERAL (M2)**, Subsection (3) **Regulations** is amended by adding the following Article:

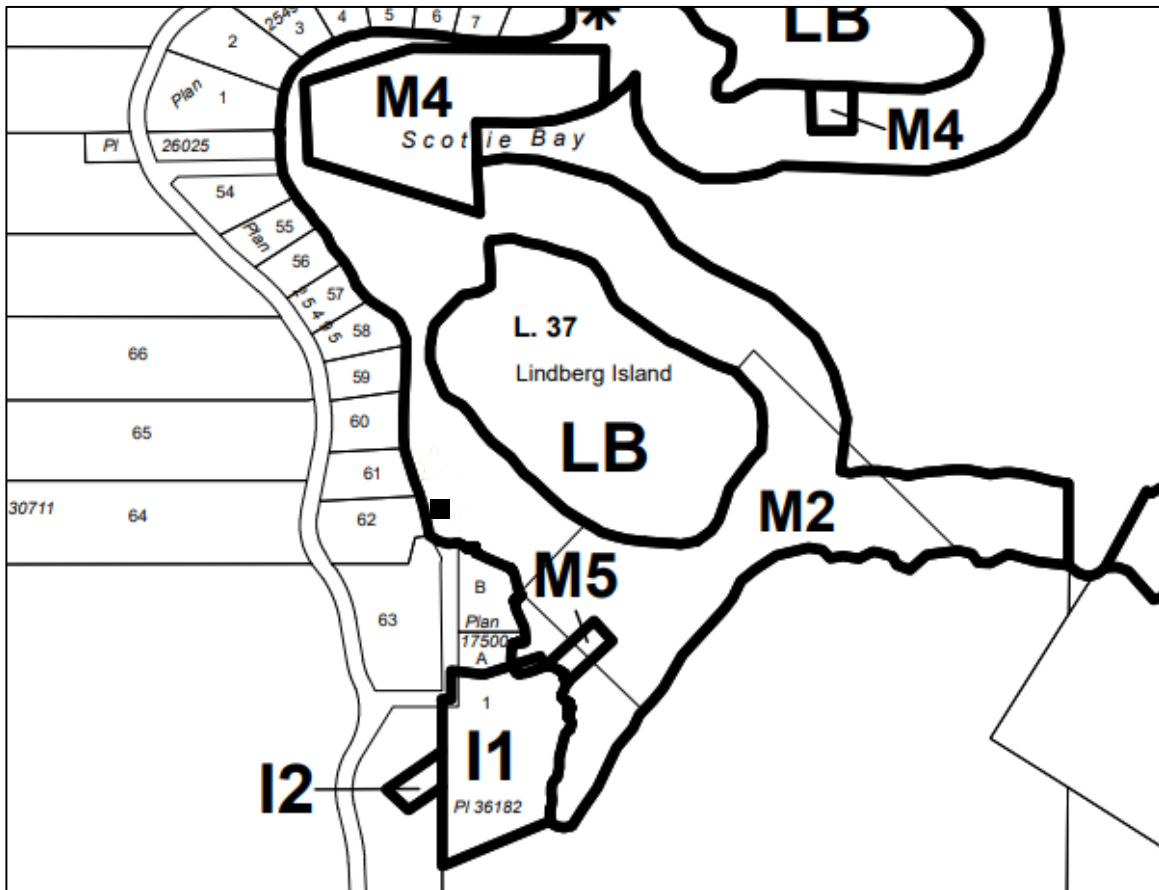
“(h) Docks in the M2 zone may not be used as private docking space for the exclusive use of members of a yacht club or similar organization.”

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.

DRAFT BYLAW NO. 103 (LUB)
LASQUETI ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 103

Plan No. 1



ISLANDS TRUST POLICY STATEMENT

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

LASQUETI ISLAND OFFICIAL COMMUNITY PLAN BYLAW No. 77, 2005

OCP Objective/Policy	Complies	Planner Comments
3.6 Environmental Management		
Policy 3 Lasqueti Island's rural marine landscape and scenic views should be maintained and protected.	No	Development of the foreshore, including dock facilities, associated land clearing and placement of fill near the foreshore, may impact the rural marine landscape and scenic views.
Policy 8 When fill or debris is placed on land in such a way that it could lead to discharge of deleterious material into a water course, adequate mitigative design and construction measures are required acceptable to Fisheries and Oceans Canada, Ministry of Sustainable Resource Management, and the Ministry of Water, Land and Air Protection.	Unknown	This application is retroactive and it is uncertain whether material discharged into the water, and if mitigative design and construction measures were used. A survey has been provided showing that the fill and retaining wall have been moved so that they no longer encroach into the foreshore.
Policy 9 Native flora and fauna should be retained to protect natural habitats of local significance along the foreshore and in the intertidal areas.	No	Applicant has provided a Post Construction Impact Assessment by Aquaparian Environmental Consulting Ltd., dated November 10, 2020 that states some areas impacted by development "...had been sparsely populated by sea asparagus which is expected to recolonize from adjacent areas and root material in the disturbed area." The report also states, "Marine habitat conditions are deemed to be low quality with limited species abundance and diversity."
Policy 10 The marine environment, including associated riparian areas, should be adequately protected from unreasonable adverse effects or inadequate mitigation measures resulting from development.	No	The Post Construction Impact Assessment by Aquaparian Environmental Consulting Ltd., dated November 10, 2020 states the, "...installation of the dock and dirt access have not resulted in a negative impact to marine habitat that would result in an impairment to the habitat's capacity to support one or more life processes of fish." Impacts beyond the

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

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

<p>ramps may be considered on a site specific basis in the Marine General (M2) zone. In considering an application for a boat ramp environmental and social effects must be addressed and the environmental effects of both private docks and boat ramps should be considered and the alternative with the least environmental impact chosen. Structures should not be sited or extended toward the sea more than 21 metres (70 feet) from the surveyed high water mark or where no plan exists, from the natural boundary of the sea. Applicants must submit proposals for construction of docks and boat ramps to the Department of Fisheries and Oceans Canada, as per the federal <i>Fisheries Act</i>, for review.</p>		<p>would result in an impairment to the habitat’s capacity to support one or more life processes of fish.”</p>
<p>3.8 Crown Lands</p>		
<p>Policy 2 Development on Crown lands including, but not limited to, gravel extraction, road construction or community facilities must be compatible with overall conservation values.</p>	<p>No</p>	<p>The fill that was placed on the shoreline, beyond the natural boundary of the sea, has now been removed from the foreshore. Applicant has submitted a Survey showing that the road construction or fill no longer encroaches beyond the natural boundary of the sea. The dock and ramp encroach into Crown Lands.</p> <p>Lasqueti OCP Goals include conservation of foreshore areas and the following objective is stated in Section 3.6 regarding the conservation of foreshore areas: “to encourage and promote the protection of foreshore and marine areas for public enjoyment, public access and conservation.”</p>
<p>3.9 Climate Change Adaptation and Mitigation</p>		
<p>Policy 1 The Local Trust Committee should consider the development of new criteria for assessing official community plan or zoning amendment applications from the perspective of climate change adaptation and mitigation. This criteria will address issues such as the impact of the density proposed on reducing GHG emissions, land use and the form of the development, use of building materials and construction methods, energy efficiency and sources,</p>	<p>N/A</p>	<p>For LTC information, this criteria has not been developed.</p>

and the long term potential for the development to result in a decreased footprint on the landscape.		
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ISLANDS TRUST POLICY STATEMENT DIRECTIVES ONLY CHECKLIST

File No.: LA-RZ-2023.1 (Carey)

File Name: Bylaw No. 103

PURPOSE

To provide staff with the Directives Only Checklist to highlight issues addressed in staff reports and as a means to ensure Local Trust Committees address certain matters in their official community plans and regulatory bylaws, Island Municipalities address certain matters in their official community plans, and to reference any relevant sections of the Policy Statement.

POLICY STATEMENT

The Policy Statement is comprised of several parts. Parts I and II outline the purpose, the Islands Trust object, and Council’s guiding principles. Parts III, IV and V contain the goals and policies relevant to ecosystem preservation and protection, stewardship of resources and sustainable communities.

There are three different kinds of policies within the Policy Statement as follows:

- Commitments of Trust Council which are statements about Council’s position or philosophy on various matters;
- Recommendations of Council to other government agencies, non-government organizations, property owners, residents and visitors; and
- Directive Policies which direct Local Trust Committees and Island Municipalities to address certain matters.

DIRECTIVES ONLY CHECKLIST

The Policy Statement Directives Only Checklist is based on the directive policies from the Policy Statement (Consolidated April 2003) which require Local Trust Committees to address certain matters in their official community plans and regulatory bylaws and Island Municipalities to address certain matters in their official community plans in a way that implements the policy of Trust Council.

Staff will use the Policy Statement Checklist (Directives Only) to review Local Trust Committee and Island Municipality bylaw amendment applications and proposals to ensure consistency with the Policy Statement. Staff will add the appropriate symbol to the table as follows:

- ✓ if the bylaw is consistent with the policy from the Policy Statement, or
- ✗ if the bylaw is inconsistent (contrary or at variance) with a policy from the Policy Statement, or
- N/A if the policy is not applicable.

PART III: POLICIES FOR ECOSYSTEM PRESERVATION AND PROTECTION

CONSISTENT	No.	DIRECTIVE POLICY
	3.1	Ecosystems
n/a	3.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.
n/a	3.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning, establishment, and maintenance of a network of protected areas that preserve the representative ecosystems of their planning area and maintain their ecological integrity.
n/a	3.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the regulation of land use and development to restrict emissions to land, air and water to levels not harmful to humans or other species.
	3.2	Forest Ecosystems
n/a	3.2.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of unfragmented forest ecosystems within their local planning areas from potentially adverse impacts of growth, development, and land-use.
	3.3	Freshwater and Wetland Ecosystems and Riparian Zones
n/a	3.3.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or watercourses, wetlands and riparian zones and to protect aquatic wildlife.
	3.4	Coastal and Marine Ecosystems
n/a	3.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.
✘	3.4.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.

PART IV: POLICIES FOR THE STEWARDSHIP OF RESOURCES

CONSISTENT	No.	DIRECTIVE POLICY
	4.1	Agricultural Land
n/a	4.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.
n/a	4.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation, protection, and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses.
n/a	4.1.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of adjacent properties to minimize any adverse affects on agricultural land.
	4.1.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the design of road systems and servicing corridors to avoid agricultural lands unless the need for roads outweighs agricultural considerations, in which case appropriate mitigation measures shall be required to derive a net benefit to agriculture.
n/a	4.1.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the economic viability of farms without compromising the agriculture capability of agricultural land.
n/a	4.1.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.
	4.2	Forests
n/a	4.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the need to protect the ecological integrity on a scale of forest stands and landscapes.
n/a	4.2.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the retention of large land holdings and parcel sizes for sustainable forestry use, and the location and construction of roads, and utility and communication corridors to minimize the fragmentation of forests.
n/a	4.2.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity.
	4.2.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of native biological diversity.
CONSISTENT	No.	DIRECTIVE POLICY

	4.3	Wildlife and Vegetation
	4.4	Freshwater Resources
n/a	4.4.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for.
n/a	4.4.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses
	4.5	Coastal Areas and Marine Shorelands
✓	4.5.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.
n/a	4.5.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas.
✓	4.5.10	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.
n/a	4.5.11	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.
	4.6	Soils and Other Resources
n/a	4.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of productive soils.

PART V: POLICIES FOR SUSTAINABLE COMMUNITIES

CONSISTENT	No.	DIRECTIVE POLICY
	5.1	Aesthetic Qualities
✘	5.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
	5.2	Growth and Development
✘	5.2.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
n/a	5.2.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.
n/a	5.2.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.
n/a	5.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.
	5.3	Transportation and Utilities
n/a	5.3.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.
n/a	5.3.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.
n/a	5.3.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.
n/a	5.3.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private automobile use.
	5.4	Disposal of Waste
n/a	5.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.
CONSISTENT	No.	DIRECTIVE POLICY

	5.5	Recreation
n/a	5.5.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.
✓	5.5.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location and type of recreational facilities so as not to degrade environmentally sensitive areas, and the designation of locations for marinas, boat launches, docks and anchorages so as not to degrade sensitive marine or coastal areas.
n/a	5.5.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of sites providing safe public access to beaches, the identification and designation of areas of recreational significance, and the designation of locations for community and public boat launches, docks and anchorages.
n/a	5.5.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.
n/a	5.5.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for bicycle, pedestrian and equestrian trail systems.
	5.6	Cultural and Natural Heritage
n/a	5.6.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification, protection, preservation and enhancement of local heritage.
n/a	5.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation and protection of the heritage value and character of historic coastal settlement patterns and remains.
	5.7	Economic Opportunities
n/a	5.7.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.
	5.8	Health and Well-being
n/a	5.8.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address their community's current and projected housing requirements and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services.

	POLICY STATEMENT COMPLIANCE
✓	<i>In compliance with Trust Policy</i>
	<p><i>Not in compliance with Trust Policy for the following reasons:</i></p> <p>3.4.5 – Bylaw is not supported by OCP 3.6, Policies 8, 9, 10, and 12 which implement this directive.</p> <p>5.1.3 – Bylaw is not supported by OCP 3.6, Policy 3 which implements this directive.</p> <p>5.2.3 – Bylaw is not supported by OCP 3.7, Policy 15 which implements this directive.</p>



MEMORANDUM

File No.: Lasqueti OCP/LUB Review
Project
6500 LTC Work Program

DATE OF MEETING: February 10, 2025
TO: Lasqueti Island Local Trust Committee
FROM: Stephen Baugh, Island Planner
Northern Team
COPY: Renée Jamurat, Regional Planning Manager
SUBJECT: Lasqueti OCP Review Project

REPORT SUMMARY

This memorandum provides an update to the LTC on their current minor project to review the Lasqueti Island Official Community Plan. This project has advanced as far as it can as a minor project due to the current project scope, and the status of engagement with Snaw-naw-as First Nation.

BACKGROUND

In 2021, the LTC gave Second Reading to Proposed OCP Bylaw No. 98 and referred the bylaw to First Nations. In response, a letter was received from Snaw-naw-as First Nation indicating a desire to engage in a discussion about the proposed OCP Bylaw. Since that time efforts have been made to understand the interests of Snaw-naw-as First Nation with regards to land use on Lasqueti Island, but to this point the LTC has not been successful in meaningfully engaging the First Nation on this project. At the same time, other work related to this project has been completed including updates to the project charter, APC referrals, and a technical review. However, the LTC has intentionally stopped short of taking steps to advance the Proposed OCP Bylaw towards bylaw adoption due to their desire to engage with Snaw-naw-as First Nation on this project. To complete this engagement work, changes to the project workplan and budget are required.

In recognition that there are areas of LTC interest that are not addressed in the proposed OCP, and the constraints of a minor project, the LTC has also endorsed a business case for the 2025/2026 fiscal year for a new major project to update the OCP.

Over the past few years, Islands Trust staff have been engaging with other First Nations on various major LTC projects and some of the initial learnings from this project work indicate that effective and meaningful engagement with First Nations takes time and requires thoughtful planning, project funding and staff support. If this major OCP review project is approved, the project should implement learnings from other Local Trust Areas to support First Nations relationship building, with the objective of updating land use planning policies for Lasqueti Island. This work is beyond what can be accomplished in this minor project, but could be accomplished through a major project such as the OCP Review requested by the LTC to begin in 2025.

NEXT STEPS

In consideration of this, staff will look to the major project to continue work on the Lasqueti OCP and will pause work on the current minor project in the immediate future. Staff will prepare for this project to transition to the Regional Planning Team and communicate this transition to affected parties.

Submitted By:	Stephen Baugh, Island Planner	January 27, 2025
Concurrence:	Renée Jamurat, RPP MCIP, Regional Planning Manager	January 28, 2025

Chris Ferris and Doug Hopwood

Qualicum Beach BC

February 3, 2025

Lasqueti Island Local Trust Committee

By email: LasquetiIslandLocalTrustCommittee@islandstrust.bc.ca

Re: Land tenure application, Crown land file number #1415194.

We understand that an application has been made for tenure on “Crown land” on Lasqueti Island. (By “Crown land”, we refer to land that is not in private ownership and is managed by the Government of British Columbia). The application is for approximately 2.8 hectares on the NW ¼ of Section 18 and the N ½ of the SW ¼ of Section 18, to provide access from the existing Forbes Road (also known locally as “Dump Road”) to the north boundary of a private land parcel directly to the south (the S ½ of the SW ¼ of Section 18). We have included a map showing the proposed road location, as shown in the Islands Trust “MapIT” system in October 2022 (Map 1, page 2 of this letter).

It is very important for this tenure application be referred to the Lasqueti Local Trust Committee for review and comment. We are asking to LTC to follow up on the status of this application and to communicate to the appropriate government agencies that the LTC and the community must have an opportunity to comment on the application as there many values to consider in processing the application. Key concerns that should be considered are as follows:

Old-growth ecosystems

Map 2 shows Sensitive Ecosystem Mapping for a portion of Lasqueti Island¹. Note that the proposed access road (shown in red) cuts through three polygons classed as “Old forest”. Any significant areas of old forest within the Coastal Douglas-fir (CDF) biogeoclimatic zone are considered rare and sensitive ecosystems, but these polygons have even more exceptional ecological significance, as they are part of one of largest remaining patches of un-logged and un-roaded CDF old growth left in BC or anywhere. The following quote from the Coastal Douglas-fir Conservation Partnership emphasizes how rare and valuable CDF old growth forest is for maintaining the biodiversity within the Islands Trust area.

Since European settlement, almost half of the historically forested land in the Coastal Douglas-fir zone has been lost due to land uses such as forestry and development. Of the remaining forests, **less than 1% of oldgrowth (>250 years) CDF forests remain**. Most old-growth forests have been replaced by second growth forests that are not as biodiverse or resilient.²

¹Lasqueti Island Sensitive Ecosystem Mapping. www.islandstrust.bc.ca/document/lasqueti-island-west-sensitive-ecosystem-mapping/.

² Coastal Douglas-fir ecosystems. Brochure published by the Coastal Douglas-fir Conservation Partnership. www.cdfcp.ca/wp-content/uploads/2022/02/CDFCP_Coastal.Douglas-fir.Ecosystems_Brochure_WEB-landowners.pdf.

Before any tenure is issued for this proposed road, there must be a thorough inventory of ecosystem values, including an independent professional biologist's assessment of potential impacts of the proposed road on ecosystems and species at risk.

Road construction standards

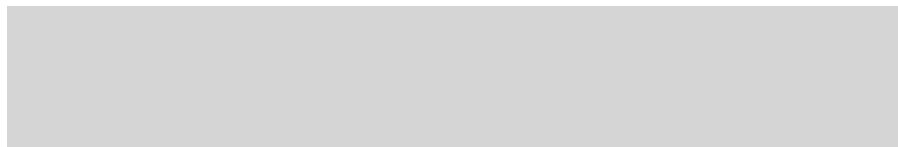
The proposed road location passes through areas of very steep and rugged terrain. For public safety reasons, any road built under this tenure should be built according to an engineered design to ensure it conforms to accepted standards in terms of materials, width, drainage structures (ditches, culverts, water bars, etc.), gradients, radius of curves, etc.

Other issues to consider include:

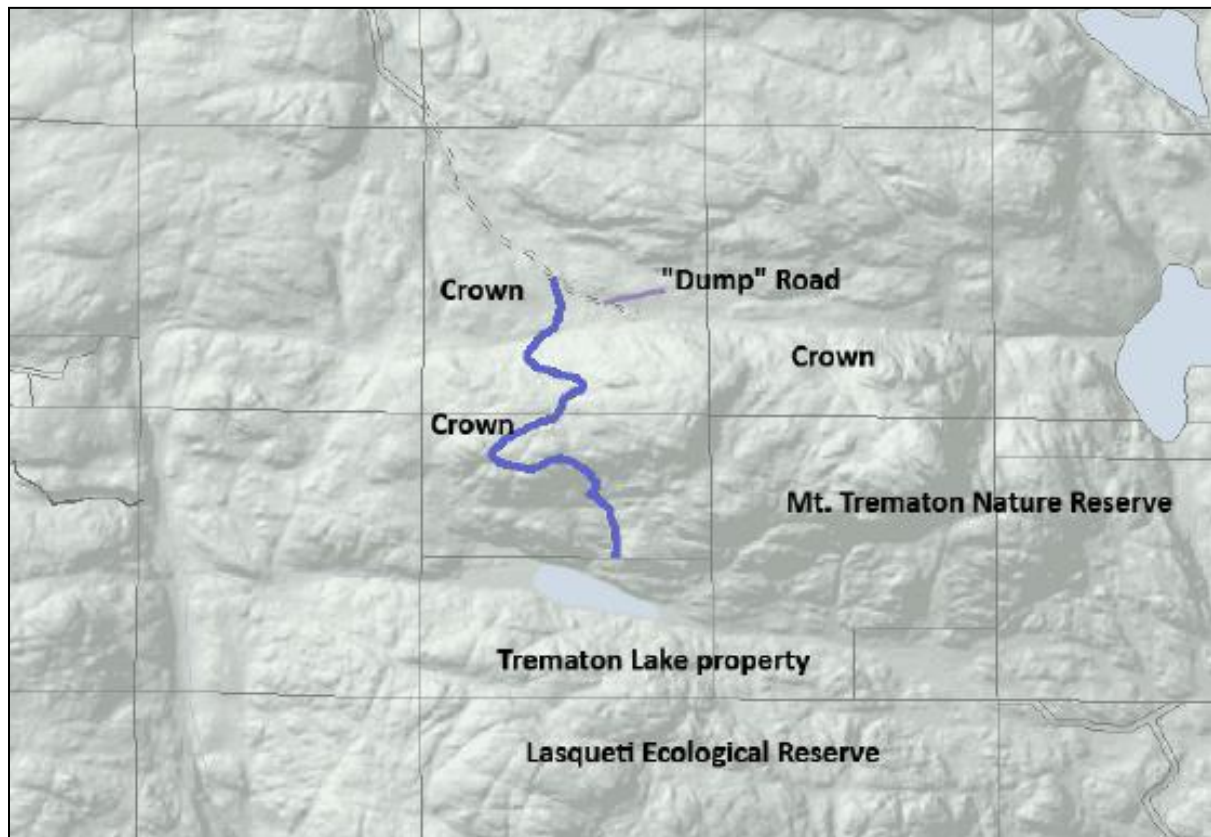
- Slope stability concerns and hydrological impacts of road-building in this steep terrain,
- Performance bond to ensure the road is completed as specified in an engineered plan and meeting the required standards.

Please let us know what actions the LTC will take in response to our concerns.

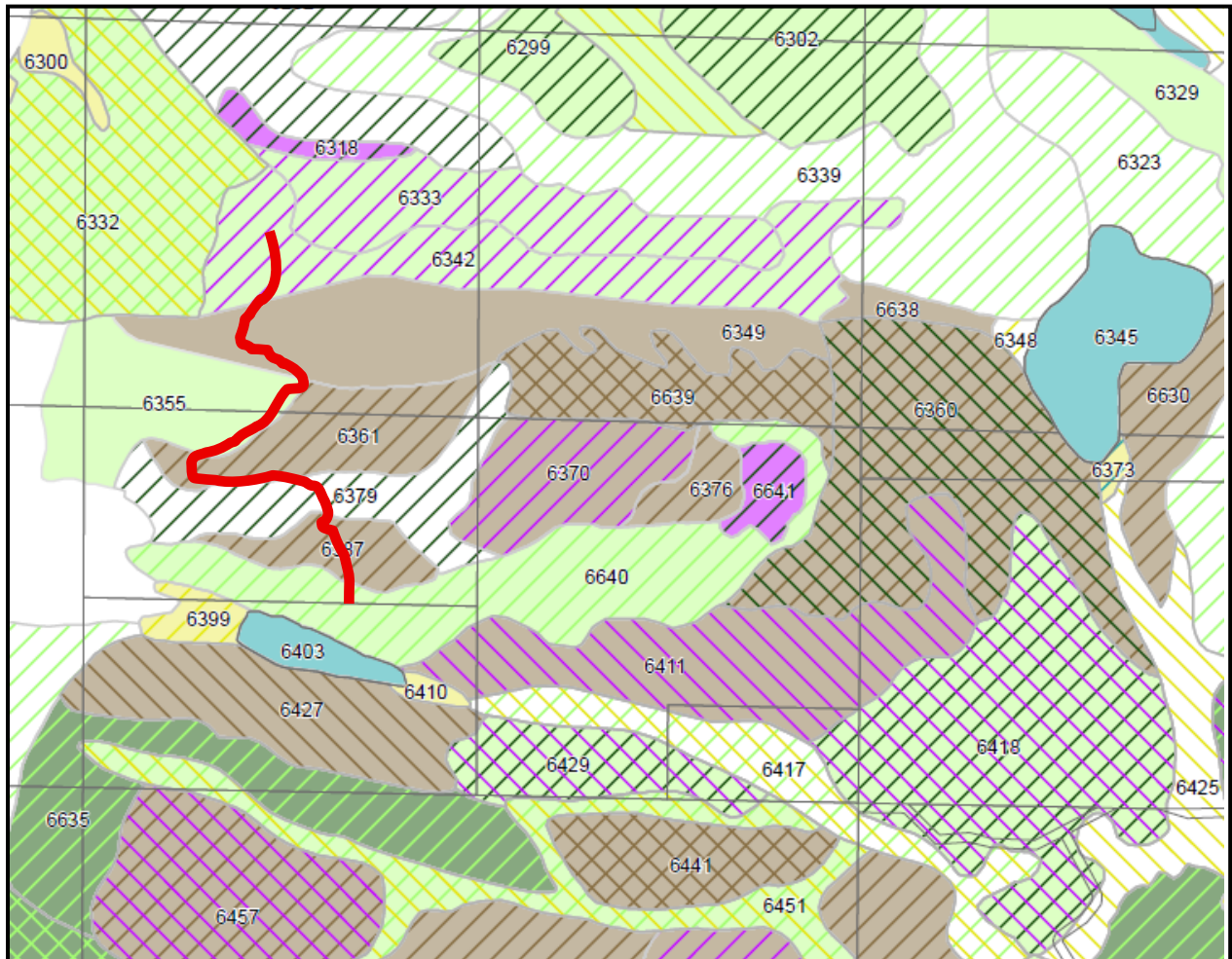
Sincere thanks,



MAPS



Map 1. Location of proposed access road. Map created using Islands Trust MapIT website, October, 2022. Proposed access road shown in blue.



Map 2. Sensitive Ecosystem Mapping. Approximate location of proposed road shown in red.

Excerpts from Legend for Lasqueti Sensitive Ecosystem Map.

1. Polygon labels for polygons 6349, 6361, and 6367, which are polygons of “Old Forest” that the proposed road cuts through.
2. Legend entry for “Old Forest” (OF) sensitive ecosystem type.

6349 CDFmm 10OF:co DS 7	6361 CDFmm 7OF:co DA 7 30F:co DS 7	6387 CDFmm 50F:co DS 7 50F:co DG 7
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Sensitive Ecosystems

Sensitive ecosystems are fragile and/or rare, or are ecologically important because of the diversity of species they support.

Old Forest (OF):	Primary Ecosystem	Secondary	Tertiary
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Definition: Conifer-dominated dry to moist forest types, structural stage 7, generally >250yrs.

Importance: Due to the lack of disturbance, old forest ecosystems are often associated with rich communities of plants and animals that may be dependent upon the unique environmental conditions created by these forests.

From: TC PAC TX RDGO / BDGR (TC/TC) <TC.PACTXRDGO-BDGR.TC@tc.gc.ca>
Sent: Wednesday, April 23, 2025 12:30 PM
To: Michelle Backe <mbacke@islandstrust.bc.ca>
Subject: Port Facilities at False Bay, Lasqueti Island (Docket 537807)

Dear Tobi Elliott,

Thank you for your correspondence of January 22, 2025, to the Minister of Transport, regarding the False Bay Dock on Lasqueti Island.

Providing all Canadians with a safe and efficient marine transportation system is a priority for Transport Canada. The False Bay facility is owned and operated by Transport Canada and is not part of the Department of Fisheries and Oceans portfolio of sites. Accordingly, the department will continue to operate and maintain its ports in compliance with the rules and regulations pursuant to the *Canada Marine Act*.

In 2019, Transport Canada conducted a complete wharf and float restoration at the dock, followed by minor repairs and maintenance in subsequent years. In 2022, a routine detailed inspection noted that the dock remains in serviceable condition. Transport Canada conducts inspections every 4-5 years and another inspection is planned for 2026. As with the 2022 inspection, this inspection will provide an update on the condition of the dock and any recommended repairs.

The needs of the local community in False Bay are important to us, and we look forward to working together to ensure the safety of marine traffic. I would also encourage you to contact the [Ports Asset Transfer Program](#) to explore how a divestiture can benefit the local community.

Thank you again for reaching out and expressing your concerns on this matter.

Yours sincerely,

Martin McKay
Regional Director General, Pacific Region



HIGHLIGHTS OF ISLANDS TRUST CONSERVANCY March 18th, 2025 BOARD MEETING

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

1. STRATEGIC PLANNING/ADMINISTRATION

- The ITC Board rose and reported that a meeting was held between ITC staff and the Ministry of Housing and Municipal Affairs concerning land disposition, including transfer of land to Indigenous Governing Bodies. The Ministry staff's recommendation was for the ITC Board to develop a policy and include it in ITC's Five-Year Plan (2028-2032) for the Minister's consideration.
- The ITC Board directed staff to notify the Salt Spring Island Local Trust Committee that Islands Trust Conservancy's interests are unaffected by Bylaw No. 541 Referral.
- Chair Gauvreau presented the briefing on an invitation to join the Centre for Land Conservation's Land Trust Certification Pilot Program. The ITC Board requested Chair Gauvreau to write a letter declining the invitation to join pilot program.
- Species at Risk Program Coordinator Wheeler presented a briefing on the North Pender Island Bylaw 235 Referral regarding updating Raptor and Heron Nest Development Permit Area (DPA) mapping and associated provisions from 2008 and provided additional Species at Risk information to consider to the Islands Trust planning team.
- Trustee Patrick joined the ITC Board Meeting to discuss the April 23rd, 2025 EC-ITC Joint Meeting agenda topics. Discussion ensued and agenda topics were identified.
- Trustee Elliott provided a Trust Council update to the ITC Board reporting on a number of items, including Trustee Patrick's election as Chair of Trust Council.
- Chair Gauvreau advised that the ITC budget for 2025/26 was approved by Trust Council.
- Chair Gauvreau reported that she gave a synopsis of the ITC 4th Quarter 2024/25 report at Trust Council.
- There was no Governance Committee Update. Chair Gauvreau reported she did not attend the last meeting.
- The ITC Board agreed to write a letter to the organizers of the Funding our Future: Financing Conservation on Private lands thanking them for the excellent workshop and expressing the interest of the ITC Board in participating in future discussions as the concept of a Regional Conservation Fund progresses.



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

- The ITC Board approved additional allocation to Trustee Smith to cover the full cost of attendance at the “Funding our Future: Financing Conservation on Private Lands” conference on February 27th, 2025 in Esquimalt.

2. COMMUNICATIONS AND OUTREACH

- Trust Council’s introduction letter to Minister Kahlon was received for information. Discussion ensued on the possibility of securing additional funding from the Province for First Nations engagement and consultation.

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

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



Lasqueti Local Trust Committee

Open Applications

Report

Print Date: May 5, 2025

Rezoning

Application Number	Applicant Name	Date Received	Address	Purpose
LA-RZ-2023.1	John & Tracee	10/19/2023	0 SPRING BAY RD	PID: 002-917-475 requesting an amendment to Bylaw no.78 to permit a dock fronting Lot 62 in Scottie Bay, Lasqueti Island.
Planner	Status	Most Recent Completed Activity		
Stephen Baugh	In Progress Rezoning	Generate & Send Notice of LTC Decision		

Subdivision

Application Number	Applicant Name	Date Received	Address	Purpose
LA-SUB-2019.1	Gary Kolmuss	6/25/2019		PIDs: 025-448-811 and 005-600-081. Parcel line adjustment. Lasqueti Island Hotel, Weldon Road, Lasqueti Island, BC.
Planner	Status	Most Recent Completed Activity		
Stephen Baugh	In Abeyance	Record and File PLR		

Lasqueti

Application Number	Applicant Name	Date Received	Address	Purpose
LA-SUB-2020.1	Darcy Dobell	8/28/2020	0 WELDON RD	PIDs: 026-666-464 and 000-232-335 Five lot subdivision. Civic address: Rockey and Weldon Roads, Lasqueti Island, BC
Planner	Status	Most Recent Completed Activity		
Stephen Baugh	Administrative Approval	Record and File PLR		

Islands Trust

LTC EXP SUMMARY REPORT F2025
Invoices posted to Month ending February 2025

640 Lasqueti	Invoices posted to Month ending February 2025	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-640	LTC "Trustee Expenses"	120.00	564.87	-444.87
LTC Local				
65200-640	LTC - Local Exp - LTC Meeting Expenses	1,710.00	1,280.31	429.69
65210-640	LTC - Local Exp - APC Meeting Expenses	400.00	1,028.96	-628.96
65220-640	LTC - Local Exp - Communications	250.00	220.00	30.00
TOTAL LTC Local Expense		<u>2,360.00</u>	<u>2,529.27</u>	<u>-169.27</u>
Projects				
73001-640-2015	Lasqueti OCP/LUB	<u>4,000.00</u>	<u>0.00</u>	<u>4,000.00</u>
		<u>4,000.00</u>	<u>0.00</u>	<u>4,000.00</u>

Lasqueti Island Local Trust Committee Policies & Standing Resolutions

No	Meeting Date	Resolution No.	Issue	Policy
1.	July 11, 2013	LA-2013-020	APC member Agenda Package	It was MOVED and SECONDED , that on request by an Advisory Planning Commission member, that they receive a Lasqueti Local Trust Committee Agenda package at no charge.
2.	February 28, 2017	LA-2017-006	APC to also act as TAC	It was MOVED and SECONDED , that the Lasqueti Island Local Trust Committee make a Standing Resolution to request the APC to undertake the function of a Transportation Advisory Committee.
3.	July 23, 2018	LA-2018-040	Non-medical cannabis retail applications	<p>It was MOVED and SECONDED that the Lasqueti Island Local Trust Committee adopt the following standing resolution with respect to the processing of non-medical cannabis retail license applications:</p> <ul style="list-style-type: none"> • Proposed or amended licenses for non-medical cannabis retail establishments require an application to the local trust committee. • The application process shall comprise a public consultation component, which includes at least one notification to neighbours, one public meeting, posting of public notices and one advertisement in a local periodical. • The public consultation process shall be determined by the local trust committee after initial review of the proposal. • However, as a minimum, the local trust committee will mail or otherwise deliver a notice to all owners and residents of properties within a 500 metre radius of the subject property where the establishment is proposed at least 10 days before adoption of a resolution providing comment on the application. The required notice shall include the following information: <ul style="list-style-type: none"> ○ Name of the applicant and a description of the proposal in general terms ○ The location of the proposed establishment and the subject site. ○ The place where, and date and time when, both a public meeting will be held and a resolution of the local trust committee considered. ○ The name and contact information of the Islands Trust planning staff member who can provide copies of the proposed or amended license application. ○ How public comments may be submitted to the local trust committee.
4.	December 17, 2018	LA-2018-062	Notice of Intention to Apply for Federal Cannabis License	It was MOVED and SECONDED that the Lasqueti Island Local Trust Committee adopt the following standing resolution: that the Lasqueti Island Local Trust Committee requests that Notices of Intention to Apply for a Federal Cannabis License be forwarded to the Local Trust Committee upon receipt by the Islands Trust.

No	Meeting Date	Resolution No.	Issue	Policy
5.	February 25, 2019	LA-2019-IC-003	Staff & Trustee at APC meetings	<p>It was MOVED and SECONDED that the Lasqueti Island Local Trust Committee adopt the following standing resolution: that all Advisory Planning Committee meetings will include a staff member and a Trustee.</p>
6.	February 24, 2020	LA-2020-003	First Nations Reconciliation	<p>It was MOVED and SECONDED, that the Lasqueti Island Local Trust Committee adopt the following standing resolution with respect to First Nations in the Local Trust Area:</p> <p>Whereas the Local Trust Committee seeks to engage in Reconciliation with local First Nations, governments and the island community by honouring the Truth and Reconciliation Commission Calls to Action, United Nations Declaration on the Rights of Indigenous Peoples, Draft Principles that Guide the Province of British Columbia's Relationship with Indigenous Peoples, and Islands Trust First Nations Engagement Principles, the Local Trust Committee endeavours to:</p> <ul style="list-style-type: none"> a) Annually, write a letter to First Nations, (re)introducing trustees and staff and provide a schedule of known Local Trust Committee meetings for the upcoming year, as well as, provide an update of current projects and advocacy activities; b) For various Local Trust Committee meetings, invite elders from local First Nations to attend and provide a traditional welcome to the territory; c) Work with First Nation governments on cooperative initiatives, including and not limited to, language, place names, territorial acknowledgements, community education on Coast Salish and local First Nations' cultural heritage and history; d) Work with First Nation governments on engagement principles for inclusive land use, marine use and climate change planning; advocacy, protection and stewardship; and knowledge and information sharing protocols; e) Establish and maintain government to government dialogue with First Nations, now and into the future, based on respect and recognition of Aboriginal rights and title, treaty rights and First Nations' traditional territories within the Islands Trust Area.

Active Projects Report

Lasqueti Island

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

Responsible

Dates

Activity:

Stephen Baugh

Rec'd: 08-Jan-2018

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

Lasqueti Island

1. <i>OCP and LUB</i>	Responsible	Date Received
<ul style="list-style-type: none"> - Shoreline Management Plan: Develop a plan for managing mooring buoys and road access to the shoreline in Scottie Bay, Community mapping of values along the shorelines of Lasqueti Island; - Subdivision regulations including: lot size, proof of water and public access to the foreshore; - Housing; - Consideration of adding a Marine Conservation Zone; - Update OCP in regards to consistency with the Regional Conservation Plan; - Update OCP in regards to consistency with the Coastal Douglas-Fir Toolkit; and - Update OCP with regards to consistency with additional topics recommended by the Lasqueti Community Association Official Community Plan Steering Committee in their Recommendations Report dated January 31, 2020: Feral Sheep, Conservation Target, Climate Change, Short-term Vacation Rentals and Tourism, and Cluster Housing and Density Transfer. 		29-Aug-2022
2. <i>Advocacy and Communications</i>	Responsible	Date Received
<p>Apply for Community to Community grant funding to support a relationship-building event with First Nations with interests in the Lasqueti Local Trust Area.</p>		29-Aug-2022



Future Projects Report

Lasqueti Island

3. *Administrative*

Responsible

Date Received

4. *Bylaw Enforcement*

Responsible

Date Received
