



## Lasqueti Island Local Trust Committee

### Regular Meeting Agenda

Date: June 21, 2021  
Time: 9:30 am  
Location: Electronic Meeting

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|                                                                                              | Pages               |
|----------------------------------------------------------------------------------------------|---------------------|
| <b>1. CALL TO ORDER</b>                                                                      | 9:30 AM - 9:35 AM   |
| <b>2. APPROVAL OF AGENDA</b>                                                                 |                     |
| 2.1. Rise and Report - closed meeting session April 26, 2021                                 |                     |
| <b>3. REPORTS</b>                                                                            | 9:35 AM - 10:00 AM  |
| 3.1. Trustee Reports                                                                         |                     |
| 3.2. Chair's Report                                                                          |                     |
| 3.3. Electoral Area Director's Report                                                        |                     |
| <b>4. TOWN HALL</b>                                                                          | 10:00 AM - 10:10 AM |
| <b>5. MINUTES</b>                                                                            | 10:10 AM - 10:15 AM |
| 5.1. Local Trust Committee Minutes dated April 26, 2021 - for adoption                       | 3 - 16              |
| 5.2. Section 26 Resolutions-Without-Meeting Report dated June 14, 2021                       | 17 - 17             |
| 5.3. Advisory Planning Commission Minutes                                                    |                     |
| <b>6. BUSINESS ARISING FROM MINUTES</b>                                                      | 10:15 AM - 10:30 AM |
| 6.1. Follow-up Action List dated June 14, 2021                                               | 18 - 19             |
| 6.2. Islands Trust Model Strategy for Antenna Systems - consideration of adoption            | 20 - 61             |
| <b>7. APPLICATIONS AND REFERRALS - none</b>                                                  |                     |
| <b>8. LOCAL TRUST COMMITTEE PROJECTS</b>                                                     | 10:30 AM - 11:45 AM |
| 8.1. Official Community Plan (OCP) Project - Staff Report                                    | 62 - 171            |
| 8.2. Amending the Lasqueti Meeting Procedure Bylaw to Allow Electronic Meetings - discussion |                     |

9.     **DELEGATIONS - none**
10.    **CORRESPONDENCE - none**  
*(Correspondence received concerning current applications or projects is posted to the LTC webpage)*
11.    **NEW BUSINESS** 11:45 AM - 12:15 PM
  - 11.1.     Local Trust Committee Meeting Guidelines and Public Input - discussion 172 - 175
  - 11.2.     Non-compliance with Land Use Bylaw - discussion

**----- BREAK -- 12:15 PM to 12:45 PM -----**
12.    **REPORTS** 12:45 PM - 1:00 PM
  - 12.1.     Trust Conservancy Report - none
  - 12.2.     Applications Report dated June 14, 2021 176 - 176
  - 12.3.     Trustee and Local Expense Report - none
  - 12.4.     Adopted Policies and Standing Resolutions 177 - 179
  - 12.5.     Local Trust Committee Webpage
13.    **WORK PROGRAM** 1:00 PM - 1:20 PM
  - 13.1.     Top Priorities Report dated June 14, 2021 180 - 180
  - 13.2.     Projects List Report dated June 14, 2021 181 - 181
14.    **CLOSED MEETING**
15.    **UPCOMING MEETINGS**
  - 15.1.     Next Regular Meeting Scheduled for Monday, August 9, 2020 at 9:30 am - Location to be determined
16.    **ADJOURNMENT**



## Lasqueti Island Local Trust Committee Minutes of Regular Meeting

**Date:** April 26, 2021

**Location:** Electronic Meeting

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

**Staff Present:** Heather Kauer, Regional Planning Manager  
Lisa Wilcox, Senior intergovernmental Policy Advisor  
William Shulba, Senior Freshwater Specialist  
Wil Cottingham, Administrative Assistant  
Dave Olsen, Recorder

**Others Present:** Andrew Fall, qRD Regional Director  
There were 3 members of the public in attendance.

### 1. CALL TO ORDER

Chair Luckham called the meeting to order at 9:31 am. He acknowledged that the meeting was being held in territory of the Coast Salish First Nations and introduced the staff and Trustees.

### 2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

Add Moorages and Shoreline Development to **8.3**.

Switch the order of **8.2** and **8.1**.

Move **9 Delegations** to **4 Town Hall**.

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

### 3. REPORTS

#### 3.1 Trustee Reports

Trustee Johnston reported:

- He investigated the Safe Island proposal, which is an informal sharing of property.
- Regarding the letter from Rhonda Morris about the Snaw-na-as Woodlot License, and acting alone, he wrote to Chief Edwards, letting him know that we have a growing interest in reconciliation and that no commercial logging has happened in more than 25 years. Cindy Stern, CEO of the Snaw-na-as Development Company, wrote back and noted that they have no immediate plans to log and that if and when logging was considered, they would consult with the community. Another councillor later called and expressed his excitement to come back to the south end of the island

- Regarding sheep, a group has been organizing to protect the sheep but he is not aware of any group working to remove them. He understands that three different types of enclosures are being built, one to exclude sheep only, one to exclude deer only, and one to exclude both sheep and deer.

The Chair requested that the letter Trustee Johnston wrote to the Snaw-na-as be put in the public file.

Trustee Peterson reported:

- Sheep are a hot topic at the moment.
- As part of the Islands Trust's Regional Planning Committee, they are working on strategic plan items, including shoreline review, freshwater sustainability and groundwater mapping.
- As Vice-Chair of the Trust's Programs Committee, they are working on their policy statement.
- His appreciation of Lisa Wilcox, Senior intergovernmental Policy Advisor, for her insights and willingness to be available; she is a very valuable resource.

### **3.2 Chair's Report**

Chair Luckham reported:

- He received many letters about sheep and the First Nations Woodlot License.
- Islands Trust budget was adopted at the end of March, and their Reconciliation work and Policy Statement work continues.
- He recognized that staff have returned to working from home and urged everyone to get vaccinated and stated that the variants are very virulent. He is looking forward to coming back to the Lasqueti community.

### **3.3 Electoral Area Director's Report**

Director Fall reported:

- The vaccination clinics have completed on Lasqueti: originally there were 220 spaces, which were filled in 2 days. Island Health changed the method of transporting the nurses to water taxi so the clinics could expand and over 330 people participated.
- Lasqueti's Official Community Plan Review referral appeared on the qathet Regional District (qRD) Committee of the Whole agenda and qRD staff had many concerns. The qRD Board passed motions to include specific wording. He will report back to the Board later this week that all the items in their motions were addressed.
- The qRD Board asked their staff to create an honorarium policy for volunteer fire fighters. The Lasqueti Volunteer Fire Department Honorarium Budget has been increased from \$1,800.00 three years ago to \$36,000.00 this year. This is aligned with the federal Member of Parliament representative's petition to increase the tax credit for volunteer fire fighters.
- qRD Board created an administrative position to help four volunteer Fire Departments with their paper work.
- Regarding the First Nations Woodlot License (FNWL), he co-wrote a letter as an individual to the Provincial Minister. The proposed FNWL has challenged many in the community to reconcile their desire for better First Nation relations with their

conservation desires. The Province thus far has not communicated with the Lasqueti community.

- As the weather warms, the community shoreline mapping project will be advanced.

The Chair requested a copy of the joint letter; Director Fall responded that they agreed with the Snaw-na-as to not share the letter with any other parties.

#### **4. DELEGATIONS AND TOWN HALL**

##### **4.1 DELEGATIONS**

Tom Weinerth joined the meeting by phone. He thanked the LTC for the opportunity to address them. The following points were noted:

- On page 111 of the agenda package, staff note that there were objections to using the terms “invasive species” and “heritage” in relation to the sheep, and that their compromise of “important exotic” was used to update the current draft OCP.
- The public submissions added up to 86% in support of the word “heritage”.
- Starting on page 109 of the agenda package, public comments were compiled, however, 22 submissions were incorrectly denoted “signed Gail Darwin letter” and did not have their addendums included.
- He said that Trustee Johnston repeatedly asked him about who wrote the form letter and eventually he indicated that he was involved in the organizing group but that they wanted to remain obscure to avoid being publicly harassed. He also sent out an island-wide mailer identifying him and giving his contact information.
- The LCA OCP Review Steering Committee’s Report stated that it is not possible to resolve this issue in a timely matter and there was no recommendation as to how to address feral sheep in the OCP.
- The current and preferred Objective 2, which states: “To preserve and support balanced control of the local feral/heritage sheep which are a valued part of the community and its history,” has been replaced on page 57 of the agenda package, under the Commercial and Industrial section of the Proposed OCP, with a new Objective 6 that states “While recognizing that some exotic species may have value to the community as a source of local food, to minimize the impacts of invasive exotic species on native fauna and flora.”
- The 22 letters all request what is reflected on page 18 of the agenda package: “Delete and remove policy (6). It is legislation aimed directly at our sheep. It advocates and encourages landowners to eliminate the sheep on our property. It is one change away from becoming mandatory.”
- He would like Lasqueti-based definitions for heritage and feral regarding the sheep.
- He recommended that staff use the Steering Committee report and the Green Sheet (the document that outlines the changes) to fact check the new OCP and at the same time incorporate the suggested changes as written in the form letter. He suggested that the only staff time needed is to fact-check Policy Objectives 2, 4, and 6.

##### **4.2 TOWN HALL**

- A member of the public noted that because the Town Hall is at the beginning of these meetings, rather than at the end, it is not possible to discuss what the Trustees have discussed.

- She also wanted confirmation that the Trustees will be dealing with the issue of the unlicensed gas station and feed store.
  - The Chair advised that that application is not on the agenda today.
  - Trustee Peterson noted that the Town Hall is at the beginning of the meeting so that any issues that may be discussed during the meeting can be spoken to in advance of any decisions being made.

**5. MINUTES**

**5.1 Local Trust Committee Minutes - none**

**5.2 Section 26 Resolutions-Without-Meeting Report dated April 13, 2021**

The Chair noted that two decisions were made by RWM, one to adopt the previous meeting's minutes, and the other to defeat the request for a Special Business Meeting.

Trustee Johnston noted that the minutes took 6.5 weeks to prepare and asked why it took so long. He also asked that the reason why the Special Meeting was requested be recorded.

The Chair advised that this could be discussed offline.

Staff advised that the timing of the minutes is due to staff workload.

**5.3 Advisory Planning Commission Minutes - none**

**6. BUSINESS ARISING FROM MINUTES**

**6.1 Follow-up Action List dated April 15, 2021**

Staff advised that there were no updates.

Trustee Johnston asked if item #4 on Page 2 was a one-time thing.

Staff confirmed that the motion only applied to the last meeting.

**6.2 Log Dump Regulatory Framework – Memorandum**

Staff advised that the Province now calls log dumps Log Handling Facilities and that this memorandum is a response to the request for information.

Trustees noted the following:

- The LTC may wish to review this section before approving the OCP. Under the LUB Section 3.7, item 2B, it says the existing log dump located on lot 320 in Nanaimo Land District has been determined to be unsuitable and/or closed to public use.
- It is located on private property and the owner has taken some steps to begin the dismantling of the facility.
- The LTC should ask staff to write to the owner to confirm that the log dump is not available for use.
- If the LUB does not reflect the current use, then that section of the LUB should be removed.
- The LTC should have a look at policies 18 and 20.
- Jack Barrett wrote a letter requesting that all log dumps be prohibited.

Staff noted that the current language exists in the LUB and reflects what the private landowner wants. This is a Temporary Use Permit (TUP) provision, which is different from zoning. She also noted that the current project is only about the OCP, not the LUB.

The Chair noted that at this time no changes are recommended or needed but that this information was very timely in the context of the other forestry-related issues. Section 3.2, Policy 20 recognizes the importance of timber to the economy of Lasqueti and noted that if we are going to discuss timber related issues, in the context of Preserve and Protect, it would be prudent to consider whether these policies are adequate.

**7. APPLICATIONS AND REFERRALS - none**

**8. LOCAL TRUST COMMITTEE PROJECTS**

**8.1 Pete's Lake Water Project - Staff Report**

Staff noted the recommendations on page 133 of the agenda package. The Regional Planning Committee (RPC) budget has included Lasqueti Island in mapping groundwater recharge. This will be reported back to the LTC after it is reported to the RPC. After the mapping is complete, detailed water budgets could be developed for specific watersheds or areas on Lasqueti.

Islands Trust was granted \$200,000 from the Healthy Watershed Initiative. There are three demonstration projects at the moment with a few other smaller projects. This is a COVID relief fund. It could provide equipment and/or on-island testing. Also follow-up funding is possible.

Staff advised that the resolution includes a revision of an existing project charter. Some of this work has already been done at the RPC and rescinding the previous motion would allow the responsibility for the work to be moved to the RPC.

Trustees posed the following questions to staff, and any staff response is noted immediately following the question:

- Was the agricultural water demand project done through the qRD?
  - Staff will come back with more information at the next meeting.
- What are drift sectors, which are referenced on page 139, in the second bullet under 3.3.1?
  - They are dune environments. If they are allowed to move they support local fauna. If they are locked down, they support invasive grasses.
- Will the rescinding of the previous motion impact the proof of potable water for future subdivision requirement?
  - Staff noted that it would not restrict that and he could include it in the Project Charter.
  - The Chair noted that the Project Charter could be updated when it comes to the LTC.
- Phase 4 of the OCP Review includes the proof of potable water and we want to retain that.

**LA-2021-008**

**It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee rescind resolution 2019-30 *That the Lasqueti Island Local Trust Committee request staff to bring back a revised project charter for LTC endorsement to include: a) the 2020 Lasqueti Island Agricultural Water Demand Model; and b) a proposed 2020 Lasqueti Island Groundwater Recharge and Availability Assessment* since these projects are being undertaken by the Regional Planning Committee.

**CARRIED**

**LA-2021-009**

**It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee request staff to draft a *Lasqueti Island Drinking Water and Watershed Protection* project charter to rename the Lasqueti Freshwater Sustainability top priority and provide a project plan to utilize \$20,000 of the Healthy Watersheds Initiative Fund as an implementation demonstration project of the Islands Trust Freshwater Sustainability Strategy.

**CARRIED**

**The Chair recessed the meeting at 10:59am and reconvened the meeting at 11:08am.**

**8.2 Official Community Plan (OCP) Project - Staff Report**

Staff reviewed the history of the project up to today's meeting and the following points were noted:

- The referral period was extended to April 9, 2021. Staff received replies from the Wei Wai Kum First Nation, Ministry of Transportation and Infrastructure (MOTI), Islands Trust Conservancy (ITC), qRD and the public.
- The qRD specified issues related to their waste management plan and these were all incorporated into the current draft version of the OCP.
- Public comment included a question about whether the OCP would meet the requirements of Section 473 of the *Local Government Act*. She made a request to the Ministry who would review the document and they advised that they do not review the document with s.473 in mind.
- The suggested changes from the ITC have not been incorporated to date.
- Many comments received were in the form of a form letter.
- She misinterpreted Trustee Johnston's email response to her question about who originated the form letter and apologized to Gail Darwin and for the ensuing confusion.
- Unsigned correspondence has not been included. Any written comments on the form letter were also included, although any defamatory comments were redacted. Copies of all correspondence is posted on the website.
- In terms of percentages, the table of public comments do not include all public input, in particular, the LCA OCP SC Report was a year and a half long process of compiling public comment.
- Sheep are referenced in policies 2, 4, and 6. One instance removed a reference to feral sheep and is in the Commercial and Industrial section. This happened during the process of incorporating the LCA OCP SC Report, which was discussed in a previous staff report. This was done deliberately and could be the subject of another discussion.

- On page 26 of the agenda package, it states 'Bylaw No. 27 cited as "Lasqueti Island Trust Committee Bylaw Infraction Investigation Bylaw No. 27, 1990" is repealed.'; it is not recommended to repeal Bylaw No. 27, this was a mistake and another recommendation will be made to remove this reference.

The Chair noted that there may be a necessity to expand the scope of work. We may want to go through this one section at a time or use another approach.

Trustees noted the following:

- Staff were thanked for their work.
- Rereading the recommendations of the LCA OCP SC Report, the references to sheep do appear as contradictory. First there is a recommendation to remove the existing policy, then to replace it, and finally to address it at a later date. Some of the public perspective may be traced back to that.
- Would like to look at ITC recommendations on p 15, and also include Pender Island's reconciliation language.
- The concerns around a legal review of s.473 have been lessened due to Staff's comments today.
- Want to include the public comment that did not include suggested changes; this could be sent to the APC or the LCA OCP Steering Committee.
- Inclination is to do the best that we can now and if we need to make amendments in the future, very willing to do so.

The Chair advised that the LTC may want to provide more direction to staff regarding public comment and recommended putting off second Reading so that we can get closer to where the document needs to be for the eventual Public Hearing.

Staff noted the following:

- That she has provided some alternative recommendations.
- The public is free to provide specific wording recommendations at any time.
- Providing a specific opportunity would require sifting through the responses.
- Another option is to remove all references to sheep.
- The recent change to the specific wording for the sheep was sent by Director Fall who has been through much of the LCA process.
- Staff will be providing an updated charter for the next meeting.
- The Senior Intergovernmental Policy Advisor could speak to the reconciliation aspect.

Staff noted that to incorporate specific wording regarding Reconciliation, current OCPs could be changed individually now or they could wait and change all OCPs at the same time at a later date.

The Chair noted that:

- If the updated language was not included now, the OCP would languish in the interim.
- The OCP Draft has some very good language about Heritage, Cultural and archaeological sites, but there is not that inclusiveness related to opportunity, economics and access to land; perhaps that could be included in the future.

Staff noted that they could do an initial first draft to provide a bridge to when the policy statement moves forward.

**LA-2021-010**

**It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee request staff to amend the Project Charter of the Lasqueti Official Community Plan Project to include the addition of language as recommended by the Senior Intergovernmental Policy Advisor regarding Reconciliation.

**CARRIED**

**LA-2021-011**

**It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee request staff to amend the Project Charter of the Lasqueti Official Community Plan Project to include the addition of Parks designations as recommended by the Islands Trust Conservancy; and

That the Lasqueti Island Local Trust Committee request staff to recommend amendments to draft Bylaw No. 98, cited as "Lasqueti Island Official Community Plan, 2020", consistent with recommendations of the Islands Trust Conservancy with regard to a Parks land use designation.

**CARRIED**

**LA-2021-012**

**It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee request staff to amend the Project Charter of the Lasqueti Official Community Plan Project to review Policies 18 and 20 regarding Log Handling Facilities.

**CARRIED**

**LA-2021-013**

**It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee request staff to review the following suggested wording:

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

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

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

and draft wording to incorporate Advocacy Policies under Section 3.5 Land Use about Agriculture into the proposed Official Community Plan Bylaw No. 98.

**CARRIED**

**LA-2021-014**

**It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee request staff to incorporate a numbering system and style consistent with the Islands Trust Style Guide into Bylaw No. 98, cited as “Lasqueti Island Official Community Plan, 2020” prior to next consideration.

**CARRIED**

**8.3 Potential Projects: Shoreline Development, Moorages, Scottie Bay, and Introduction Materials for Newcomers - for discussion**

Trustee Johnston introduced a Shoreline Project by noting that he and the qRD Director will go around the shoreline and map things, including where it would be appropriate to have future upland accesses. He requested that it be added to the current Project List.

Director Fall added that they would try to do this regardless of LTC support, but with more support, it may have some practical uses.

The Chair advised that it was not clear what their expectations were.

Trustee Peterson noted that he supported the idea and suggested that they look at the Shoreline Protection Project that the LTC shelved last year.

The following information was contained in an email written by Trustee Johnston on April 14, 2021 and was asked to be included in the minutes:

“Community shoreline values mapping project

Goal: Community project to identify and map shoreline features of Lasqueti (and surrounding islands) that are of importance to community values. This could include possible locations for future public accesses, possible locations for small public docks, and unique and interesting features of all sorts – beauty spots, lookouts, swimming spots, beaches, unique/sensitive vegetation or habitat, etc. This would be a joint project coordinated by Trustee, Peter Johnstone and qRD Regional Director, Andrew Fall.

Process: Interested community members and groups could contribute to this project by providing locations and information on specific shoreline values, with a focus on public land (foreshore and upland), and ensuring respect for any upland private property ownership.

Outcomes: A map and associated documentation to spatially locate and describe shoreline features with identified importance to one or more community values, in particular values articulated in the Lasqueti OCP.

Potential Uses: informing land use change decisions (e.g. applications to amend the LUB); could be attached to the OCP in a future revision; use by landowners, especially during sub-division and development changes; use by community groups for relevant projects.”

**LA-2021-015**

**It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee request staff to add the Community Shoreline Values Mapping Project to the Projects List.

**CARRIED**

Trustee Johnston suggested that a project to do community planning for best use of Scottie Bay, including public access & dock, and efficient mooring, anchoring and use be added to the Projects List. He noted that he thought the community did not want a Provincial Conservation Officer to come in and settle current issues and that the M2 zone allows for mooring buoys.

The Chair advised that this would be out of their jurisdiction and noted that a marina group was formed on Thetis Island and is very controversial.

Staff agreed that this was out of the LTC's jurisdiction and advised that the idea sounds more like a management plan.

**LA-2021-016**

**It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee request staff to add Scottie Bay Management Plan to the Projects List to do community planning for best use of Scottie Bay, including public access and dock, efficient mooring, anchoring and use.

**CARRIED**

A Trustee initiated discussion on another item that he called “Prohibit clearing to the shoreline.” He advised that he could not find anything in the LUB that stopped private property owners from cutting trees.

The Chair advised that this would require an investigation into a Development Permit Area for shorelines, which would be a significant undertaking.

Staff advised that if this is about regulating the cutting of vegetation, it is done with a Development Permit Area; if this is about educating people, a pamphlet is in the works for the Trust Area.

A Trustee initiated discussion regarding having the Trustees and/or the Regional Director speak to new land owners to educate them about how to reduce complaints to Bylaw enforcement.

The Chair advised that Trustees could reach out to new residents at any time and that neighbour-to-neighbour communication is always encouraged because Bylaws cannot be negotiated.

The Chair recessed the meeting at 12:42pm and reconvened the meeting at 1:18pm.

**10. CORRESPONDENCE**

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

**11. NEW BUSINESS**

**11.1 Annual Report - Staff Report**

Staff advised that the wording of the Annual Report might need to be adjusted but that this could be approved by RWM.

A Trustee noted that the current version refers to a non-existing public dock in Scottie Bay.

**11.2 Snaw-na-as Woodlot License - for discussion**

- 11.2.1 2021-02-16 Letter to Islands Trust, H. Kauer, Regional Planning Manager from R. Morris, Ministry of Forests, Lands, Natural Resource Operations and Rural Development (MFLNRORD)
- 11.2.2 2021-04-06 Email to Islands Trust Executive Committee from K. Lertzman
- 11.2.3 2021-04-06 Email to P. Luckham, Chair of Islands Trust, from G. Scott, President of Lasqueti Island Nature Conservancy (LINC)
- 11.2.4 2021-04-12 Letter to Islands Trust Executive Committee from Lasqueti Island Nature Conservancy (LINC)
- 11.2.5 2021-04-12 Email to Peter Luckham, Chair of Islands Trust, from S. Harrington

Staff acknowledged with gratitude to the Nations that we all work and live with in the Islands Trust area and the following was noted:

- Staff received a letter from MFLNRORD regarding approximately 323 hectares on Lasqueti Island for a First Nations Woodlot License.
- This is an exciting opportunity to work with the Snaw-na-as Nation.
- She has reviewed all the correspondence and engaged with the President of LINC and the Trustees individually.
- Staff has engaged with MFLNRORD and the Ministry of Indigenous Relations and Reconciliation on how to improve communications and to update current agreements.

A Trustee noted that:

- There has been considerable disappointment in the Community from the apparent lack of response from the Islands Trust (IT).
- This is an interesting and exciting development that they will have land on Lasqueti, but it is for industrial forestry.
- He would prefer to give the land to them with no requirement to cut trees.

- It seemed like the Preserve and Protect mandate was trumped by the Reconciliation process.

The Chair noted that we have to be careful about our choice of language. The word intervene is not appropriate since we do not have that ability. Forestry often trumps the IT regulations. He believed that the license states that up to a certain amount of board feet could be cut, rather than a minimum needed to be cut.

Staff noted that:

- Crown land is unquestionably subject to Aboriginal title, as confirmed by Supreme Court of Canada decisions in *Delgamuukw* and *Tsilhqot'in*.
- IT can work with First Nations to inform about Lasqueti, the protected areas, species at risk, the ecology, the flora and fauna, and how we can work together to create conservation areas.
- There is nothing to indicate that there will be industrial logging in any of the correspondence with the Snaw-na-as Nation.
- The Squamish have acquired land under the guise of forestry to protect the land, for culturally appropriate uses, and for selective logging.
- It is not possible to know how the Snaw-na-as Nation will use the land.
- Staff will be reaching out to them to create a meaningful relationship.

Trustee Peterson noted that:

- He was grateful to staff for letting the Community know that there are other options available to the Nation other than industrial logging.
- He also understands that non-timber forest products are another potential use under this license.
- He offered Community Resources in the development of a Stewardship Plan.
- These are not our decisions to make but by developing relationships, we may be able to influence what does happen in the future.
- The zero amount of contact from the Province with the LTC and the Community has not been appreciated.

The Chair noted that referrals from Provincial Ministries have historically had issues and that some of these meetings only took place last week.

### **11.3 Association of Vancouver Island and Coastal Communities - for discussion**

Trustee Peterson indicated that he would like to attend the AVICC meeting and that the LTC could help fund his attendance by resolution.

Trustee Johnston asked why he wanted to attend.

Trustee Peterson responded that regional forums help get a regional perspective and can improve networking with other levels of government.

**LA-2021-017**

**It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee sponsor Trustee Peterson's attendance at the upcoming Association of Vancouver Island and Coastal Communities conference.

**CARRIED**

**11.4 Community to Community Meetings - for discussion**

Trustee Peterson noted that Staff advised him that Community to Community (C2C) meetings could take place now that meetings are being conducted online. He wanted to initiate this work at the same time as the OCP Review Project.

The Senior Intergovernmental Policy Advisor could start laying the groundwork for some of those meetings.

Staff advised that they would look for available grants to facilitate C2C meetings. They could also connect with the different Nations that have traditional uses in the Lasqueti Local Trust Area over the next six to eight months.

**LA-2021-018**

**It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee request the Senior Intergovernmental Policy Advisor to engage with First Nations with interest in the Lasqueti Local Trust Area for Community to Community meetings and other communication.

**CARRIED**

**11.5 Early Intervention Prior to Bylaw Complaints - for discussion**

Previously discussed under 8.3.

**11.6 Invitation from Hegus John Hackett, Tla'amin Nation - for discussion**

**LA-2021-019**

**It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee request staff to respond affirmatively to the invitation to meet with Hegus John Hackett of the Tla'amin Nation.

**CARRIED**

**12. REPORTS**

**12.1 Trust Conservancy Report dated January 26, 2021th**

Received.

**12.2 Applications Report dated April 15, 2021**

Received.

**12.3 Trustee and Local Expense Report dated February 2021**

Received.

**12.4 Adopted Policies and Standing Resolutions**

Received.

**12.5 Local Trust Committee Webpage**

No changes.

**13. WORK PROGRAM**

**13.1 Top Priorities Report dated April 15, 2021**

A Trustee advised that the Lasqueti Internet Access Society has applied to place a tower on the hill behind Pete's Lake.

Staff advised that the Model Cell Tower Strategy policy could be adopted at the next meeting.

**LA-2021-020**

**It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee request staff to bring the Model Cell Tower Strategy forward as a Resolution Without Meeting item.

**CARRIED**

**13.2 Projects List Report dated April 15, 2021**

Received.

**14. UPCOMING MEETINGS**

**14.1 Next Regular Meeting Scheduled for Monday, June 21, 2020 at 9:30 am via - to be determined**

**15. CLOSED MEETING**

**15.1 Motion to Close the Meeting**

**LA-2021-021**

**It was MOVED and SECONDED**

that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1) for considering (c) Labour Relations, (d) adoption of In-Camera Meeting Minutes dated October 5, 2020, (i) Legal Advice and s.90(2) (b) for the purpose of considering Information received and held in confidence relating to negotiations between the Islands Trust, Provincial Government and Third Party and that the recorder and staff attend the meeting.

**CARRIED**

**The Chair recessed the meeting at 2:15pm and notified the public that it would not reconvene.**

**16. ADJOURNMENT**

**By general consent** the meeting was adjourned at 2:15pm.

---

Peter Luckham, Chair

Certified Correct:

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Dave Olsen, Recorder

## Resolutions Without Meetings Log

### Lasqueti Island

| Resolution Number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Action         | Date               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------|
| <b>2021-003</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Carried</b> | <b>27-May-2021</b> |
| <p>"That the Lasqueti Island Local Trust Committee endorse the following text for inclusion in the 2020-2021 Annual Report for approval by the Islands Trust Council and submission to the Minister of Municipal Affairs &amp; Housing:</p> <p>The Lasqueti Island Local Trust Committee held five regular business meetings in the 2020/21 fiscal year, as well as two special meeting/community information meetings for a total of seven meetings.</p> <p>Work for this period focused on advancing the Lasqueti Island Local Trust Committee priorities to address the Lasqueti Community Association's recommended amendments to the Lasqueti Island Official Community Plan. The Lasqueti Island Local Trust Committee referred the Lasqueti Community Association's recommendations to the Lasqueti Advisory Planning Committee and held both in-person and electronic Community Information Meetings. The Lasqueti Island Local Trust Committee gave first reading to the Official Community Plan amendment bylaw on November 30, 2020 and referred the bylaw to multiple agencies and First Nations.</p> <p>In early December, the Lasqueti Island Local Trust Committee met electronically with qathet Regional District staff and elected officials to discuss on-going projects and issues of mutual interest including the Lasqueti Official Community Plan project, coastal flood risk mapping, and legalizing temporary storage at the public barge ramp.</p> <p>From April 1, 2020 to March 31, 2021, Islands Trust received three permits for Lasqueti Island Local Trust Committee consideration and one permit and referral for staff review for a total of four permit applications."</p> |                |                    |



## Follow Up Action Report

## Lasqueti Island

## 28-Oct-2019

| Activity                                                                                                                                                                                                                                                                                                                                                                                         | Responsibility                  | Dates | Status      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-------|-------------|
| <p>1 Staff to update the Project Charter (PJ) for the Freshwater Sustainability Project with LTC endorsement Oct. 28, 2019 and bring back revisions to the PJ to include Ag Water Demand Model and groundwater recharge and availability assessment.</p> <p>UPDATE: the LTC rescinded this motion on April 26, 2021 and asked staff to draft a new project charter to reflect a new project.</p> | William Shulba                  |       | In Progress |
| <p>2 Staff to include in the scope of the OCP/LUB project: exploration of subdivision regulations for the purposes of requiring proof of potable water, and ensuring foreshore access that is physically accessible.</p>                                                                                                                                                                         | Bronwyn Sawyer<br>Heather Kauer |       | Completed   |

## 01-Feb-2021

| Activity                                                                                                                                       | Responsibility                                  | Dates | Status    |
|------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|-------|-----------|
| <p>1 Staff to ensure the Town Hall portion of the agenda is placed after Trustee and Director reports for the April 26th LTC meeting.</p>      | Becky McErlean<br>Heather Kauer                 |       | Completed |
| <p>2 Staff to research and provide a staff report on provincial requirements for establishment of log dumps (aka log watering facilities.)</p> | Heather Kauer                                   |       | Completed |
| <p>3 Staff to facilitate an RWM for adoption of minutes of the February 1, 2021 minutes as soon as draft minutes are available.</p>            | Becky McErlean<br>Heather Kauer<br>Penny Hawley |       | Completed |



## Follow Up Action Report

### Lasqueti Island

26-Apr-2021

| Activity                                                                                                                                                                                                                                                     | Responsibility                  | Dates | Status      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-------|-------------|
| 1 The LTC requested staff to update the OCP Review Project Charter to include: Updated language from SIPA regarding Reconciliation, new parks designations as recommended by the Islands Trust Conservancy, Log Handling Facilities, and ALC / ALR language. | Heather Kauer<br>Lisa Wilcox    |       | In Progress |
| 2 The LTC requested staff to apply a numbering system and the Islands Trust Style Guide to a future reading of OCP bylaw No. 98.                                                                                                                             | Heather Kauer                   |       | In Progress |
| 3 Staff to coordinate with Hegus John Hackett to set up a meeting with Tla'amin.                                                                                                                                                                             | Lisa Wilcox                     |       | In Progress |
| 4 Staff to facilitate an RWM for the LTC to consider adopting the Islands Trust Model Cell Tower protocol.                                                                                                                                                   | Becky McErlean<br>Heather Kauer |       | In Progress |
| 5 Staff to facilitate LTC endorsement of annual report language via RWM.                                                                                                                                                                                     | Becky McErlean<br>Heather Kauer |       | In Progress |

# MODEL STRATEGY FOR ANTENNA SYSTEMS

## LOCAL PLANNING COMMITTEE



Islands Trust



*Photo Credit: Beacon Wireless – <http://www.beaconwireless.ca/#high-speed-internet>*

May 3, 2018

V A N   H E M E R T   &   C O .

*Planning Healthy Communities*

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# 1 INTRODUCTION

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Local Trust Committees (LTC) have recently been grappling with how best to consult with the public and to address local concerns around proposed cellular and radio communication towers. At the same time Innovation Science and Economic Development Canada (ISED) notes that there is a growing demand for denser wireless connectivity by citizens generally, as well as students, public service providers including 911 services, and small business. While people enjoy the relatively remote Gulf Island life, it also means they need to have adequate wireless access, including emergency services. This is especially true for the aging population on the islands who require access to health care more often and may avail of e-health services in communities with limited specialized medical staff.

The model *protocol* within this document has been prepared to help Local Trust Areas (LTA) effectively and efficiently assess antenna system proposals within their own unique contexts. The document provides a description of ISED's default public consultation process, a model public consultation *protocol*, model siting criteria, model Official Community Plan policies, and definitions. The model *protocol* may be adopted in its current form as a stand-alone document; or it may be customized for local considerations. The model siting criteria and the Official Community Plan policies may be incorporated into the *protocol* or included within an Official Community Plan. Existing processes and by-laws for each separate Local Trust Area should be reviewed in light of adopting the model *protocol* and be revised or rescinded.

The *protocol* has been developed with input and insight from Islands Trust planning staff, Local Trust Area Trustees, ISED, other land use authorities and representatives from the telecommunications industry. It should be noted, however, that input from the industry does not necessarily constitute support.

Note that words in *italics*, and not otherwise a document, legislative act or agency, are words defined in Section 7 Definitions.

## 2 INTERVIEWS AND REVIEW OF LITERATURE

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### 2.1 Introduction

The model consultation *protocol* is informed by the department of Innovation Science and Economic Development (ISED) Canada's foundational guides, the Federation of Canadian Municipalities *protocol* template<sup>1</sup>, and Health Canada's Safety Code 6 (2009) regarding limits to human exposure to radiofrequency electromagnetic fields. A discussion on the respective roles of federal government and local land use authorities sets the foundation for a defensible and effective *protocol*. Documents and telephone interviews with staff and a trustee served as an overview of the Islands Trust experience in reviewing antenna system proposals. This information provides a practical and experiential foundation of the local context. Rounding out the review, interviews were conducted with IEDC, other local government jurisdictions, and representatives of the telecommunications industry.

### 2.2 Local Trust Committee Jurisdiction and ISED's Requirements and Recommendations

The ISED's *Radiocommunication and Broadcasting Antenna Systems Client Protocol Circular CPC 2-0-03* (CPC) (hereinafter referred to as the CPC) is the foundation for understanding public consultation requirements and the appropriate role of the land use authority. It identifies the **mandate**, established in Section 5 of the *Radiocommunications Act* states that the Minister (of ISED) may, taking into account all matters considered relevant for ensuring the **orderly development** and **efficient** operation of radiocommunication in Canada, issue radio authorization, and approve each site on which radio apparatus, including *antenna systems*, may be located. A certain measure of flexibility is required in siting *antenna systems* in order to achieve adequate coverage for service areas.

The CPC emphasizes the importance of considering **local surroundings** in deploying *antenna systems*. Accordingly, the default public consultation process requires *proponents* of certain *antenna systems* to engage land-use authorities with regard to **site options, local public engagement and review processes, addressing reasonable and relevant concerns**, and ultimately obtain **land-use authority concurrence** in writing. Land-use authorities are encouraged to establish **reasonable, relevant, and predictable** consultation processes specific to *antenna systems* and consider matters such as designation of suitable contacts or responsible officials, proposal submission requirements, public consultation, documentation of concurrence process, and the establishment of milestones to ensure consultation process completion within 120 days. To that end, the ISED publishes the *Guide to Assist Land-use*

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<sup>1</sup> *Antenna System Siting Protocol* template published by the Federation of Canadian Municipalities in consultation with the telecommunications industry. Available online at: [https://fcm.ca/Documents/reports/FCM/Antenna\\_System\\_Siting\\_Protocol\\_Template\\_EN.pdf](https://fcm.ca/Documents/reports/FCM/Antenna_System_Siting_Protocol_Template_EN.pdf) Accessed on October 2017.

*Authorities in Developing Antenna System Siting Protocols* which was referred to in developing this model strategy.

Certain types of proposals (listed below) are excluded from land-use authority and public consultation requirements; however, all *proponents* must consider whether or not it is prudent to undertake consultation for an excluded proposal on the basis of:

- the proposal's physical dimensions, including the antenna, mast, and tower, compared to the local surroundings;
- the location and proximity to neighbouring residents;
- the likelihood of an area being a community sensitive location; and
- Transport Canada's marking and lighting requirements for the proposed structure.

Exclusions include the following:

- new *antenna systems* where height is less than 15 metres, but does not apply to *antenna systems* proposed by telecommunications carriers, broadcasting undertakings or third-party tower owners;
- existing *antenna systems* where modifications are made, antenna added or the tower replaced, including to facilitate sharing, provided that the total cumulative height increase is no greater than 25% of the height of the initial *antenna system* installation;
- non-tower structure antenna on buildings, water towers, lamp posts, etc. may be excluded provided the height of the ground of the site of the non-tower structure, exclusive of appurtenances, is not increased by more than 25%; and
- temporary *antenna systems* used for special events or emergency operations.

The CPC provides examples of relevant concerns that may be raised during public consultation, including, for example, why use of existing *antenna systems* may not be used, alternative sites, and what is being done to integrate antenna into local surroundings. Concerns that are **not** relevant include disputes with members of the public relating to *proponent's* service, potential effects that proposed *antenna system* will have on property values or municipal taxes, and questions whether or not *Safety Code 6*, locally established by-laws, other legislation, procedures or processes are valid or should be reformed in some manner.

## 2.3 Islands Trust Experience

Information about Islands Trust experience was gleaned from special studies, staff reports and *protocol* documents from the following Local Trust Areas: Galiano Island, Gabriola Island, Hornby Island, and Salt Spring Island. Documents reviewed included:

- Local Planning Committee briefing of January 28, 2015
- Galiano Island LTA:
  - Rogers Cell Tower referral, April 24, 2015
  - Telecommunications Strategy staff report to LTC, March 30, 2016
  - Telecommunication Strategy Project staff report, March 27, 2017

- Antenna System and Siting Consultation Protocol, March 2017
- Hornby Island LTA--TELUS tower, public consultation package, staff reports of November 22, 2016 and May 5, 2017
- Gabriola Island LTA--Resolution GB-025-2010 regarding Communication Towers and Antennae
- Salt Spring Island:
  - Cellular Antennae Proposal Form
  - Procedural Guideline, April 26, 2001

Interviews for gaining insights and information were conducted with current and former Islands Trust planning staff with experience managing *antenna system* proposals. These included Marnie Eggen, Justine Starke, Aleksandra Brzozowski, and Robert Kojima. Tony Law, a trustee for Hornby Island LTA was also interviewed for his perspective on dealing with a particularly controversial application.

Additionally, to round out the perspective from other stakeholders, representatives from the telecommunication industry (Doug Anastos, TELUS) and their process consultant, Brian Gregg (SitePath), were interviewed. Industry input, however, does not necessarily mean support for the draft *protocol* as presented.

ISED representative, Jeff Stanhope, was interviewed and he also provided comments on a draft of the public consultation *protocol*. No red flags were raised regarding consistency with the CPC, the foundational guiding document of ISED.

Following an initial review of this protocol by the Local Planning Committee further input from the telecommunication Industry was received via a roundtable discussion in January of 2018. Representatives included Doug Anastos (TELUS), Kiersten Enemark (Shaw), and Samuel Sugita (Rogers Communications).

Experience in Other Jurisdictions included the following:

- Regional District of Nanaimo
- District of North Saanich
- District of Saanich
- District of Maple Ridge
- City of North Vancouver
- Village of Pemberton

## 3 MODEL CONSULTATION PROGRAM

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### 3.1 Information Science & Economic Development Canada (ISED) Application & Default Public Consultation Process

#### **A. Description of ISED's Application and Default Public Consultation Process**

ISED provides on its website a user-friendly text summary and infographic about how decisions are made regarding cell towers. The five-step process applies to all *telecommunication antenna systems* that are not expressly excluded from public consultation.

1. **Share**

Is a new tower necessary? Rules require companies to share towers, whenever possible, instead of building new ones.

2. **Propose**

Companies must submit a plan to the local municipality.

3. **Notify**

Once a company has a plan, it must notify local residents of the upcoming consultation. Rules require notifications be clearly marked – no confusion with junk mail. All residents within an area three times the height of the tower must be notified.

4. **Consult**

The company must consider the community's views.

Impasses are rare. <0.1% of cases require Industry Canada's decision.

5. **Build**

Following the consultation, and once the company and local municipality agree, the tower must be built within three years.

# CELL TOWERS IN YOUR COMMUNITY: HOW THE DECISION IS MADE

The Government of Canada regulates tower siting decisions, settles disputes, and sets health and safety standards.

New towers give wireless customers better, more reliable mobile service.



NO SERVICE



## 1 SHARE

Is a new tower necessary? Rules require companies to share towers, whenever possible, instead of building new ones

## 2 PROPOSE

Companies must submit a plan to the local municipality.

## 3 NOTIFY

Once a company has a plan, it must notify local residents of the upcoming consultation.

\* Rules require notifications be clearly marked – no confusion with junk mail. All residents within an area 3x the height of the tower must be notified.

## 4 CONSULT

The company must consider the community's views

\* Impasses are rare. <0.1% of cases require Industry Canada's decision.

## BUILD 5

Following the consultation, and once the company and local municipality agree, the tower must be built within three years.



Canada

*Proponents* of siting and constructing an *antenna system* are required to present their plans and consult with the local land use authority; they are not required to make a formal application to ISED for siting an antenna facility. They are required, however, to provide information and notify ISED at the following points in the process in order to proceed:

- **public notification**: provide notification package;
- **responding to the public**: copy of all public reply comments; and
- **concluding consultation**: if applicable--for example, in cases where a land use authority does not provide a clear form of land-use concurrence, --the *proponent* may request ISED to confirm its concurrence that the public consultation process requirements have been met.

The ISED Default Public Consultation Process applies to *proponents* if the land-use authority does not have its own established and documented consultation process for antenna siting. ISED's default process has three steps for consultation with the public and land-use authority whereby the *proponent*:

- provides **written public notification** of the proposed *antenna system* installation or modification;
- engages and **responds to the public** to address relevant questions, comments and concerns; and
- provides an opportunity for **public reply** in writing to the *proponent* regarding measures taken to address reasonable and relevant concerns.

Details on timing, content, communication channels, and style of communication for each step are summarized below.

#### 1. *Public Notification*

- a) *Proponent* must provide a **notification package** to the following within a **radius of three times the tower height**:
  - the local public (including residences, community gathering areas, public institutions, schools, etc.);
  - neighbouring land-use authorities, and
  - businesses, and property owners.
- b) The notice of an upcoming consultation must be clearly marked, making reference to the proposed *antenna system*.
- c) Must provide at least **30 days** for written public comment.
- d) In areas of **seasonal residence**, the *proponent* must work with the land-use authority to determine the best manner to notify such residents to ensure their engagement.

- e) In addition, for *antenna system* of 30 metres or greater in height, notice must be placed in a local community newspaper circulating in the proposed area. Timing must be synchronized with the distribution of the public notification package, must be legible and placed in the public notice section of the newspaper. Further, it must include:
- description of proposed installation;
  - location and street address;
  - *proponent* contact information and mailing address; and
  - invitation to provide public comments to *proponent* within 30 days of the notice.
- f) In areas without a local newspaper, other effective means of public notification must be implemented.

## 2. *Responding to the Public*

*Proponents* must address all reasonable and relevant concerns, make all reasonable efforts to resolve them in a mutually acceptable manner and must keep a record of all associated communications. When a question comment or concern is raised the *proponent* is required to:

- respond to the party in writing within **14 days** acknowledging receipt;
- address in writing all reasonable and relevant concerns within **60 days** of receipt or explain why concerns are not reasonable or relevant; and
- in written communication referred to above clearly note that the party has **21 days** from date of correspondence to reply to *proponent's* response.

The *proponent* may respond to a party via telephone, engaging in a community meeting or having an informal personal discussion.

## 3. *Public Reply Comments*

Examples of relevant concerns to address may include:

- Why is the use of an existing *antenna system* or structure not possible?
- How is the *proponent* trying to integrate the antenna into the local surroundings?
- What is the *proponent* doing to ensure that the *antenna system* is not accessible to the general public?
- What options are available to satisfy aeronautical obstruction making requirements at this site?
- What are the steps the *proponent* is taking to ensure compliance with the general requirements of the *Innovation Science Economic Development Canada's Client Procedures*

CPC 2-0-03, the *Canadian environmental Assessment Act* (CEAA), and *Safety Code 6* of the *Health Act*?

Concerns that are **not relevant** include:

- Disputes with members of the public relating to the *proponent's* service, but unrelated to antenna installations;
- Potential effects that a proposed *antenna system* will have on property values or municipal taxes;
- Questions whether the *Radiocommunication Act*, this document, *Safety Code 6*, locally established bylaws, other legislation, procedures or processes are valid or should be reformed in some manner.

#### 4. *Concluding Consultation*

Installation or modification of an *antenna system* may only be commenced after the consultation process has been completed by the land-use authority, or ISED confirms concurrence of the consultation portion of the default process, and after all other process requirements have been met by the *proponent*.

### **B. *Analysis and Observations of ISED's Default Public Consultation Process***

#### 1. *ISED Limits of Public Consultation*

The limits of ISED's CPC include the following matters on which it is either silent or does not have a requirement:

- application requirements to the land use authority;
- cost recovery;
- pre-consultation; and
- a means for community based dialogue beyond providing public information.

Further, the time restrictions on notice, responses, as well as the overall consultation time frame could be restrictive in addressing controversial proposals and the efforts needed to mitigate and search for alternatives. In practice, however, some consultation takes longer than the timeframes set out in the Default process. Carriers appreciate a predictable process, but understand that certain sites may require more time.

#### 2. *Analysis*

The CPC clearly notes that its default consultation process is a **minimum** process and anticipates through direct reference that local land-use authorities may **augment** the process by developing its own *protocol* which can address, for example, notification of additional entities, expanded

minimum prescribed notification distances, pre-consultation meetings, and community information sessions.

The CPC also contains an important clause suggesting that even though a proposal may otherwise be exempt from public consultation, there are cases where “it may be prudent for the *proponent* to consult even though the proposal meets an exclusion.” Considerations for this decision include:

- the *antenna system’s* physical dimensions, including the antenna, mast, and tower, compared to the local surroundings;
- the location of the proposed *antenna system* on the property and its proximity to neighbouring residents;
- the likelihood of an area being a community-sensitive location; and
- NAV Canada and Transport Canada’s marking and lighting requirements for the proposed structure.

The companion *Guide to Assist Land-Use Authorities in Developing Antenna Siting Protocols* complements the CPC and addresses the role *land use authorities* (LUA)s can play in effectively participating and influencing decisions with respect to the proposed *antenna system* within the ISED’s siting procedures and sets out elements that LUAs might wish to include in establishing their own local *protocol*. These elements are incorporated in the model *protocol* described in this document.

*Local knowledge* is valued, particularly with regard to amenities, cultural or environmental sensitivities, Local Trust Area planning priorities such as those related to telecommunication connectivity, and other relevant characteristics of the area.

Although recognizing that the LUA or public’s preferred locations for siting may not always be feasible for strategic and technical reasons, the guide notes:

*LUAs are encouraged to develop protocols that are clear and within their area of responsibility. Protocols can include promoting the placement of antennas in optimal locations from a land-use point of view, or excluding certain types of installations from protocol requirements. Through protocols, an LUA can highlight its local knowledge and expertise related to area sensitivities, including environmental or cultural concerns, and land-use compatibility.<sup>2</sup>*

It is appropriate, therefore, for a local government to establish by way of policy in its Official Community Plan or Land Use Bylaw, and a *protocol* document, land use preferences, land use

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<sup>2</sup> Guide to Assist Land-use Authorities in Developing antenna system Siting Protocols, Industry Canada (now Innovation, Science, Economic Development Canada), Issue 2, August 2014, Section 2.1, page 3.

sensitivities, and *design guidelines*. for siting of an *antenna system*. This conclusion has been confirmed in a conversation with an ISED representative.<sup>3</sup>

The guide suggests LUAs may consider preliminary consultation which will serve to inform, advise, guide, and indicate preferences to *proponents*. Communities such as the Regional District of Nanaimo have established a preliminary consultation step in the form of a site investigation meeting.

Further, the guide acknowledges that a LUA can set the format for public consultation in its *protocol*. These formats may take the form of a community open house, town hall style meeting, or another format preferred by the LUA. Ideally, the LUA and *proponent* will arrive at a mutually agreeable format.

In its outline template, the guide provides a set of considerations and suggested principles for a community in developing its own local *protocol*. The Regional District of Nanaimo, for example, has used this template effectively for establishing a *protocol* for all its Electoral Areas.

### **C. Addressing the Limitations of the ISED's Default Process**

A model *protocol* for the Local Trust Areas can effectively compliment and address the inherent limitations of ISED's default process in the following manner:

- specify application requirements in detail;
- require pre-consultation;
- require information to the Local Trust Area, even if public consultation is not required;
- address cost recovery separately through an application fee;
- establish the desired format for public consultation beyond information packages;
- increase written notification area;
- identify specific groups to notify;
- establish siting criteria via OCP policy or via incorporation within a separate *protocol* document; and
- establish its own time frames, provided they do not exceed limitations of the CPC; however, the CPC provides for an opportunity to extend time frames under certain circumstances, particularly if there is an opportunity to mitigate and review options.

---

<sup>3</sup> Conversation with Jeff Stanhope, Spectrums Operations Manager, Spectrum Management Operations Branch, ISED, September 29, 2017.

## 3.2 Model Public Consultation Protocol for Local Trust Areas

### A. Introduction

Telecommunications systems that provide full coverage and service are essential to for a healthy and well-connected community. This protocol serves as a foundation to ensure that communities benefit from high quality, dependable telecommunication services that effectively support daily life activities, emergency services, citizen engagement, tourism, and local business all of which are important to the Islands Trust.

### B. Objectives

The objectives of this *protocol* are:

1. to acknowledge that ISED has exclusive jurisdiction over the approval of the siting and installation of telecommunication infrastructure in Canada;
2. to establish a siting and consultation process for use by all Local Trust Areas (LTA)s that is harmonized with ISED's *Radiocommunication and Broadcasting Antenna Systems Client Procedures Circular (CPC-2-0-03)* and *Guide to Assist Land-use Authorities in Developing Antenna Siting Protocols* for reviewing land use issues associated with *antenna system* siting proposals;
3. to set out an objective process, criteria and guidelines that are transparent, consistent and predictable for the evaluation of *antenna system* siting proposals that:
  - minimize the number of new antenna sites by encouraging co-location;
  - encourage designs that integrate with the surrounding land use and public realm;
  - establish when local public consultation is required; and
  - allow ISED and *proponents* to identify and resolve any potential land use, siting or design concerns with the LTA at an early stage in the process.
4. to provide an expeditious review process for *antenna system* siting proposals;
5. to establish a local land use consultation framework that ensures the LTA and members of the public contribute local knowledge that facilitates and influences the siting--location, development and design (including aesthetics) —of *Antenna system* within LTA boundaries;
6. to contribute to the orderly development and efficient operation of a reliable, strong radiocommunication network within all LTAs;
7. to provide LTAs with the information required to satisfy the requirements of ISED regarding local land use consultation, resulting in an informed statement of concurrence, concurrence with conditions, or non-concurrence from the LTA at the end of the process; and

8. to establish administrative fees to be paid by telecommunication *proponents* with consideration given to the costs to Islands Trust to evaluate and process proposals.

### **C. Jurisdiction**

#### **1. Role of Innovation, Science and Economic Development Canada**

Under the *Radiocommunication Act*, the Minister of ISED has sole jurisdiction over inter-provincial and international communication facilities. The final decision to approve and license the location of *telecommunication antenna system* is made only by ISED. All technical aspects and siting of telecommunication and broadcasting services are regulated by the Federal government under the *Radiocommunication Act*. ISED has an established procedure, the *CPC*, which prescribes the process and review of proposed telecommunication structures. As part of the process, *proponents* are required to notify the local land-use authority and nearby residents. Moreover, the *proponent* is required to address the public's questions, concerns and comments through ISED's prescribed public consultation process.

#### **2. Other Federal Legislation**

##### **Public Health**

With regard to public health, ISED refers to the standards set by Health Canada for determining acceptable levels of radiofrequency electromagnetic energy produced by telecommunication infrastructure. All telecommunication *proponents* are required to follow the guidelines outlined in Health Canada's *Safety Limits of Human Exposure to Radiofrequency Electromagnetic Fields in the Frequency Range from 3 kHz to 300 GHz – Safety Code 6 (2009)*.<sup>4</sup> This code is accompanied by the *Technical Guide for Interpretation and Compliance Assessment of Health Canada's Radiofrequency Exposure Guidelines*, to assist users in understanding and assessing the safety of electromagnetic exposures in working and living environments. This code is also accompanied by a fact sheet, *What is Safety Code 6?* (available online at <https://www.canada.ca/en/health-canada/services/environmental-workplace-health/reports-publications/radiation/fact-sheet-what-safety-code-6.html>). The document is self described as 'busting myths' with a summary of facts. The introduction to this document, cited in the following paragraphs, provides a clear summary.

*The Government of Canada is committed to protecting the health and safety of Canadians from environmental risks, including those posed by exposure to radiofrequency (RF)*

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<sup>4</sup> LTAs do not assess any submission for an Antenna System with respect to health and radiofrequency exposure issues or any other non-placement or non-design related issues. Any questions or comments the public may wish to make regarding health issues related to cell phones, cell towers and radiofrequency exposure guidelines (Safety Code 6) should be directed to Health Canada on-line at [healthcanada.gc.ca](http://healthcanada.gc.ca) and to the *proponent's* representative. The document is available online at <https://www.canada.ca/en/health-canada/services/environmental-workplace-health/consultations/limits-human-exposure-radiofrequency-electromagnetic-energy-frequency-range-3-300.html> ( accessed October 27, 2017).

*electromagnetic energy - the kind of energy given off by various electronic devices such as cell phones and Wi-Fi, as well as broadcasting and cell phone towers.*

*Health Canada has a guideline, known as Safety Code 6, which recommends limits for safe human exposure to RF electromagnetic energy. The limits established in Safety Code 6 incorporate large safety margins to provide a significant level of protection for all Canadians, including those working near RF sources.*

*Health Canada scientists monitor the scientific literature on this issue on an ongoing basis. Safety Code 6 is reviewed on a regular basis to verify that the guideline provides protection against all known potentially harmful health effects.*

*While Health Canada recommends limits for safe human exposure, Health Canada does not regulate the general public's exposure to electromagnetic RF energy. However, many provinces and territories apply the exposure limits in Safety Code 6 for general public exposure. Wireless devices and their associated infrastructure (such as cell towers) are regulated by Industry Canada, and are required to comply with Safety Code 6.*

*Canada's limits are consistent with the science-based standards used in other parts of the world (e.g., the United States, the European Union, Japan, Australia and New Zealand) and provide protection against all known adverse health effects from RF energy.*

### **Environmental and Aeronautical Legislation**

In addition to Health Canada's requirements, *proponents* must comply with the Canadian Environmental Assessment Act and any painting and lighting requirements for aeronautical safety prescribed by NAV Canada and Transport Canada.

### **3. Role of Local Government**

Local governments are referred applications for proposed towers and are given the opportunity to comment on the proposal. Ultimately, the role of the Local Trust Committee (LTC) is to issue a statement of concurrence or non-concurrence to the *proponent* and ISED.<sup>5</sup> The statement considers the land-use compatibility of the antenna structure, the responses of the impacted residents and the *proponent's* adherence to this *protocol*. In addition, local government can communicate and provide guidance to the *proponent* on the particular sensitivities, planning priorities, and characteristics of an area, and establish siting guidelines. Local government may adopt the default public consultation process as defined in ISED's CPC or augment the process with its own consultation process, subject to the time limitations established in the CPC.

### **D. Antenna Structures for which Public Consultation is Required**

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<sup>5</sup> Regardless of whether the LTA issues a statement of concurrence or non-concurrence, ISED has exclusive jurisdiction over the approval of the siting and installation of telecommunication infrastructure in Canada.

- **New antenna systems:** where the height is greater than 15 metres
- **New antenna systems:** where the height is less than 15 metres proposed by telecommunication carriers, broadcasting undertakings or third-party owners
- **Existing antenna systems:** where modifications exceed a cumulative height increase of greater than 25%
- **Non-Tower Structures:** where the height above ground of the non-tower structure, exclusive of appurtenances, is increased by more than 25%

## E. Excluded Antenna Structures & Information Requirements

This section outlines the criteria for identifying *Antenna system* excluded from the consultation process by ISED, the need to consider local circumstances for all exempt structures, and the process for *proponents* to notify and discuss proposed exempt structures with the LTA.

### 1. Exemptions from Antenna System Siting Proposal Review and Public Consultation

For the following types of installations, *proponents* are generally excluded by ISED from the requirement to consult with the LTA and the public, **but must still fulfill the General Requirements outlined in Section 7 of the CPC.**

- **New antenna system:** where the height is **less than 15 metres** above ground level proposed by business, government, Crown agencies, general public; this exclusion does not apply to *antenna system* proposed by telecommunications carriers, broadcasting undertakings or third-party tower owners;
- **Existing antenna system:** where modifications are made, antennas added or the tower replaced<sup>6</sup>, including to facilitate sharing, provided that the total cumulative height increase is no greater than 25% of the height of the initial *antenna system* installation<sup>7</sup>. No increase in height may occur within one year of completion of the initial construction. This exclusion does not apply to *antenna system* using purpose built antenna supporting structures with a height of less than 15 metres above ground level operated by telecommunications carriers, broadcasting undertakings or third-party tower owners;
- **Non-tower structure:** antennas on buildings, water towers, lamp posts, and similar structures, **are excluded** from consultation provided that the height above ground of the non-tower structure, exclusive of appurtenances, is not increased by more than 25% and have been reviewed by Islands Trust staff who will provide comment in accordance with LTA *design guidelines*; and
- **Temporary antenna systems:** used for special events or emergency operations and must be removed within three months after the start of the emergency or special event.

No consultation is required prior to performing maintenance on an existing *antenna system*

<sup>6</sup> The exclusion for the replacement of existing antenna systems applies to replacements that are similar to the original design and location.

<sup>7</sup> Initial antenna system installation refers to the system as it was first consulted on, or installed.

## 2. *Design Guidelines for Antenna Systems*

The appendix in Chapter 8 of this protocol document is a matrix of telecommunication design illustrating typical tower designs, rooftop antennas, utility poles and light standards. An LTA may choose to further exempt from public consultation any of the specific antenna systems illustrated in the matrix. Note that antennas affixed to buildings, utility poles and light standard are already exempt from public consultation, unless they exceed a 25% increase in height.

## 3. *Voluntary Public Consultation*

The CPC states that:

*Individual circumstances vary with each antenna system installation and modification, and the exclusion criteria above should be applied in consideration of local circumstances. Consequently, it may be prudent for the proponents to consult the LTA and the public even though the proposal meets an exclusion noted above.*

Therefore, when applying the criteria for exclusion, *proponents* are encouraged to consult the LTA when it is **prudent** to do so in consideration of any of the following:

- The *antenna system's* physical dimensions, including the antenna, mast, and tower, is significant compared to the local surroundings,
- The relative location of the proposed *antenna system* on the property and its proximity to neighbouring residents;
- The likelihood of an area being in a community-sensitive location; and
- The nature of Transport Canada's marking and lighting requirements for the proposed structure.

## **F. Notification and LTA Review of Exempt Antenna system**

Notwithstanding ISED's exemption criteria for certain *Antenna system*, LTAs should be informed of all new *antenna system* installations within their boundaries so they can:

- be prepared to respond to public inquiries once construction/installation has begun;
- be aware of site *co-location* within the LTA;
- maintain records to refer to in the event of future modifications and additions; and
- engage in meaningful dialogue with the *proponent* with respect to the appearance of the *antenna system* and structure prior to the *proponent* confirming a final design.

Therefore, *proponents* are required to undertake the following steps for **all exempt antenna system installations before commencing construction**.

### 1. *Building/Structure-Mounted Antenna System:*

The *proponent* will in all cases provide the following **information** for all new *antenna system* or modifications<sup>8</sup> to existing *antenna system* that are mounted to an existing structure, including (but not limited to) a building/rooftop, water tower, utility pole or light standard, and which are exempted from public consultation in sub-section 3.2 D. 1.:

- a) the location of the *antenna system* (address, name of building, rooftop or wall mounted);
- b) description of proposed **design** with respect to the measures used by existing systems on that site;
- c) the height of the *antenna system*;
- d) the height of any modifications to existing systems.

The Islands Trust staff may notify the *proponent* of any inconsistency with the preferences and sensitivities expressed in the siting criteria and /or design preferences and the parties (proponent and Islands Trust staff) will work towards a solution that minimizes visibility.

### 2. *Additions that Increase the Height of Freestanding Antenna system:*

The *proponent* will confirm to the LTA that an addition that extends the height of an existing *freestanding antenna system* meets the exclusion criteria in subsections 3.2 D. 1 by providing the following:

- a) the location, including its address and location on the lot or structure;
- b) a short summary of the proposed addition including a preliminary set of drawings or visual rendering of the proposed system; and
- c) a description of how the proposal meets one or more of the Article 3.2 D. 1 exclusion criteria.

The Islands Trust staff will review the documentation and will contact the *proponent* where there is a site-specific basis for modifying the exemption criteria based on the siting criteria preferences and discouragements expressed of the *protocol*. In such cases, the Islands Trust staff and the *proponent* will work toward a mutually agreeable solution, which may include the Islands Trust staff requesting the proposal be subject to all or part of the pre-consultation, proposal submission and public consultation process defined in Subsections F. 2. a) b) and F. 2. of this *protocol*, as applicable, concluding with a letter of concurrence or non-concurrence.

### 3. *Additional Exemptions*

Local Trust Areas may exclude from all or part of the consultation process any *antenna system* installation in addition to ISED's basic exemptions listed in articles 3.2 B. 1. & 3.

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<sup>8</sup> Providing information is required for modifications that materially or noticeably change the appearance of the system. Maintenance works that do not result in such changes are excluded from the information requirement.

- a) A new *antenna system* proposed to be located outside the LTA's preferred distance from the nearest lot line;
- b) Notwithstanding Subsection E. 1. Building/ Structure Mounted Antenna System, the Islands Trust staff may additionally, on a case-by-case basis, exempt a *proponent* from all or part of the consultation requirements under Section F of this *protocol*.<sup>9</sup> For example, exemptions may be granted where the proposed location is separated from a *residential area* or heritage area or structure by an arterial roadway, and/or is buffered by substantial tree cover, topography, or buildings.
- c) Antenna system greater than 15 metres in height proposed by government agencies such as police, fire protection, ambulance, other emergency services, BC ferries, and BC Hydro who maintain their own two-way telecommunication networks, except, however, such systems are not exempt if they are proposed in partnership with a commercial telecommunication service provider.

## **G. Consultation Process**

### **1. Consultation Objectives**

The *protocol* for public consultation is designed to:

- inform;
- incorporate local knowledge;
- harmonize with ISED regulations and guidelines;
- be transparent;
- be consistent;
- be predictable; and
- be expeditious.

### **2. Process Steps, Requirements and Time lines**

#### **a) Pre-Consultation with the LTA**

##### *Commentary*

*For free-standing towers, pre-consultation is one of the most important elements in the antenna siting process as it generally occurs at a point before the proponent is committed to a site or design.*

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<sup>9</sup> For example, a LTA may decide to exclude certain proposals from the requirement to hold a public meeting, but not from issuing a public notification to affected property owners/tenants within the *Prescribed Notification Distance*.

*As a result, it represents the best opportunity to influence the siting decision since the proponent will more likely become committed to a site once the detailed engineering has been completed. While a discussion of submission requirements is appropriate, the proposal will benefit most from early direction on matters of siting and design. Proponents are strongly encouraged to initiate pre-consultation as early as possible in the antenna siting process for exempt and non-exempt structures. The process of building a good working relationship with telecommunication providers may begin even before a proposal is considered: Local Trust Areas are encouraged to invite potential proponents for a conversation about telecommunication at any time, the earlier the better.*

Prior to submitting an *antenna system* proposal that does not meet any of the exemptions listed in Subsection D. 1. 3. the *proponent* will undertake the following preliminary consultations with the LTA:

#### **Step 1: Pre-Consultation**

##### *i. Pre-Consultation*

*The purpose of the pre-consultation phase is for the proponent to share with the LTA representative the network objectives, provide possible site options and receive preliminary feedback. The pre-consultation steps include:*

- the *proponent* notifies the LTA representative that locations in the community are being assessed for potential *antenna system* siting;
- the proponent provides the LTA representative potential locations and invites feedback on preferred locations and/or designs; and
- the proponent may offer to host a community workshop to provide options and invite feedback on possible solutions, although not necessary.

##### *ii. Site Investigation Meeting*

Based on comments from the pre-consultation step, the proponent will provide a summary of a site-specific location, including:

- **Site Location:** location, type and height of the proposed *telecommunication antenna system*;
- **Alternative Locations:** summary of what other alternative locations were considered, including options to co-locate on existing structures;
- **Site Design:** preliminary drawings and/or visual renderings of the proposed *telecommunication antenna system*;
- **Co-location:** summary of efforts proponent has made to allow other companies to co-locate on the tower, as well as indication from other companies regarding interest in co-locating on new telecommunications structure.

The purpose of the site investigation meeting is to:

- identify preliminary issues of concern;
- give opportunity for the *proponent* to outline the proposal to the LTA;
- give opportunity for the LTA to provide initial feedback to the *proponent*;
- identify any potential *sensitive community locations* as defined by this policy;
- identify any potential *neighbouring land-use jurisdictions, school districts, emergency service providers and community associations* that may be required to provide comment on the proposal as outlined in this policy;
- guide the proponent on creating *localized content* for public notification and distribution; and
- Inform the *proponent* of the LTA's preference of taller towers over shorter towers and supporting future *Co-location* opportunities.

iii. *LTA Preferences and Requirements*

Following the Site Investigation Meeting, planning staff will provide the proponent with an information package within a timeframe determined by the Islands Trust that includes:

- **Public consultation:** confirmation if, (a) public consultation is required, and if so, the process the proponent needs to follow, including a list of any other agencies, jurisdictions, and First Nations to be consulted, and if a Public Information Meeting is required or, (b) public consultation is not required;
- **Site design:** comments on proposed location and design; and
- **Studies and permits:** a list of plans, studies and/or permits that may be required (i.e. environmental impact statements) as well as any fees that need to be paid to the LTA for processing application.

**Step 2: Application**

b) *Application Submission to the LTA: Initial Application Proposal*

Except for specific waivers granted for amateur operators (see Subsection 3) the *proponent* must include the following information when submitting a *telecommunication antenna system* siting proposal to the LTA that does not meet the exemption criteria for the proposal review and public consultation requirement:

- i. **Site Rationale:** a letter or report from the *proponent* indicating the need for the proposed site, the rationale for site selection, and a summary of opportunities for *co-location* potentials on existing or proposed *antenna system* within the LTA;

- ii. **Co-location:** (a) a summary of effort proponent has made to encourage others to co-locate on the proposed new infrastructure, as well as a list of parties who have expressed an interest in co-locating, and (b) a written and signed attestation that there are no *co-location* opportunities within the LTA;
- iii. **Site Design:** Preliminary engineering plans of the proposed structure which includes information outlining the number of antennas proposed on the structure, and the structure's ability to accommodate future antennas (including *co-location*). Proponents are encouraged to provide site design options;
- iv. **Visual Renderings:** visual rendering(s) of the proposed *antenna system* with best effort to superimpose to scale;
- v. **Site Plan:** a site plan showing the proposed development situated on the site;
- vi. **Site Distance to Surrounding Areas:** a map showing the horizontal distance between the proposed antenna system and the nearest residential, commercial and institutional uses;
- vii. **Letter of Authorization:** confirmation of legal ownership of the lands subject to the proposal, or a signed letter of authorization from the registered property owner of the land, their agent or other person(s) having legal or equitable interest in the land;
- viii. **Title Search:** a copy of a title search (dated within the past 30 days of proposal submission) and any restrictions, restrictive covenants, easements or rights-of-way registered against the lands the *telecommunication antenna system* is proposed on;
- ix. **Safety Code 6:** a written and signed attestation that the *telecommunication antenna system* will respect Health Canada's *Safety Code 6* which sets safe radiofrequency emission levels for these devices including the cumulative effects of multiple *telecommunication antenna system* at the location and in the immediate area;
- x. **Supplemental Documentation:** any other documentation as reasonably identified by the LTC following the site investigation meeting; and
- xi. **Fee:** the application fee as required by Local Trust Area Bylaw No. \_\_\_\_.
- xii. **Draft Notification:** Based on required consultation process as directed by LTA, the proponent is to provide, (a) a draft of all public notices to be delivered by mail to the public, *School Districts*, *community associations* and *neighbouring land-use jurisdictions*, which is to be approved by LTA staff prior to mail out; (b) an address list and map indicating all properties **and residents** which are to be notified by mail of the proposal, (c) a draft of newspaper advertisements indicating the time and date of any public information meeting, which is to be reviewed by LTA staff prior to publication (if a public information meeting is required); and
- xiii. **Comments from Emergency Services:** a copy of written correspondence indicating that the *proponent* has referred the proposal to local fire, police and ambulance

services, and if given, any comments received emergency services should be submitted to LTA staff prior to mail out.

### 3. *Waivers to Application Submissions*

- ⌘ The LTA may waive any of the Initial Application or Public Notification requirements for amateur radio operators on a case by case basis.

#### **Step 3: Public Consultation**

In addition to ISED's public consultation requirements as prescribed in *Radiocommunication and Broadcasting Antenna Systems Client Procedures Circular (CPC-2-o-03)*, the LTA has incorporated into the requirements a number of **augmentations** to the public consultation process. Itemization of the augmented elements may be found in Table A: "Consultation and Information –Process Steps and Requirements: ISECD & Augmentation."

#### a) *Notification Requirements for Non-exempt Antenna Systems*

- i. The *proponent* will provide written notice, sent by regular mail or hand delivered, to all property owners and residents with a *notification distance* of 10 metres for every one metre in height from the base of the structure for a *freestanding antenna system*
- ii. The *proponent* will provide written notice, sent by regular mail or hand delivered, to all *neighbouring land-use jurisdictions, emergency service providers and school districts* with a *notification distance* of 1000 metres from the base of the structure.
- iii. The *proponent* will provide notice to ISED's regional office.
- iv. The *proponent* will provide written notification to Community Associations identified at the site investigation meeting.
- v. The proponent will place notice of the *telecommunication antenna system* proposal in at least two editions of a local newspaper.
- vi. Where a public information meeting is to be held for a proposed *telecommunication antenna system*, a notice of the meeting shall be placed in at least two editions of a local newspaper and the proponent will provide written notice of the meeting sent by regular mail or hand delivered, to all property owners, *land-use jurisdictions, emergency service providers and school districts* with a *notification distance* of 10 metres for every one metre in height for a *freestanding antenna system* and for a *building/structure-mounted antenna system*.

#### b) *Notice Content Requirements*<sup>10</sup>

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<sup>10</sup> These requirements are those of Appendix 1 of the CPC as well as additional requirements suitable for the Islands Trust.

The *proponent* shall include at a minimum the following information in any mailed or otherwise delivered public notice:

- i. The proposed antenna system's purpose, the reasons why existing antenna systems or other infrastructure cannot be used, a list of other structures that were considered unsuitable and future sharing possibilities for the proposal;
- ii. Information on the location within the community, the geographic coordinates and the specific property or rooftop, height, type, design and colour of the proposed telecommunication antenna system, including a copy of the site plan submitted with the application;
- iii. Description of the antenna that may be mounted on the supporting structure and simulated images of the proposal;
- iv. Identification of areas accessible to the general public and the access/demarcation measures to control public access;
- v. An attestation that the general public will be protected in compliance with Health Canada's Safety Code 6 including combined effects within the local radio environment at all times;
- vi. An attestation that the installation will respect good engineering practices including structural adequacy;
- vii. Transport Canada's aeronautical obstruction marking requirements (whether painting, lighting or both) if available; if not available, the proponent's expectation of Transport Canada's requirements together with an undertaking to provide Transport Canada's requirements once they become available;
- viii. Information on the environmental status of the project, including any requirements under the Canadian Environmental Assessment Act, 2012;
- ix. Clear information on the role of ISED as the sole approving authority for the siting of telecommunication Antenna system and that the LTA only provides a statement of siting concurrence/non-concurrence at the request of the proponent;
- x. Notice that general information relating to antenna systems is available on ISED Canada's Spectrum Management and Telecommunications website (<http://www.ic.gc.ca/towers>);
- xi. Reference to any applicable local land-use requirements such as local processes, protocols, etc.;
- xii. Information that comments and responses should be directed to the proponent and that all submissions received by the proponent will be forwarded to the LTA for their records;
- xiii. Information that citizens may request their name and contact information be kept confidential within the published records;

- xiv. The name and contact information of a contact person for the *proponent*;
- xv. The name and contact information of ISED;
- xvi. The name and contact information of the LTAs planner;
- xvii. An attestation that the *telecommunication antenna system* will respect Health Canada's *Safety Code 6* which sets safe radiofrequency emission levels for these devices; and
- xviii. The date, time and location of the public information meeting where required.
- xix. closing date for submission of written public comments (not less than 30 days from receipt of notification).
- xx. The notification shall be sent in an envelope addressed to the "Occupant" and/or "Tenants" and shall clearly show in bold type on the face of the envelope the statement: "NOTICE FOR RESIDENTS: NEW PROPOSED CELL TOWER - INFORMATION IS ENCLOSED."

## 5. *Public Information Session*

The LTA requests the *proponent* chair a public information meeting for all proposed *telecommunication Antenna system* exceeding 15 metres in height **or where there is significant public interest in the new free standing proposed telecommunication antenna system**. The type of public meeting to be conducted is up to the discretion of the proponent, however:

- an appropriate date, time and location for the public information meeting will be determined in consultation with the LTA's Island Planner;
- the *proponent* will make available at the public information meeting an appropriate visual display of the proposal, including a copy of the site plan submitted with the application and an aerial photograph of the proposed site;
- all information and materials presented should consist of *localized content*;
- the *proponent* shall not schedule a public information meeting less than seven day prior to the close of the public consultation period; and
- the *proponent* may request LTA staff attendance and participation in the meeting.

## 6. *Online Community Engagement*

- A proponent may augment the public information session with an online forum to allow information sharing and feedback from people who may not be able to attend a public forum

| <b>Table A: Consultation and Information –Process Steps and Requirements: ISED &amp; Augmentation</b> |                                                                                                                                       |                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Step</b>                                                                                           | <b>Default ISED Requirement</b>                                                                                                       | <b>LTA Augmentation</b>                                                                                                                                                                                                                                                                            |
| <b>Pre-consultation</b>                                                                               |                                                                                                                                       |                                                                                                                                                                                                                                                                                                    |
| Informal meetings                                                                                     | None                                                                                                                                  | Yes                                                                                                                                                                                                                                                                                                |
| Information about exempt antenna systems                                                              | None                                                                                                                                  | Yes                                                                                                                                                                                                                                                                                                |
| Notification                                                                                          | None                                                                                                                                  | Yes                                                                                                                                                                                                                                                                                                |
| Site investigation meeting                                                                            | None                                                                                                                                  | In some cases                                                                                                                                                                                                                                                                                      |
| Confirmation of LTA preferences and requirements                                                      | None                                                                                                                                  | Yes                                                                                                                                                                                                                                                                                                |
| <b>Application</b>                                                                                    |                                                                                                                                       |                                                                                                                                                                                                                                                                                                    |
| Initial application proposal                                                                          | None                                                                                                                                  | Yes                                                                                                                                                                                                                                                                                                |
| Submission Prior to Notification –for staff review and approval                                       | None                                                                                                                                  | <ul style="list-style-type: none"> <li>○ Draft of all public notices</li> <li>○ Address list and map of all property owners and residents to be notified</li> <li>○ Draft of newspaper ads</li> <li>○ Copy of written notice referencing emergency services providers referral comments</li> </ul> |
| <b>Public Consultation</b>                                                                            |                                                                                                                                       |                                                                                                                                                                                                                                                                                                    |
| Written notice                                                                                        | Property owners within 3 X tower height prescribed distance                                                                           | <ul style="list-style-type: none"> <li>○ Include property owners and all residents, including seasonal residents</li> </ul>                                                                                                                                                                        |
|                                                                                                       | Neighbouring land use jurisdictions, emergency service providers, and school districts within 3 X tower or building/ structure height | <ul style="list-style-type: none"> <li>○ Community associations</li> </ul>                                                                                                                                                                                                                         |
| Newspaper notice                                                                                      | Notice regarding proposal in one edition of a local newspaper                                                                         | <ul style="list-style-type: none"> <li>○ Proposal and information meeting</li> <li>○ Optional community workshop</li> <li>○ Two editions of local newspaper</li> <li>○ Website and/or social media notification</li> <li>○ Optional online forum</li> </ul>                                        |
| Notice content                                                                                        | 12 points of the CPC Appendix 1 ‘Public Notification Package’                                                                         | <ul style="list-style-type: none"> <li>○ Site plan</li> <li>○ Statement on respective roles of ISED and LTA</li> </ul>                                                                                                                                                                             |
| Public information session                                                                            | None                                                                                                                                  | <ul style="list-style-type: none"> <li>○ For all proposals exceeding 15 m in height or where there is significant public interest</li> </ul>                                                                                                                                                       |

## 7. **Step 4: Request for Concurrence**

### a) *Submission to the LTA: Request for Concurrence*

Prior to submitting a formal request for siting concurrence, the proponent must include the following information to the LTA:

- i. A summary of and a copy of all public submissions and responses, as well as the proponent's response to public submissions as outlined in ISED's *Radiocommunication and Broadcasting Antenna Systems Client Procedures Circular* (CPC-2-0-03);
- ii. A letter outlining any NAV Canada and Transport Canada requirements for lighting and painting on the proposed *telecommunication antenna system*;
- iii. A copy of all plans and studies (i.e. Environmental Review) required for the construction of the proposed *telecommunication antenna system*;
- iv. A package summarizing the results of the public information meeting containing at a minimum, the following:
  - The time, date, location and number of people in attendance of any public information meeting held;
  - A List of attendees, including names, addresses and phone numbers (where provided voluntarily);
  - Copies of all letters and other written communications received; and
  - A letter outlining how all the concerns and issues raised by the public were addressed.

### b) *Statement of Concurrence or Non-concurrence*

#### **Commentary**

*The purpose of this protocol is to provide the LTC with consistent procedures and information with which to evaluate the siting of a telecommunication antenna system. Following the commencement of the consultation period, the proponent may request a statement of concurrence from the LTC. Once a request is received, Islands Trust staff will prepare a report with a recommendation to the LTC. The staff report will include information on the proposed telecommunication antenna system, a site plan, the location of the proposal, an overview of the application and all public consultation materials submitted by the proponent for the Committee's review. It is the discretion of the LTC to provide a statement of siting concurrence or non-concurrence or- The proponent can ask for a decision from the LTC. If nothing is forthcoming, after a certain amount of time, they can ask ISED what to do next. Should a proposal ever go to impasse (rare), ISED will look at the default process as a minimum and also consider the LTC's protocol. In reaching a decision*

*the ISED will consider such questions as 'Did the proponent address all requirements?', 'Did the proponent adequately address all reasonable and relevant concerns?' and 'Can the proponent argue that the LTC's process was overly onerous and unrealistic?'*

The statement of concurrence or non-concurrence shall occur within 120 days of acceptance of a complete application, unless otherwise agreed to by the proponent and ISED.

*c) Duration of Concurrence*

- i. Concurrence remains in effect for a maximum period of 3 years from the date it was issued by the LTC. If construction has not commenced within this time period, the concurrence expires and a new submission and review process, including public consultation as applicable, is necessary prior to any construction activity.
- ii. Request notification of intent to construct 60 days prior commencement of construction activity (OR, building permit).
- iii. Once concurrence has been issued, it may be transferred from the original proponent to another proponent without the need for further consultation provided that:
  - All information gathered by the original *proponent* is transferred to the new *proponent*;
  - The structure and *antenna system* for which the concurrence was issued to the original *proponent* is what the new *proponent* builds, and
  - Construction of the structure is begun within the duration of the concurrence period.

*d) Letter of Undertaking*

The Proponent may be required by the LTC to provide a Letter of Undertaking which may include the following requirements:

- i. posting of a security for the construction of any proposed fencing, screening or landscaping or
- ii. building permit requirements determined by the regulations of the \_\_\_\_\_Regional District.

***H. Terms of Use of This Policy***

The LTA is not in any way bound by this policy and is free to apply, or not apply, any evaluation criterion it deems appropriate in its consideration of applications.

## 4 LAND USE SITING CRITERIA

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### 4.1 Introduction

*Antenna systems* should be sited and designed to respect local sensitivities and preferences as identified by the LTA, including making efforts to being unobtrusive and inconspicuous, minimizing visual impact, avoiding disturbance to natural features and reduce the need for future facilities in the same area, where appropriate.

#### *Commentary*

*An outright ban on any type of antenna system is not defensible and may ultimately not be in the LTA's best interest as the ISED has the ultimate approval authority; better to have a progressive policy that recognizes telecommunication antenna systems need to go "somewhere" and use siting criteria to help proponents find the "least worst" spot. Siting criteria puts the LTA in a position of having some control, rather than being ultimately powerless.*

These criteria address co-location, re-use, use of existing infrastructure, and new *antenna systems*.

Consideration is requested in the following order of priority:

1. **Co-location** on an existing Antenna System
2. **Re-use** of an existing telecommunication facility
3. Use of **existing infrastructure** such as a building rooftop or utility pole
4. **Stealth design** of a new antenna system
5. **New antenna system** structure

The proponent should review the guidelines identified below as early as possible and should attempt to resolve any outstanding issues prior to submitting its *antenna system* siting proposal and undertaking the public consultation, where required by the LTC. Because expressed preferences may be location or site specific, the proponent is encouraged to discuss the guidelines fully with Islands Trust planning staff during a preliminary meeting.

Proponents are also required to obtain all applicable building permits for additions and/or modifications to existing buildings. `

### 4.2 Criteria

Before submitting a proposal for an *antenna system* on a new site, the *proponent* must explore the following options:

- consider *co-location* by sharing an existing *antenna system*;
- explore modifying or replacing a structure if necessary; and

- locate, analyze and attempt to use any feasible **existing infrastructure**, including (but not limited to) rooftops, water towers, utility poles or light standards; and
- explore the feasibility of designing a new antenna system where the visibility of the equipment is minimized from street level, including shrouding or stealth design.

Where *co-location*, re-use, modification, use of existing infrastructure, or a *stealth design* of a new structure is not feasible, a new *antenna system* should be designed with *co-location* capacity, including in *residential areas* when identified as the LTA's preference.

The LTA recognizes that the objective of promoting *co-location* and the objective of making *antenna systems* less noticeable may sometimes come into conflict. Nevertheless, the LTA intends to review each submission on its merits with a view to promoting both objectives and, where necessary, will determine the appropriate balance between them. The *proponent* should, in all cases, verify the LTA's site-specific criteria preferences during the pre-submission consultation process before investing in a final design or site.

### **A. Preferred locations**

When new *Antenna systems* must be constructed, **where technically feasible**, the following locations are preferred:

#### **1. Buildings & Infrastructure**

- Existing buildings and/or structure mounted *antenna systems*
- Areas that can access fiber optic networks to allow for backhauling into the fiber optic network

#### **2. Land Use Preferences**

- Industrial use land
- Agricultural use land
- Highway or service commercial use land (excluding mixed residential use)
- Land owned by the Islands Trust or another government entity
- Utility institutional use land were appropriate, but not limited to those institutions that require telecommunications technology, emergency services, hospitals, colleges
- BC Hydro utility corridor rights of way
- Low density *residential areas* as defined by the Local Trust Area

### **B. Distance Considerations**

Model Strategy for Antenna Systems—Local Planning Committee

- Distance of new free-standing towers from existing Safety shall be at least one (1) times the height of the proposed tower.
- Notwithstanding the distance of one (1) times the height of a proposed tower from property lines, the distance may be increased by the Local Trust Committee to a maximum of (3) times the height of the proposed tower. The LTC should consider a guideline of increasing the setback by up to 25% if it is reasonably anticipated that the tower may be **increased** in height by up to 25% in the future and otherwise be exempt from any public consultation process.
- Notwithstanding the distance of one (1) times the height of a proposed tower from property lines, the distance may be **decreased** if the location is consistent with the land use preferences of Article 4.2 A. 2 Preferred Locations and avoids discouraged locations of Article 4.2 C Discouraged Locations.
- Setbacks from property lines adjacent non-residential uses may invite special consideration in the Land Use Bylaw. The setbacks should serve to separate *Antenna systems* from adjacent development without unduly affecting the development potential of the lot over the lease period.

### C. ***Discouraged Locations***

#### All Antenna Systems

- Locations directly in front of doors, windows, balconies or residential frontages
- Land zoned for nature protection
- Environmentally sensitive ecosystems as defined in the Official Community Plan

#### Free-standing Antenna Systems

- Medium and high density *residential areas* as defined by the Local Trust Area
- Schools, daycare facilities, playgrounds and similar facilities
- Areas that adversely impact view corridors
- Heritage areas (unless visibly unobtrusive) or on heritage structures unless it forms an integrated part of the structure's overall design (i.e. through the use of stealth structures).
- Sites of topographical and geographic prominence
- Sites that detrimentally affect the scenic quality of a corridor.
- Sites that detrimentally affect the foreground views of residents;

### D. ***Incentives***

Model Strategy for Antenna Systems—Local Planning Committee

All or part of the public consultation requirements may be waived for *antenna systems* proposed on sites that are consistent with OCP policy, preferred siting locations, that exceed setback considerations, feature innovative design to a high standard and embrace infrastructure as art, included shrouded or internal antennae, and avoid discouraged locations.

In all cases, however, the *proponent* is required to provide **information** regarding the proposed antenna system in accordance with Section 3.2 E. Notification and Municipal Review of Exempt Antenna system.

### ***E. Criteria not to address***

As described in the CPC, *proponents* have specific obligations subject to federal requirements. Additional obligations may not be imposed; however, it is appropriate to ask questions and seek clarification concerning their steps and alternatives available to satisfy these requirements.

Proponents must comply with the following:

- Health Canada’s public radio frequency exposure guidelines – Safety Code 6 (Limits of Human Exposure to Radio Frequency Electromagnetic Energy in the Frequency Range from 3 kHz to 300 GHz – Safety Code (2009);
- Radio Frequency Interference and Immunity – EMCAB-2—Criteria for Resolution of Immunity Complaints Involving Fundamental Emissions of Radiocommunications Transmitters;
- Canadian Environmental Assessment Act, 2012 –CEAA 2012; and
- Aeronautical Safety—Transport Canada and NAV CANADA requirements for aeronautical safety.

## 5 MODEL OFFICIAL COMMUNITY PLAN POLICIES

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### 5.1 Advocacy Policies

1. Health Canada should continue to evaluate health impacts of electromagnetic radiofrequencies from telecommunication facilities, including towers, to ensure that detrimental effects on human health do not occur.
2. Support efforts to expand electronic communications and infrastructure within the community provided it can be demonstrated that such is in compliance *with the Canadian Environmental Assessment Act (CEAA), and the Safety Code 6 of the Health Act*.
3. Support multi-Island public organizations such the Southern Gulf Islands Economic Sustainability Commission in its objective of improving the telecommunications services in the Gulf Islands.
4. Endorse the Canadian Radio and Television Commission policy statement on high speed broadband, especially by cable, as a basic service.
5. Encourage telecommunication providers to retain and increase the number of pay telephones in areas with poor cell coverage as an emergency back-up.
6. Encourage telecommunication providers to re-assess its fibre optic cable within the Local Trust Area (LTA) for public and institutional access and to allow third party access.
7. Promote the role of public and private wireless “hot spot” providers in improving connectivity.
9. Establish a fee schedule to recover reasonable staff and process expenditures to recover costs from telecommunication *proponents* with consideration given to the costs to Islands Trust to evaluate and process proposals.

### 5.2 Land Use Policy

#### A. Siting Objectives

1. Antenna Systems should be sited and designed to respect local sensitivities and preferences as identified by the LTA, including being unobtrusive and inconspicuous, minimizing visual impact, avoiding disturbance to natural features and reduce the need for future facilities in the same area, where appropriate.
2. Where *antenna systems* are proposed consideration is requested in the following order of priority:
  - a) **co-location** on an existing antenna system;
  - b) **re-use** of an existing telecommunication facility;

Model Strategy for Antenna Systems—Local Planning Committee

- c) use of **existing infrastructure** such as a building rooftop or utility pole;
  - d) *stealth design* of a new antenna system; and
  - e) **new** antenna system structure.
3. Where *co-location*, re-use, modification, or use of existing infrastructure is not feasible, a new *antenna system* should be designed with *co-location* capacity, including in *residential areas* when identified as the LTA's preference.
  4. The LTA recognizes that the objective of promoting *co-location* and the objective of making *Antenna systems* less noticeable may sometimes come into conflict. Nevertheless, the LTA intends to review each submission on its merits with a view to promoting both objectives and, where necessary, will determine the appropriate balance between them.

## **B. Land Use Preferences**

1. When new *antenna systems* must be constructed; **where technically feasible**, and such systems are not of *stealth design* or otherwise exempt from public consultation, they should be sited in the following land use categories:
  - industrial use land;
  - highway or service commercial use land (excluding mixed residential use);
  - utility institutional use land is appropriate, but not limited to those institutions that require telecommunications technology, emergency services, hospitals, colleges;
  - BC Hydro utility corridor rights of way;
  - low density *residential areas*; and
  - agricultural use land.
2. In all land use designations, the following building and infrastructure considerations are preferred:
  - use of existing buildings and/or structure mounted *antenna systems*; and
  - siting in areas that can access fiber optic networks to allow for backhauling into the fiber optic network.

## **C. Setback Considerations**

1. Preferred *setbacks* between antenna systems and lot lines should be at least 1 (one) times the height of the free-standing tower; the Local Trust Area may choose to adjust this preferred setback to reflect local conditions and preferences.
2. Notwithstanding a preferred *setback* distance of a proposed tower from residential uses, the setback distance may be **decreased** if the location is consistent with the land use

preferences of Article 5.2 B. 2 Land Use Preferences and avoids *discouraged locations of Article 5.2 D Discouraged Locations*.

3. Setbacks from non-residential uses may be determined on a case by case basis and should serve to separate *antenna systems* from adjacent development without unduly affecting the development potential of the lot over the lease period.

#### ***D. Discouraged Locations***

##### ***1. Land use***

- Medium and high density *residential areas*
- Schools, daycare facilities, playgrounds and similar facilities
- Areas that adversely impact view corridors
- Heritage areas (unless visibly unobtrusive) or on heritage structures unless it forms an integrated part of the structure's overall design (i.e. through the use of stealth structures).
- Nature protection areas
- Environmentally sensitive ecosystems

##### ***2. Other considerations, irrespective of land use designation***

- Locations directly in front of doors, windows, balconies or residential frontages
- Community gathering places such as community halls, churches, commercial eating & drinking establishments
- Sites of topographical and geographic prominence

## 6 ON-LINE BROCHURE ON THE DEFAULT ISED PUBLIC CONSULTATION & APPROVAL PROCESS AND THE ROLE OF ISLANDS TRUST

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**\*Pending – in design phase\***

## 7 DEFINITIONS

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**Antenna system (also telecommunication antenna system)** means an exterior transmitting device – or group of devices – used to receive and/or transmit radio-frequency (RF) signals, microwave signals, or other federally-licensed communications energy transmitted from, or to be received by, other antennas. *antenna system* includes the antenna, and may include a supporting tower, mast or other supporting structure, and an equipment shelter. This *protocol* refers to the following three types of *telecommunication antenna system*, defined below;

**Building/structure-mounted antenna system** means a *telecommunication antenna system* mounted on an existing structure or building and for the purposes of height calculations, height shall be measured from the base of any building or structure to the most elevated portion of any antenna system.

**Freestanding antenna system** means a structure built from the ground for the expressed purpose of hosting transmitting devices; and

**Tree-mounted antenna system:** means an antenna system mounted on a tree.

**Co-location** means the placement of antennas and equipment operated by one or more *proponents* on a *telecommunication antenna system* owned by a different party, thereby creating a shared facility;

**Community association** means an active area or neighbourhood specific group or association within a LTA;

**Distance** the horizontal distance measured from the lot line to the base of a proposed freestanding antenna system or the base of any building or structure to which an antenna system is mounted to a structure, building, or facility.

**Emergency service providers** means any police, fire, ambulance or search and rescue organization with a typical response area within the *notification distance* of a proposed *telecommunication antenna system*;

**Localized content** means any public consultation materials, supporting documentation and/or other relevant promotional material provided by a *proponent* for a proposed *telecommunication antenna system* which has been tailored specifically to the context of the LTA;

**Neighbouring land-use jurisdiction** means any land-use authority or First Nations within a *Prescribed Notification Distance* of any proposed *telecommunication antenna system*;

**Prescribed notification distance:** measured horizontally from the outside perimeter of the supporting structure of the proposed *freestanding* or *building/structure-mounted antenna system*. The outside perimeter begins at the furthest point of the supporting mechanism, be it the outermost guy line, building edge, face of the self-supporting tower;

**Proponent:** means a company or organization, including contractors or agents undertaking work for telecommunication carriers, for the purpose of providing commercial telecommunication services;

**Protocol:** means any written local guideline, policy or process that addresses the issue of antenna placement;

**Residential area:** means lands used or zoned to permit residential uses, including mixed uses (i.e. where commercial use is permitted with residential use on the same lot).

**School District:** means an area created or constituted as a school district under the *School Act*;

**Sensitive community locations:** means institutions and services, such as schools, daycares, recreation facilities, public parks, or other sensitive locations;

**Stealth design:** means a design of an antenna system that camouflages the antenna and supporting structure as something else such as a tree, water tower, flag pole, component of a building, or similar means.

**Telecommunications antenna system:** see antenna system definition.

## 8 APPENDIX: ANTENNA DESIGN MATRIX

### Telecommunication Design

#### Typical Towers Designs

Guyed



Self-Supporting



Monopole



|                    |                              |                                              |                                                                        |
|--------------------|------------------------------|----------------------------------------------|------------------------------------------------------------------------|
| Height             | 30-120 m                     | 45-60 m                                      | 14.9-45 m                                                              |
| Application        | Rural                        | Rural/Suburbs/City                           | Rural/Suburbs/City                                                     |
| Compound Footprint | 100m x 100m<br>(H x 0.8 x 2) | Min. 20m x 20m                               | 10m x 10m                                                              |
| Tower Diameter     | Base of Pole min. 1m         | Base min 10% height<br>(H x .1 = face width) | Base footprint dependent<br>on loading, geotechnical,<br>environmental |

#### Monopole Tower Designs

Monopole 1  
(pin wheel)



Monopole 2  
(flush mount)



Monopole 3  
(shrouded)



|                                                                                                    |                                                                                                                                      |                                                                                                                                                                                                                   |
|----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Pin wheel allows tower to accommodate a larger number of antennas for futures &/or other carriers. | Flush mounted antennas minimize overall massing of the tower, but limit opportunity for future antennas, or space for other carriers | Antennas fully hidden, but diameter of the pole is wider to accommodate microwave. Can be slimmer if there is fibre to site.<br>*Note: shrouded design does not currently support AIR antenna w. integrated RRU's |
|----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

# Telecommunication Design

## Tripole Tower Designs

Standard Tripole



Clock Tower design

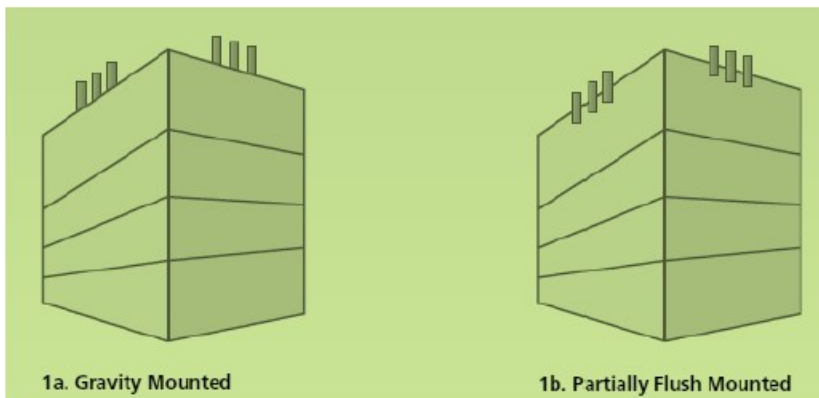


Church Cross design



|                    |                                                                          |
|--------------------|--------------------------------------------------------------------------|
| Height             | 14.9m-60m                                                                |
| Application        | Rural/Suburbs/City                                                       |
| Compound Footprint | Medium footprint<br>20m x 20m                                            |
| Tower Diameter     | * Note: Base footprint dependent on loading, geotechnical, environmental |

## Rooftop antennas



## Telecommunication Design

### *Utility Poles*



### *Light Standards*



File No.: Lasqueti OCP Project  
6500 LTC Work Program

DATE OF MEETING: June 21, 2021  
TO: Lasqueti Island Local Trust Committee  
FROM: Heather Kauer, Regional Planning Manager  
Northern Team  
SUBJECT: **Lasqueti OCP consideration of 2<sup>nd</sup> Reading**

## RECOMMENDATION

1. That the Lasqueti Island Local Trust Committee endorse the revised Project Charter for Official Community Plan/Land Use Bylaw Review Project, dated June, 2021, as amended.
2. That the Lasqueti Island Local Trust Committee amend Bylaw No. 98, cited as “Lasqueti Island Official Community Plan, 2020”, as follows:
  - a. 2. “BYLAW REPEAL,” delete “2. Bylaw No. 27 cited as “Lasqueti Island Trust Committee Bylaw Infraction Investigation Bylaw No. 27, 1990” is repealed’, in its entirety;
  - b. PART 3 – OFFICIAL COMMUNITY PLAN, Section Community Context, add the following text directly under the section heading:

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

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

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

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

- c. **PART 3 – OFFICIAL COMMUNITY PLAN**, in the Section titled **Community Context**, delete the first sentence in its entirety.
- d. **PART 3 – OFFICIAL COMMUNITY PLAN**, in the Section titled **Community Context**, in the second sentence delete the words “the island” and replace with the words “Lasqueti Island”.
- e. **PART 3 – OFFICIAL COMMUNITY PLAN**, Section 3.1 **Environmental Stewardship**, Subsection **General Objectives**, Objective 1, delete the word “and” after “nature reserves” and add the words “and marine protected areas” after “conservation covenants.”
- f. **PART 3 – OFFICIAL COMMUNITY PLAN**, Section 3.1 **Environmental Stewardship**, Subsection **Conservation Objectives**, Objective 2, add the words “and storage” after “sequestration.”
- g. **PART 3 – OFFICIAL COMMUNITY PLAN**, Section 3.1 **Environmental Stewardship**, Subsection **Conservation Objectives**, Objective 3, replace the word “forest” with “ecosystem,” and add the words “including forest connectivity” after “connectivity.”
- h. **PART 3 – OFFICIAL COMMUNITY PLAN**, 3.2 **Resource Stewardship**, Subsection **Natural Resources**, **General Advocacy Policies**, **Advocacy Policy 3**, delete the text in its entirety and replace with “Encourage a community-led process to identify a scientifically-based land and marine conservation targets that meet habitat needs for all species.”
- i. **PART 3 – OFFICIAL COMMUNITY PLAN**, Section 3.2 **Resource Stewardship**, Subsection **Recreational Resources**, **Recreational Resources Policies**, **Policy 3**, delete the words “trail and parks” and replace it with “trails, parks and other types of protected areas”.
- j. **PART 3 – OFFICIAL COMMUNITY PLAN**, 3.3 **Community Stewardship**, Subsection **Economy**, **Economy Policies**, delete **Policy 2** in its entirety.
- k. **PART 3 – OFFICIAL COMMUNITY PLAN**, 3.5 **Land Use**, add a new subsection directly following the Section heading as follows:

**“Land Base (LB)**

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

- l. **PART 3 – OFFICIAL COMMUNITY PLAN**, Section 3.5 **Land Use**, Subsection **Commercial and Industrial**, **Advocacy Policies**, insert new **Advocacy Policies 5, 6, and 7** as follows and make such consequential numbering alterations to effect this change :

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

**Advocacy Policy 6** The Lasqueti Local Trust Committee encourages the Agricultural Land Commission and Ministry of Agriculture to recognize conservation of ecosystems as an important and valid use of Agricultural Land Reserve lands on Lasqueti Island and to support the establishment

of nature reserves and the registration of conservation covenants on ALR lands with high conservation value

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

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

### **Marine (M)**

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

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

### **Parks and Protected Areas (PPA)**

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

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

- o. **Schedule B, Land Use Designation Map, is deleted in its entirety and replaced by Schedule B, Land Use Designation Map, dated June 8, 2021 attached to and forming part of this bylaw.**
- 3. **That Lasqueti Island Local Trust Committee Bylaw No. 98, cited as “Lasqueti Island Official Community Plan, 2020”, be read a second time, as amended.**
  - 4. **That the Lasqueti Island Local Trust Committee request staff to schedule a Community Information Meeting and Public Hearing for Bylaw No. 98, cited as “Lasqueti Island Official Community Plan, 2020” at the next regularly scheduled Local Trust Committee meeting.**

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

## REPORT SUMMARY

Staff are providing recommendations regarding amendments to the first reading of Lasqueti Island Local Trust Committee (LTC) Bylaw No. 98 for consideration of second reading, consistent with LTC requests from their April 26, 2021 regular business meeting. Bylaw No. 98 is attachment 2 of this report. A track changes version of the bylaw is attachment 5.

Staff reports and associated information for the project related to the amendment of the Lasqueti Island Official Community Plan are available on the Islands Trust website under Lasqueti Island, [Projects and Initiatives](#).

## BACKGROUND

The proposed Bylaw No. 98 (OCP) would amend the Lasqueti Island Official Community Plan by incorporating Lasqueti Community Association recommendations as well as staff recommendations for technical amendments. The LTC gave first reading to the bylaw on November 30, 2020 via Resolution without Meeting (RWM).

At their April 26, 2021 meeting, the LTC passed the following resolutions:

### **LA-2021-010**

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

that the Lasqueti Island Local Trust Committee request staff to amend the Project Charter of the Lasqueti Official Community Plan Project to include the addition of language as recommended by the Senior Intergovernmental Policy Advisor regarding Reconciliation.

**CARRIED**

### **LA-2021-011**

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

that the Lasqueti Island Local Trust Committee request staff to amend the Project Charter of the Lasqueti Official Community Plan Project to include the addition of Parks designations as recommended by the Islands Trust Conservancy; and

That the Lasqueti Island Local Trust Committee request staff to recommend amendments to draft Bylaw No. 98, cited as “Lasqueti Island Official Community Plan, 2020”, consistent with recommendations of the Islands Trust Conservancy with regard to a Parks land use designation.

**CARRIED**

### **LA-2021-012**

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

that the Lasqueti Island Local Trust Committee request staff to amend the Project Charter of the Lasqueti Official Community Plan Project to review Policies 18 and 20 regarding Log Handling Facilities.

**CARRIED**

**LA-2021-013**

**It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee request staff to review the following suggested wording:

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

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

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

and draft wording to incorporate Advocacy Policies under Section 3.5 Land Use about Agriculture into the proposed Official Community Plan Bylaw No. 98.

**CARRIED**

**LA-2021-014**

**It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee request staff to incorporate a numbering system and style consistent with the Islands Trust Style Guide into Bylaw No. 98, cited as “Lasqueti Island Official Community Plan, 2020” prior to next consideration.

**CARRIED**

**ANALYSIS**

Staff responses to each of the LTC resolutions above are as follows:

**Resolution LA-2021-010:** insert language as recommended by Senior Intergovernmental Policy Advisor regarding First Nations.

Recommendation 1(b) on page 1 of this report reflects language recommended by the Senior Intergovernmental Policy Advisor. The recommendation of the SIPA at this time is that an acknowledgement of this type be inserted into Official Community Plans of the Islands Trust. No policy amendments are recommended at this time as it is anticipated that a review and development of more fulsome First Nations related objectives and policies will be a future Regional Planning Team project that results from the update of the Islands Trust Policy Statement.

**Resolution LA-2021-011:** add a parks land- use designation.

Staff have responded to this resolution by proposing an amendment to Schedule B, land use designation map of the Official Community Plan, as well as text amendments that acknowledge the new Parks and Protected Areas (PPA) land use designation. Recommendations 1(h) and 1(i) on pages 2 and 3 of this report reflect staff's proposed amendments.

The lands depicted on the draft land use designations map as receiving the new Parks and Protected Areas land use designation are lands that are of particular ecological value and have certain legal limitations for development such as Islands Trust Conservancy covenants.

Amendments to the text related to the new PPA designation are an acknowledgement of this new land use designation and reference to ecological and recreational policies that are intended to be implemented by it.

In reviewing the text for the PPA, staff recognized that neither the current nor proposed draft of the OCP have an explicit acknowledgement or statement of purpose of the existing Land Base or Marine land use designations. Recommendations 1(e), 1(f), and 1(h) on page 2 of this report reflect staff's recommended amendments related to addressing this issue.

**Resolution LA-2021-012:** log handling facilities

Staff note that the resolution references Policies 18 and 20, however, the policies regarding log "dumps" are currently referenced as Policy 2 of the "Economy" subsection of the OCP and Policy 18 of the "Commercial and Industrial" subsection of the OCP.

Staff are recommending that these policies be removed from the OCP because they are inconsistent with the current licensing framework for log handling facilities managed by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD).

**Resolution LA-2021-013:** recommended policies regarding the ALR from Chris Ferris

Recommendation 1(g) on page 1 of this report reflects the verbatim policy amendments recommended by Lasqueti Island resident Chris Ferris. Staff concur with these recommendations and have included a recommendation for adding this language.

### **Resolution LA-2021-014: Numbering system**

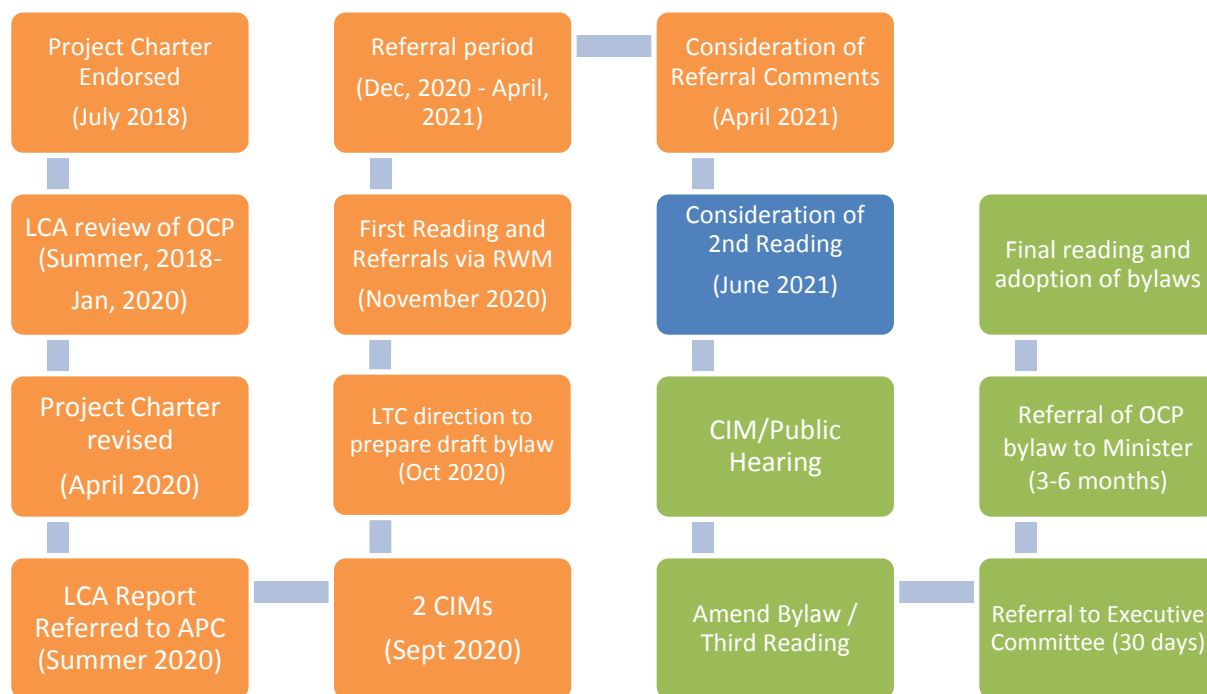
As of this writing, staff have not had time to update the draft bylaw with a proposed numbering system. Staff anticipate that numbering will be inserted in the draft for the next reading of the bylaw.

### **Bylaw No. 98 Consistent with ITPS**

Planning staff have reviewed the proposed bylaws against the Islands Trust Policy Statement (ITPS) Directives Only checklist (Attachment 6) and have concluded that the proposed Bylaw No. 98 as written is not contrary to or at variance with the ITPS.

### **Process Steps and Timing**

The following timeline outlines the OCP process milestones to date along with next steps and the approximate timing which may assist in managing community expectations in how an OCP amendment project such as this is processed:



### **Rationale for Recommendation**

Staff recommend that the LTC amend proposed bylaw No. 98 and give second reading to the proposed bylaw as amended. The proposed amendments are consistent with requests of the LTC as well as community and agency input.

### **ALTERNATIVES**

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

The LTC may request further information prior to making a decision. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request. Recommended wording for the resolution is as follows:

*That the Lasqueti Island Local Trust Committee request that staff provide the following [LTC to specify requested information].*

## **2. Initiate a second referral period**

The LTC may wish to refer the amended bylaw or proposed amendments to First Nations and affected agencies (FLNRORD) to review the proposed amendments. If the LTC chooses this option, staff recommend that the LTC not amend or give second reading to the proposed bylaw but provide a copy of the proposed bylaw for the referral. Recommended wording for a resolution to this effect would be:

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

### **a. First Nations:**

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

### **b. Agencies:**

- Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD)

## **NEXT STEPS**

If the LTC concurs with staff's recommendations, staff will organize a Community Information Meeting and Public Hearing for proposed Bylaw No. 98 during their August 9, 2021 regular business meeting.

|               |                                                             |              |
|---------------|-------------------------------------------------------------|--------------|
| Submitted By: | Heather Kauer, RPP, MCIP, AICP<br>Regional Planning Manager | June 7, 2021 |
|---------------|-------------------------------------------------------------|--------------|

## **ATTACHMENTS**

1. Amended Project Charter v. 4.6; dated June 2021.
2. Proposed Bylaw No. 98 for consideration of 2nd Reading;
3. Amended Schedule B; black and white map dated June 8, 2021;
4. Amended Schedule B; colour map dated June 8, 2021;
5. Track changes version of proposed Bylaw No. 98 ;
6. Islands Trust Policy Statement Directive Policies Checklist – Proposed Bylaw No. 98.

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

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

## Objectives

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

## Phase 2, 3 and 4 Objectives

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

## In Scope

### Phase 1 In-Scope

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

### Phase 2 In-Scope

- Update the Project Charter to reflect Phase 2 Scope of Project.
- Work with the Advisory Planning Commission to develop a ‘OCP/LUB Engagement Strategy’ to clarify Phase 2 engagement topics and methodology based on technical analysis and community input to date.
- Implement the ‘OCP/LUB Engagement Strategy’.
- Incorporate First Nation perspectives and recognition of Tla’amin Treaty rights into policy/regulatory options.
- Develop draft amending bylaws for the Official Community Plan incorporating the Lasqueti Community Association OCP steering committee recommendations.
- Legislative review, referrals and bylaw adoption of OCP updates
- Language to be added as recommended by the Senior Intergovernmental Policy Advisor regarding Reconciliation;
- Add Parks designations as recommended by the Islands Trust Conservancy;
- Review Policies 2 and 18 regarding Log Handling Facilities;

### Phase 3 In-Scope

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

## Out of Scope

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

### Phase 4 In-Scope

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

## Workplan Overview

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

## Project Team

|                                                                                                                                                          |                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| Heather Kauer, RPM                                                                                                                                       | Project Manager / Project Sponsor                                                                                          |
| Planner 2                                                                                                                                                | Planner                                                                                                                    |
| Legislative Clerk                                                                                                                                        | Legislative Process / Bylaw Review                                                                                         |
| Senior Policy Advisor                                                                                                                                    | IT First Nations Liaison                                                                                                   |
| Tla'amin First Nation                                                                                                                                    | Intergovernmental Collaboration                                                                                            |
| Advisory Planning Commission/Community Groups                                                                                                            | Community Representatives                                                                                                  |
| <b>RPM Approval:</b><br>Heather Kauer, RPM<br>Date: July 23, 2018; Dec 17, 2018; May 14, 2019; Oct 28, 2019; Feb 24, 2020; April 27, 2020; Sept 25, 2020 | <b>LTC Endorsement:</b><br>Resolution #:<br>2018-037, 2018-066, 2019-003, 2019-033, 2019-034, 2020-002, 2020-007, 2020-030 |

## Budget

| Budget Sources: |                                                                                                                                                       |         |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| Fiscal          | Item                                                                                                                                                  | Cost    |
| 2019-2020       | Technical analysis of OCP and LUB; development of OCP/LUB engagement strategy; MoA water analysis                                                     | \$1,000 |
| 2020-2021       | Phase 2: Community consultation; legislative process (community information meetings; public hearing; advertising) related to OCP amendments          | \$3,000 |
| 2021-2023       | Phase 3: Community consultation; legislative process (community information meetings; public hearing; advertising) related to Subdivision regulations | \$3,000 |
| 2023 – 2024     | Phase 4 - TBD                                                                                                                                         | TBD     |
|                 |                                                                                                                                                       |         |
|                 |                                                                                                                                                       |         |
|                 | Total                                                                                                                                                 | \$7,000 |

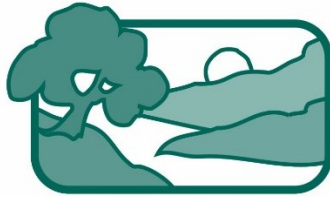
| PROJECT CHARTER WORK PLAN OVERVIEW  |                                                                                                                        |                        |                 |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------|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

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Version Control Table

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

PROPOSED



Islands Trust

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

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

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[Back of front cover]

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## CONSOLIDATED BYLAW TEXT AND MAP AMENDMENTS

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

| Table of Amendments |                  |                  |                             |
|---------------------|------------------|------------------|-----------------------------|
| Bylaw No.           | Amendment Number | Date of Adoption | Date of Bylaw Consolidation |
|                     |                  |                  |                             |
|                     |                  |                  |                             |
|                     |                  |                  |                             |
|                     |                  |                  |                             |
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# PROPOSED

## LASQUETI ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 98

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

---

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

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

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

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

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

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

#### 1. CITATION

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

#### 2. BYLAW REPEAL

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

#### 3. SCHEDULES

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

Schedule A – Official Community Plan

Schedule B – Land Use Designation Map

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READ A FIRST TIME THIS 30<sup>TH</sup> DAY OF NOVEMBER , 2020

PUBLIC HEARING HELD THIS DAY OF , 20XX

READ A SECOND TIME THIS DAY OF , 20XX

READ A THIRD TIME THIS DAY OF , 20XX

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

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

ADOPTED THIS DAY OF , 20XX

---

SECRETARY

---

CHAIRPERSON

# PROPOSED

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## SCHEDULE A – OFFICIAL COMMUNITY PLAN

---

### PART 1 - PREAMBLE

#### 1.1 Official Community Plan

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

#### 1.2 Local Government

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

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

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

#### 1.3 Intergovernmental and Corporate Matters

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

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

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

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

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

## 1.4 Island Concerns and Issues

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

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

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

## 1.5 Consultation

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

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

## 1.6 Legal Basis

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

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

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## PART 2 – ADMINISTRATION

### 2.1 Advocacy Policies and Information Notes

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

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

### 2.2 Area of Jurisdiction

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

### 2.3 Severability

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

### 2.4 Units of Measurement

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

### 2.5 Numbering

The reference system used in this Bylaw is:

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

### 2.6 Covenants

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

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## 2.7 Amendment Procedure

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

## 2.8 Interpretation

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

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

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



## 2.9 Compliance

### 2.9.1 Conformity

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

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

## 2.9.2 Inspection

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

## 2.9.3 Enforcement

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

## 2.10 Owners Costs

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

## 2.11 Definitions

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

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

**Appropriate access:** adequate and sensible.

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

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

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

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

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

**Guest Cabin:** means a stand-alone, detached building used for the accommodation of non-paying guests of the occupants of a dwelling on the same parcel;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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## PART 3 – OFFICIAL COMMUNITY PLAN

### Introduction

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

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

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

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

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

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

### Community Context

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

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

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

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

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

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

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

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

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

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

## What is an Official Community Plan?

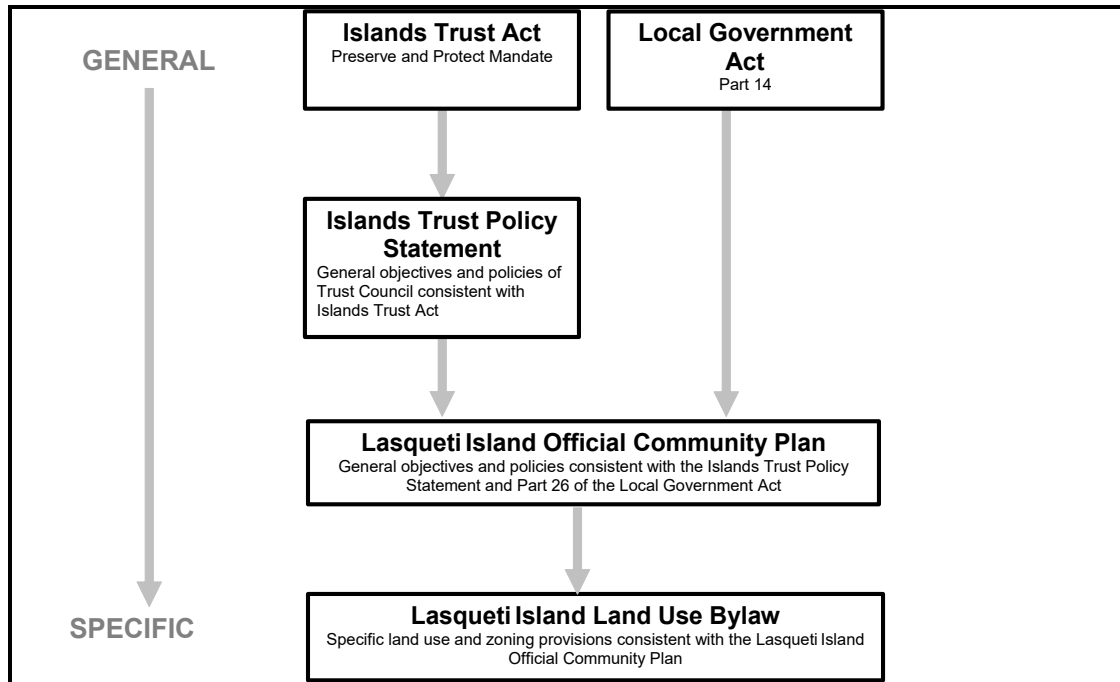
An Official Community Plan is a general statement outlining the planning goals of a community and the policies that will help the community to reach those goals. The intent of an Official Community Plan is to provide a framework that will guide the elected officials and members of the community in future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

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

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

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

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

## Goals

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

## Approach

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

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## 3.1 Environmental Stewardship

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

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

### General

#### ***General Objectives***

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

**Objective 2** To avoid contamination of fresh and salt water.

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

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

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

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

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

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

#### ***General Policies***

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## ***General Advocacy Policies***

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

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

## **Conservation**

### ***Conservation Objectives***

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

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

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

## **Consumption and Pollution**

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

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

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

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

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

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

## **Climate Change**

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## ***Climate Change Objectives***

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

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

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

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

## ***Climate Change Policies***

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **3.2 Resource Stewardship**

### **Natural Resources**

#### ***General Objectives***

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

**Objective 2** To ensure wild food resources are harvested sustainably.

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

#### **General Policies**

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

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

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

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

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## **General Advocacy Policies**

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

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

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

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

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

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

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

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

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

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

## **Marine Coastal Areas**

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

## **Marine Coastal Policies**

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

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

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

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

- to provide for access;
- to protect existing mariculture uses;
- to encourage low impact public uses on and along the foreshore;
- to provide for public transportation services;
- to maintain public access to shellfish;
- to retain the undeveloped character of the marine coastal area;
- to protect marine coastal habitats for conservation purposes with priority given to protection of threatened, rare and high value habitats such as eelgrass beds and other areas that support forage fish;
- to provide for appropriate commercial and industrial uses; and
- to retain representative areas of natural foreshore.

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

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

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

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

## **Water Source Area**

### ***Water Source Policies***

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

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

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

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

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

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

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

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

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

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

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

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

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

## Water Resources

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

### *Water Resources Advocacy Policy*

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

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

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

## Recreational Resources

### *Recreational Resources Objectives*

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

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

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

## ***Recreational Resources Policies***

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

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

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

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

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

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

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

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

## **Cultural Resources**

### ***Cultural Resources Objectives***

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

### ***Cultural Resources Policies***

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

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

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

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

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

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

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

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

## ***Cultural Resources Advocacy Policies***

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

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

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

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

## **3.3 Community Stewardship**

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

### **General**

#### ***General Objectives***

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

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

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

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

#### ***General Policies***

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

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

## ***Advocacy Policies***

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

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

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

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

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

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

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

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

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

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

## **Human Resources**

### ***Human Resources Objectives***

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

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

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

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

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

### ***Human Resources Advocacy Policies***

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

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## **Resilience**

### ***Resilience Objectives***

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

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

## **Housing**

### ***Housing Objectives***

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

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

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

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

## **Food**

### ***Food Objectives***

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

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

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

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

### ***Food Policies***

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

### ***Food Advocacy Policies***

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

## **Economy**

### ***Economy Objectives***

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

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

### ***Economy Policies***

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

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

## 3.4 Community Services

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

### General

#### ***General Objectives***

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

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

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

#### ***General Policies***

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

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

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

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

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

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

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

#### ***General Advocacy Policies***

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

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

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

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

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

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

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

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

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

## **Transportation**

### ***General Transportation Objectives***

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

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

**Objective 3** To reduce dangerous driving and speeding.

**Objective 4** To reduce dust created by vehicle traffic.

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

**Objective 6** To support electric vehicle charging stations.

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

**Objective 8** To support local public and shared transportation options.

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

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

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

### ***General Transportation Policies***

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

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

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

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

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

### ***Objectives***

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

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

## Boats and Maritime Vessels

### *Boats and Maritime Vessel Policies*

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

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

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

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

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

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

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

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

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

## Ferry Service

### *Ferry Service Advocacy Policy*

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

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

## Road System

### *Road System Advocacy Policy*

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

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

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

## Communications

### *Communications Objectives*

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

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

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

### *Communications Advocacy Policies*

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

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

## **Health Care**

### ***Health Care Objectives***

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

## **Waste Management**

### **Garbage Disposal**

#### ***Garbage Disposal Objectives***

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

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

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

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

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

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

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

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

- ensure regulatory compliance occurs; and
- promote recycling.

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

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

### **Sewage Disposal**

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

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

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

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

## **Utilities**

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

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

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

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## 3.5 Land Use

### Land Base (LB)

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

### Residential Land Use

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

#### *Objectives*

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

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

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

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

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

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

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

#### *Policies*

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

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

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

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

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

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

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

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

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

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

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

## ***Advocacy Policies***

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

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

## **Commercial and Industrial**

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

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

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## **Objectives**

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

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

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

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

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

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

## **Policies**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## ***Advocacy Policies***

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

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

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

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

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

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

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

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

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

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

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

## **Hazardous Conditions**

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

## **Objectives**

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

## **Policies**

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

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

## **Marine (M)**

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

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

## **Parks and Protected Areas (PPA)**

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

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

## **Crown Lands (CL)**

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

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

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

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

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

## ***Objectives***

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

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

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

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

## **General**

### ***General Policies***

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

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

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

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

## ***General Advocacy Policies***

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## PROPOSED

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

# PROPOSED

## SCHEDULE B LAND USE DESIGNATION MAP

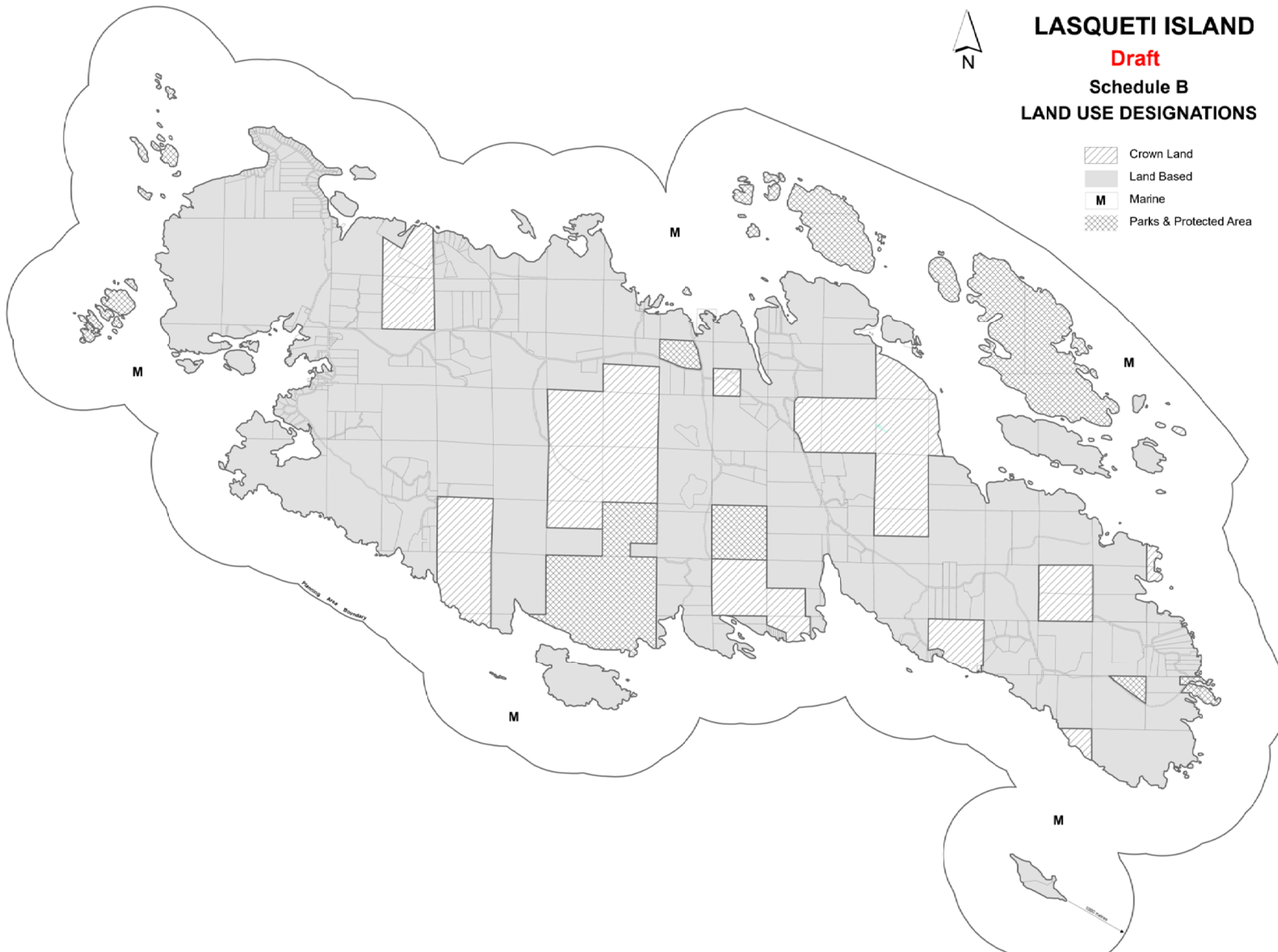


# LASQUETI ISLAND

**Draft**

## Schedule B LAND USE DESIGNATIONS

-  Crown Land
-  Land Based
-  Marine
-  Parks & Protected Area



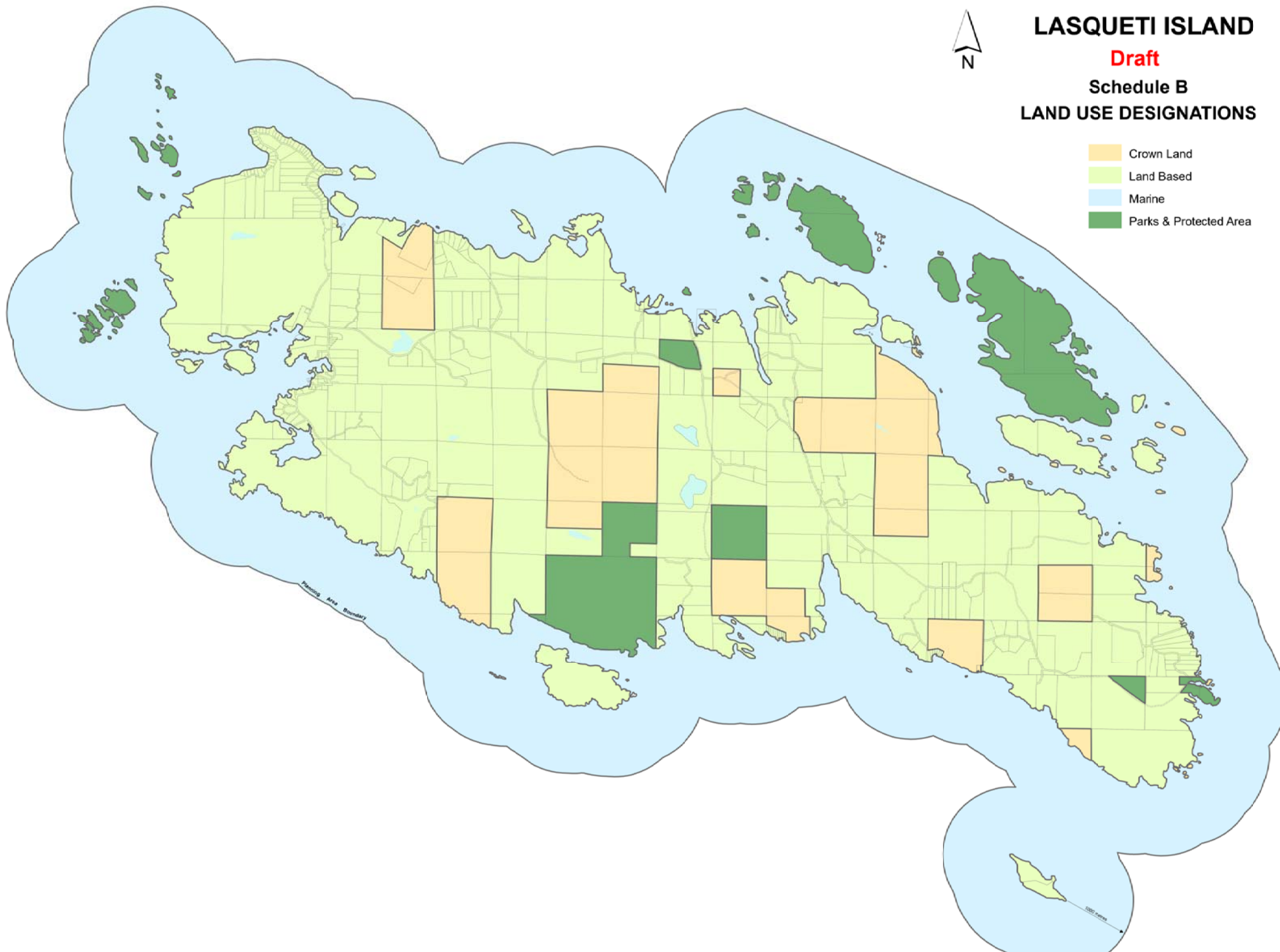


# LASQUETI ISLAND

**Draft**

## Schedule B LAND USE DESIGNATIONS

-  Crown Land
-  Land Based
-  Marine
-  Parks & Protected Area



## PROPOSED

Version Control Table

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

PROPOSED



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

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

# PROPOSED

[Back of front cover]

## PROPOSED

### CONSOLIDATED BYLAW TEXT AND MAP AMENDMENTS

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

| Table of Amendments |                  |                  |                             |
|---------------------|------------------|------------------|-----------------------------|
| Bylaw No.           | Amendment Number | Date of Adoption | Date of Bylaw Consolidation |
|                     |                  |                  |                             |
|                     |                  |                  |                             |
|                     |                  |                  |                             |
|                     |                  |                  |                             |
|                     |                  |                  |                             |
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## PROPOSED

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# PROPOSED

## LASQUETI ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 98

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

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

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

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

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

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

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

#### 1. CITATION

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

#### 2. BYLAW REPEAL

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

- ~~2. Bylaw No. 27 cited as “Lasqueti Island Trust Committee Bylaw Infraction Investigation Bylaw No. 27, 1990” is repealed.~~

#### 3. SCHEDULES

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

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

## PROPOSED

|                                                               |                  |        |          |        |
|---------------------------------------------------------------|------------------|--------|----------|--------|
| READ A FIRST TIME THIS                                        | 30 <sup>TH</sup> | DAY OF | NOVEMBER | , 2020 |
| PUBLIC HEARING HELD THIS                                      |                  | DAY OF |          | , 20XX |
| READ A SECOND TIME THIS                                       |                  | DAY OF |          | , 20XX |
| READ A THIRD TIME THIS                                        |                  | DAY OF |          | , 20XX |
| APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS |                  | DAY OF |          | , 20XX |
| APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS<br>THIS         |                  | DAY OF |          | , 20XX |
| ADOPTED THIS                                                  |                  | DAY OF |          | , 20XX |

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SECRETARY

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CHAIRPERSON

# PROPOSED

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### SCHEDULE A – OFFICIAL COMMUNITY PLAN

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#### PART 1 - PREAMBLE

##### 1.1 Official Community Plan

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

##### 1.2 Local Government

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

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

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

##### 1.3 Intergovernmental and Corporate Matters

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

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

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

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

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

### 1.4 Island Concerns and Issues

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

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

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

### 1.5 Consultation

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

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

### 1.6 Legal Basis

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

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

# PROPOSED

## PART 2 – ADMINISTRATION

### 2.1 Advocacy Policies and Information Notes

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

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

### 2.2 Area of Jurisdiction

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

### 2.3 Severability

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

### 2.4 Units of Measurement

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

### 2.5 Numbering

The reference system used in this Bylaw is:

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

### 2.6 Covenants

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

## PROPOSED

### 2.7 Amendment Procedure

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

### 2.8 Interpretation

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

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

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



### 2.9 Compliance

#### 2.9.1 Conformity

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

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

### 2.9.2 Inspection

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

### 2.9.3 Enforcement

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

## 2.10 Owners Costs

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

## 2.11 Definitions

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

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

**Appropriate access:** adequate and sensible.

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

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

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

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

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

**Guest Cabin:** means a stand-alone, detached building used for the accommodation of non-paying guests of the occupants of a dwelling on the same parcel;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## PROPOSED

### PART 3 – OFFICIAL COMMUNITY PLAN

#### Introduction

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

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

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

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

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

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

#### Community Context

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

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

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

## PROPOSED

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

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

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

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

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

## PROPOSED

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

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

### What is an Official Community Plan?

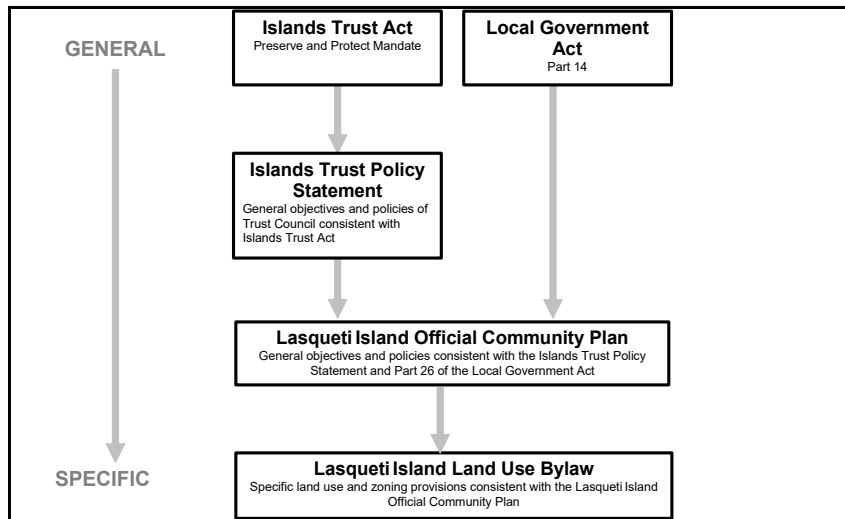
An Official Community Plan is a general statement outlining the planning goals of a community and the policies that will help the community to reach those goals. The intent of an Official Community Plan is to provide a framework that will guide the elected officials and members of the community in future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

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

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

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

## PROPOSED



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

### Goals

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

### Approach

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

## PROPOSED

### 3.1 Environmental Stewardship

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

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

#### General

##### **General Objectives**

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

**Objective 2** To avoid contamination of fresh and salt water.

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

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

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

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

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

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

##### **General Policies**

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

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

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

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

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

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

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

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

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

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

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

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

**Policy 12** The Lasqueti Local Trust Committee should support m~~Maintain~~ing a high level of forest connectivity on Lasqueti.

**Policy 13** The Lasqueti Local Trust Committee should support the p~~Preservation of~~ quiet and darkness.

### **General Advocacy Policies**

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

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

### **Conservation**

#### **Conservation Objectives**

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

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

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

### **Consumption and Pollution**

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

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

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

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

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

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

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### Climate Change

#### **Climate Change Objectives**

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

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

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

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

#### **Climate Change Policies**

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

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

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

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

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

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

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

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

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

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

### *Climate Change Advocacy Policies*

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

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

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

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

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

## 3.2 Resource Stewardship

### Natural Resources

#### *General Objectives*

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

**Objective 2** To ensure wild food resources are harvested sustainably.

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

#### *General Policies*

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

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

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

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

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### **General Advocacy Policies**

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

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

**Advocacy Policy 3** ~~Encourage a community-led process to identify a scientifically-based land and marine conservation targets that meet habitat needs for all species. A community-led process to identify a scientifically-based land and marine conservation target to meet low risk to ecological values is encouraged.~~

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

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

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

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

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

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

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

### **Marine Coastal Areas**

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

### **Marine Coastal Policies**

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

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

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

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

- to provide for access;
- to protect existing mariculture uses;
- to encourage low impact public uses on and along the foreshore;
- to provide for public transportation services;
- to maintain public access to shellfish;
- to retain the undeveloped character of the marine coastal area;
- to protect marine coastal habitats for conservation purposes with priority given to protection of threatened, rare and high value habitats such as eelgrass beds and other areas that support forage fish especially to protect eelgrass and forage fish;
- to provide for appropriate commercial and industrial uses; and
- to retain representative areas of natural foreshore.

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

### **Marine Coastal Advocacy Policies**

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

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

### **Water Source Area**

#### **Water Source Policies**

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

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

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

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

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

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

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

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

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

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

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

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

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

### Water Resources

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

#### *Water Resources Advocacy Policy*

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

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

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

### Recreational Resources

#### *Recreational Resources Objectives*

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

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

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

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

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

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

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

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

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

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

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

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

## **Cultural Resources**

### ***Cultural Resources Objectives***

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

### ***Cultural Resources Policies***

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

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

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

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

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

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

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

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

### ***Cultural Resources Advocacy Policies***

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

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

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

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

### **3.3 Community Stewardship**

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

#### **General**

##### ***General Objectives***

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

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

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

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

##### ***General Policies***

**Policy 1** The Local Trust Committee [should](#) support initiatives that benefit the community wellbeing, its safety, security and comfort.

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

### **Advocacy Policies**

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

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

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

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

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

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

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

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

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

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

### **Human Resources**

#### **Human Resources Objectives**

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

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

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

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

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

#### **Human Resources Advocacy Policies**

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

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## **Resilience**

### ***Resilience Objectives***

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

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

## **Housing**

### ***Housing Objectives***

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

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

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

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

## **Food**

### ***Food Objectives***

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

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

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

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

### ***Food Policies***

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

### ***Food Advocacy Policies***

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

## **Economy**

### ***Economy Objectives***

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

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

### ***Economy Policies***

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

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

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

### 3.4 Community Services

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

#### General

##### **General Objectives**

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

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

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

##### **General Policies**

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

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

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

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

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

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

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

##### **General Advocacy Policies**

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

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

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

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

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

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

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

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

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

### **Transportation**

#### ***General Transportation Objectives***

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

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

**Objective 3** To reduce dangerous driving and speeding.

**Objective 4** To reduce dust created by vehicle traffic.

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

**Objective 6** To support electric vehicle charging stations.

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

**Objective 8** To support local public and shared transportation options.

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

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

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

#### ***General Transportation Policies***

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

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

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

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

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

#### *Objectives*

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

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

### Boats and Maritime Vessels

#### *Boats and Maritime Vessel Policies*

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

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

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

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

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

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

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

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the natural boundary of the sea. Applicants must submit proposals for construction of docks and boat ramps to the Department of Fisheries and Oceans Canada, as per the federal *Fisheries Act*, for review.

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

### Ferry Service

#### *Ferry Service Advocacy Policy*

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

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

### Road System

#### *Road System Advocacy Policy*

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

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

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

### Communications

#### *Communications Objectives*

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

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

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

### Communications Advocacy Policies

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

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

### Health Care

#### Health Care Objectives

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

### Waste Management

#### Garbage Disposal

##### Garbage Disposal Objectives

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

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

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

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

~~Objective 5~~ **Objective 3** To establish, modify, provide, and withdraw services, including regional services, only with full consultation of the community.

~~Objective 6~~ **Objective 4** To ensure services have high value relative to cost.

~~Objective 7~~ **Objective 5** To emphasize educational efforts that support Lasqueti moving towards zero-waste.

~~Objective 8~~ **Objective 6** To support initiatives that help people take responsibility for removing large waste items such as derelict cars and boats, appliances, etc

##### Garbage Disposal Advocacy Policies

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

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

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

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

~~**Advocacy Policy 4** **Advocacy Policy 1** The qathet Regional District will adopt, amend, or repeal regional service establishment bylaws, or initiate withdrawal of a service, only with full consultation and support of the Community.~~

~~**Advocacy Policy 5** **Advocacy Policy 1** The Lasqueti Internet Access Society should engage with the public on a site specific basis around the erection of new local communication towers.~~

~~**Advocacy Policy 6** **Advocacy Policy 1** The qathet Regional District Electoral Area Director representing Lasqueti Island should only consent on behalf of the electors to approval of a new regional service, or to significant modification or amendment of a regional service, if there is evidence of a clear majority of community support to justify not seeking approval via a referendum or an alternative approval process.~~

~~**Advocacy Policy 7** **Advocacy Policy 1** The qathet Regional District Electoral Area Director representing Lasqueti Island should only initiate withdrawal of a regional service if there is evidence of a clear majority of community support for such withdrawal.~~

**Commented [HK1]:** These policies relocated to more relevant sections based on public comment.

### Sewage Disposal

#### *Sewage Disposal Advocacy Policies*

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

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

### Utilities

#### *Utilities Advocacy Policies*

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

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

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## 3.5 Land Use

### Land Base (LB)

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

### Residential Land Use

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

#### *Objectives*

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

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

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

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

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

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

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

#### *Policies*

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

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

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

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

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

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

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

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

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

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

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

### **Advocacy Policies**

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

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

### **Commercial and Industrial**

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

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

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### **Objectives**

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

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

**Objective 3** To promote use and development of the land that is in sympathy with the landscape and that makes the most of each site's natural characteristics;

**Objective 4** To ensure appropriate industrial and commercial ventures are permitted that are respectful of the residents of Lasqueti Island (e.g. noise, light, air quality, traffic).

**Objective 5** To encourage ecologically based stewardship and sustainable use of renewable resources.

**Objective 6** While recognizing that some exotic species may have value to the community as a source of local food, to minimize the impacts of invasive exotic species on native fauna and flora.

### **Policies**

**Policy 1** Economic and industrial undertakings should have limitations and development control on the Island in such a way that existing ecosystems are maintained for the benefit of future generations.

**Policy 2** Economic activities should provide adequate sewage disposal systems that prevent contamination or degradation the environment.

**Policy 3** Hazardous industries including the transportation, handling, storage and use of radioactive materials or other dangerous or toxic materials in bulk are prohibited in the Lasqueti Island Local Trust Area; bulk storage of gasoline, kerosene, diesel fuel, propane, and similar fuels intended for utilization by the residents and visitors are accepted.

**Policy 4** The siting of commercial and industrial buildings should be at reasonable distances from lot lines to ensure a degree of privacy and the quiet tranquillity consistent with a rural environment.

**Policy 5** Alternatives to drilled wells are encouraged to provide freshwater.

**Policy 6** Rezoning procedures for commercial and industrial application proposals are contained in the development procedure bylaw of the Lasqueti Island Local Trust Committee; such proposals should be referred to the Advisory Planning Commission for review prior to final consideration by the Lasqueti Island Local Trust Committee.

**Policy 7** A range of commercial and industrial activities are permitted as home enterprise. The scale of home enterprises should be regulated to control impact.

**Policy 8** Existing established businesses which do not have adequate off-street parking at the adoption date of this Bylaw may continue to operate without the provision of such parking facilities; any expansion of such a business must conform to the parking standards of this Bylaw.

**Policy 9** The owner or operator of an existing home enterprise who proposes to expand a business beyond the scale of a home enterprise should apply for a rezoning or a Temporary Use Permit.

**Policy 10** In the review of commercial and industrial zoning applications the applicant should provide:

- adequate off-street vehicle, motorcycle and bicycle parking;
- adequate fire protection measures;
- adequate proof of sewage disposal capability;
- adequate potable water supply and water conservation measures;

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- a plan showing:
  - location and size of all buildings;
  - the extent of the clearing of the area proposed to be zoned;
  - that rural character is retained: setbacks of buildings, structures, parking, septic fields, sewage, sink waste or any other waste disposal system from lot lines;
  - road rights of way;
  - proposed and existing screening;
  - location of outhouse/toilet facilities for public use, if appropriate;
  - locations planned for sources of power generation;
  - location of waste disposal specifying provisions for organic, inorganic and toxic wastes;
  - high tide marks, lakes, watercourses, springs, swamps or sources of potable water;
- A narrative document describing:
  - how the rural character, scale, and density of development is in keeping with the character of the surrounding properties;
  - ~~identify~~ measures to reduce noise levels;
  - planned hours and days of operation (in particular any noise-making sources, e.g. cars, generators, machinery);
  - consideration of effect on island and neighbourhood services, ferry, phone, water sources, roads and traffic noise, and visual impact; and
  - ~~be~~ how the proposal is compatible with objectives of this Bylaw.

**Policy 11** In recognition of the need for a place to store derelict vehicles that accumulate in the Local Trust Area, a vehicle holding compound may be considered on a site specific basis and will be subject to designation and regulation to allow the community an opportunity to consider all effects. When considering an application the following criteria must be satisfied: a screened buffer, appropriate setbacks from all property lines; protection from runoff of vehicle fluids; cost/benefit considerations; and environmental and social effects.

**Policy 12** In recognition of the need for gravel for residence, gravel extraction is allowed. Extraction beyond 3823 cubic metres (5,000 cubic yards) within a three-year period should be discouraged unless permitted in a commercial or industrial zone; gravel extraction activities and applications should be consistent with Policy 10 of this Section.

**Policy 13** The Local Trust Committee supports small-scale, organic and natural or low-input farming agriculture that contributes to the Island by developing local sources of farm products, maintaining the rural landscape and providing opportunity for development of individual initiative and self-reliance for the betterment of the community as a whole.

**Policy 14** In recognition of the need for a place to park vehicles, a commercial parking lot may be considered on a site specific basis and should be subject to designation and regulation after a community process has considered implications; when considering an application for a commercial parking lot the following criteria should be considered: setbacks from all property lines; protection from runoff of vehicle fluids, and environmental and social effects.

**Policy 15** Commercial and industrial activity should support forestry that utilizes practices sensitive to aesthetic, environmental, and social values, can contribute a modest source of revenue to private land owners while retaining land values, enhancing forest productivity, and supplying on-site fuel wood and other forest-related benefits.

**Policy 16** The Local Trust Committee should supports proper utilization of marine resources in the Lasqueti Trust Area for mariculture that provides employment and other economic benefits to the

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community while retaining traditional resident and visitor access to marine resources and year round moorage.

**Policy 17** Commercial and industrial undertakings often may not require or need long term zoning provisions; as such Temporary Use Permits may be considered in the Land Use Bylaw.

~~**Policy 18** Temporary use permits may be considered for temporary log dumps in the Marine General (M2) zone of the Land Use Bylaw.~~

~~**Policy 19**~~**Policy 18** This plan does not support the establishment of destination gaming facilities such as casinos and commercial bingo halls.

~~**Policy 20**~~**Policy 19** The zoning bylaw may provide a zone in which short-term vacation rentals may be used for short-term visitor and tourist accommodation on a commercial basis.

~~**Policy 21**~~**Policy 20** When rezoning to allow for short-term vacation rentals the Trust Committee should consider at a minimum matters of density on individual lots, water and sewage capacity available for tourist accommodation and the affect such a rezoning may have on the adjacent neighbourhood and the Island overall.

### Advocacy Policies

**Advocacy Policy 1** The Lasqueti Island Local Trust Committee encourages Islands Trust Council to develop a protocol agreement with the Ministry of Energy and Mines such that the Ministry does not grant permits for the manufacture of gravel without community input.

**Advocacy Policy 2** The Lasqueti Island Local Trust Committee encourages the Ministry of Energy and Mines to require any applicant requesting a permit for extraction or processing of 3,823 cubic metres (5,000 cubic yards) or more gravel to have commercial or industrial zoning at the site of the proposed gravel operation, and that an adequate monitoring program be in place to ensure that extraction or processing permits are diligently adhered to; processing includes the manufacturing of gravel by means of rock crushing, blasting and sorting.

**Advocacy Policy 3** The Local Trust Committee does not support the extraction of gravel for any use outside of the Lasqueti Island Local Trust Area.

**Advocacy Policy 4** The Local Trust Committee supports the promotion and maintenance of appropriate preservation and protection of agricultural programs, as well as the Province's creation and administration of the Agricultural Land Reserve ~~Commission~~ mandated to protect and preserve agricultural land.

**Advocacy Policy 5** The Lasqueti Local Trust Committee encourages the Agricultural Land Commission and Ministry of Agriculture to revise existing Agricultural Land Reserve (ALR) boundaries to reflect actual agricultural capability, considering factors such as slope, aspect, drainage, and soil texture and depth.

**Advocacy Policy 6** The Lasqueti Local Trust Committee encourages the Agricultural Land Commission and Ministry of Agriculture to recognize conservation of ecosystems as an important and valid use of Agricultural Land Reserve lands on Lasqueti Island and to support the establishment of nature reserves and the registration of conservation covenants on ALR lands with high conservation value

**Advocacy Policy 7** The Lasqueti Local Trust Committee encourages the Agricultural Land Commission and Ministry of Agriculture to recognise that large-scale commercial agriculture is not necessarily the most productive use of ALR land on Lasqueti Island, and that successful food-production on Lasqueti Island is labour-intensive and often involves areas of 0.5 to 5 ha under cultivation. Restrictions on

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parcel sizes and residential density within ALR land on Lasqueti Island should be based on consideration of the benefits of small-scale farming and homesteading.

~~Advocacy Policy 5~~**Advocacy Policy 8** The Local Trust Committee encourages the appropriate Ministry to promote the implementation of forestry practices which preserves land quality and the forest base for future generations.

~~Advocacy Policy 6~~**Advocacy Policy 9** The Local Trust Committee encourages the appropriate Ministries to only support mariculture that:

- avoids displacement of local vessels from traditional year round moorage areas;
- retains public access to beaches and natural marine resources;
- establishes public shellfish reserve areas;
- minimizes conflict with other land uses;
- allows for the monitoring of impacts on other marine resources.

~~Advocacy Policy 7~~**Advocacy Policy 10** To consider short-term vacation rentals as commercial activities, and as distinct from long-term rentals.

### Hazardous Conditions

The low density of development should help avoid the necessity for developing in hazardous areas by creating parcels of sufficient size to afford alternate building sites within the parcel.

#### Objectives

**Objective 1** To limit development in areas subject to hazardous conditions.

#### Policies

**Policy 1** Development on lands known or suspected to be subject to flooding, landslide, avalanche or other hazardous conditions should be limited, unless protective measures are taken to prevent any detrimental consequences such as damage to property or risks to inhabitants.

**Policy 2** If the need arises for further identification or more precise delineation of hazardous areas, studies will be requested from the appropriate agencies or initiated by the Lasqueti Island Local Trust Committee.

### Marine (M)

The complex geography and geology of Lasqueti Island and surrounding islands and waters have produced a tremendous diversity of coastal and marine habitats. Unique relationships exist between terrestrial, fresh water and marine areas; as a result, coastal ecosystems are the most diverse and productive of all ecosystems. Significant recreational, commercial, industrial and residential activities occur within the shoreline area and this sensitive area is under intense pressure from development and human activity.

The Marine land use designation is intended to implement the Objectives and Policies related to Marine Coastal Areas.

### Parks and Protected Areas (PPA)

Scenic qualities provide a rural setting and pleasant pastoral views throughout Lasqueti Island. Voluntary stewardship of land is the primary means by which this feature of island living is maintained. Protection

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of environmentally sensitive areas and at-risk species and their habitats and significant natural sites is a fundamental Islands Trust policy.

The Protected Areas land use designation is intended to implement the Objectives and Policies related to Conservation and Recreation.

### **Crown Lands (CL)**

The Lasqueti Island Local Trust Area lies within the Coastal Douglas-fir (CDF) biogeoclimatic zone, one of the most heavily modified of the 14 biogeoclimatic zones in British Columbia. Approximately half of the CDF zone has been converted to uses such as agriculture and residential development that permanently remove the natural ecosystems. Less than two percent of the CDF zone is in a protected area and only about one percent of the original extent of the old growth forest.

The Lasqueti Island Local Trust Area has significant areas of Crown land, including some of the largest undeveloped and unroaded blocks of land remaining in the CDF. Some areas have never been logged and others, with mature second growth, have good potential to develop into old growth. The Crown lands on Lasqueti Island have very high conservation value because they can contribute to conservation of provincially significant rare and uncommon ecosystems including Douglas-fir old growth forests; Douglas-fir/Arbutus forests and other ecosystems that are under-represented in the British Columbia's protected area system.

The Lasqueti community believes that the public of British Columbia realizes the greatest benefit from these Crown lands ~~are~~ is as large parcels with low density and minimal development.

Among other strongly expressed reports and forums, the Crown Land Task Force presented a report in 1991 to the Lasqueti Island Local Trust Committee containing recommendations for the use of Crown lands in the Lasqueti Local Trust Area. The Local Trust Committee refers to this report as an indication of the community's desires concerning the use of Crown land before making any recommendations to the Ministry responsible for Crown lands.

The following section is divided into two areas: General and Access On and Across Crown Land.

### ***Objectives***

**Objective 1** To preserve Crown lands for public enjoyment and community use.

**Objective 2** To take into account the conservation values on Crown Lands as the primary consideration in decision making.

**Objective 3** To retain Crown Lands as intact large parcels with limited, low impact, and low risk development.

**Objective 4** To take into account the conservation values on Crown Lands as the primary consideration in decision making.

### **General**

#### ***General Policies***

**Policy 1** Increasing net density of Subdivision District C lands should not be permitted.

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**Policy 2** Development on Crown lands including, but not limited to, gravel extraction, road construction or community facilities must be compatible with overall conservation values.

**Policy 3** Crown land parcels should remain largely undeveloped to ensure maintenance of a greenbelt.

**Policy 4** Upon receipt of Crown land referrals, the Local Trust Committee should hold community discussions to allow for comment on the referral.

### ***General Advocacy Policies***

**Advocacy Policy 1** Land and Water BC is requested to add provisions in any approved license of occupation for boat, barge and multi-purpose ramps that certain hours of operation be specifically mentioned and adhered to.

**Advocacy Policy 2** Land and Water BC is requested to offer the community first opportunity to acquire Crown land parcels prior to them being sold to private interests.

**Advocacy Policy 3** Public access to the foreshore should be identified by signs located on the public roads.

### **Access On and Across Crown Land**

Applications for permission to construct a road across Crown land where no road currently exists, or to upgrade an existing road not currently in regular vehicle use, must be made to the appropriate Provincial Ministry prior to any construction.

Several types of roads occur on Crown land. Some roads are currently in regular use for vehicle access to private lands or as access to timber. While some unused roads are noted on official Crown land maps, many old logging roads, skid trails, and footpaths are not noted on the same maps.

### ***Access On and Across Crown Land Policies***

**Policy 1** Where an existing road on Crown land is currently in regular use for vehicle access to private lands and where no other legal land access exists, the community supports the granting of secure, long-term permission for landowners to continue such use and to maintain the road in drivable condition. Landowners should continue to maintain such roads in a condition that is compatible with conservation and community values.

**Policy 2** It is recognized that in some instances the only road access to private lands is across Crown land. Access to the private land is important for fire prevention, personal safety, as well as enjoyment of the private property by the resident; however, where these accesses are used they should be compatible with conservation and community values.

**Policy 3** Where permission for road access across Crown land is granted, such roads should generally follow the routes of any existing roads, except as necessary to avoid sensitive terrain and ecosystems, in order to prevent the environmental impact of creating new routes.

**Policy 4** Trails and unused roads on Crown land should remain as foot trails where they are compatible with conservation and community values.

**Policy 5** The Local Trust Committee shall consider the need to maintain community values, including conservation values and the interests of the land locked landowners, when providing input to the appropriate jurisdiction on applications for access across Crown land.

### ***Access On and Across Crown Land Advocacy Policies***

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**Advocacy Policy 1** The Local Trust Committee encourages Land and Water BC to maintain the current greenbelt function that exists on Crown Lands by accommodating a variety of land uses and ensuring their regulations are adhered to.

**Advocacy Policy 2** The Local Trust Committee requests that Land and Water BC seek input from the community prior to changing uses on Crown Land.

**Advocacy Policy 3** Land and Water BC and other appropriate Provincial Ministries should keep trails and disused roads located on Crown land to remain as foot trails.

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## SCHEDULE B LAND USE DESIGNATION MAP



## ISLANDS TRUST POLICY STATEMENT DIRECTIVES ONLY CHECKLIST

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File No.: 6500 LTC Work Program

File Name: Lasqueti OCP Project

### 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                                                                                                                                                                                                                                                                                                  |
|------------|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|            | <b>3.1</b>   | <b>Ecosystems</b>                                                                                                                                                                                                                                                                                                 |
| ✓          | <b>3.1.3</b> | 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.                                   |
| ✓          | <b>3.1.4</b> | 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. |
| ✓          | <b>3.1.5</b> | 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.                                                |
|            | <b>3.2</b>   | <b>Forest Ecosystems</b>                                                                                                                                                                                                                                                                                          |
| ✓          | <b>3.2.2</b> | 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.                                |
|            | <b>3.3</b>   | <b>Freshwater and Wetland Ecosystems and Riparian Zones</b>                                                                                                                                                                                                                                                       |
| ✓          | <b>3.3.2</b> | 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.                                          |
|            | <b>3.4</b>   | <b>Coastal and Marine Ecosystems</b>                                                                                                                                                                                                                                                                              |
| ✓          | <b>3.4.4</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.                                                                                                                                               |
| ✓          | <b>3.4.5</b> | 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                                                                                                                                                                                                                                                                                                                                                                 |
|------------|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|            | <b>4.1</b>   | <b>Agricultural Land</b>                                                                                                                                                                                                                                                                                                                                                         |
| ✓          | <b>4.1.4</b> | 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.                                                                                                                                                                    |
| ✓          | <b>4.1.5</b> | 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.                                                                                                          |
| ✓          | <b>4.1.6</b> | 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.                                                                                                                                                                    |
| CONSISTENT | No.          | DIRECTIVE POLICY                                                                                                                                                                                                                                                                                                                                                                 |
| ✓          | <b>4.1.7</b> | 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. |
| ✓          | <b>4.1.8</b> | 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.                                                                                                             |
| ✓          | <b>4.1.9</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.                                                                                                                                                                                                         |
|            | <b>4.2</b>   | <b>Forests</b>                                                                                                                                                                                                                                                                                                                                                                   |
| ✓          | <b>4.2.6</b> | 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.                                                                                                                                                                |
| ✓          | <b>4.2.7</b> | 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.                                       |
| ✓          | <b>4.2.8</b> | 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.                                                                                                             |
| CONSISTENT | No.          | DIRECTIVE POLICY                                                                                                                                                                                                                                                                                                                                                                 |

|   |               |                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | <b>4.3</b>    | <b>Wildlife and Vegetation</b>                                                                                                                                                                                                                                                                                                                                                                                                      |
|   | <b>4.4</b>    | <b>Freshwater Resources</b>                                                                                                                                                                                                                                                                                                                                                                                                         |
| ✓ | <b>4.4.2</b>  | 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. |
| ✓ | <b>4.4.3</b>  | 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                                                                                                                                                                                                                                   |
|   | <b>4.5</b>    | <b>Coastal Areas and Marine Shorelands</b>                                                                                                                                                                                                                                                                                                                                                                                          |
| ✓ | <b>4.5.8</b>  | 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.                                                                                                                                                                                                                                                    |
| ✓ | <b>4.5.9</b>  | 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.                                                                                                                                                                             |
| ✓ | <b>4.5.10</b> | 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.                                                                                                                                    |
| ✓ | <b>4.5.11</b> | 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.                                                                                                                                                                               |
|   | <b>4.6</b>    | <b>Soils and Other Resources</b>                                                                                                                                                                                                                                                                                                                                                                                                    |
| ✓ | <b>4.6.3</b>  | 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                                                                                                                                                                                                                                                                                                                           |
|------------|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|            | <b>5.1</b>   | <b>Aesthetic Qualities</b>                                                                                                                                                                                                                                                                                                                 |
| ✓          | <b>5.1.3</b> | 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.                                                                     |
|            | <b>5.2</b>   | <b>Growth and Development</b>                                                                                                                                                                                                                                                                                                              |
| ✓          | <b>5.2.3</b> | 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.                                                                                                                               |
| ✓          | <b>5.2.4</b> | 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. |
| ✓          | <b>5.2.5</b> | 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.                                                                                |
| ✓          | <b>5.2.6</b> | 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.                             |
|            | <b>5.3</b>   | <b>Transportation and Utilities</b>                                                                                                                                                                                                                                                                                                        |
| ✓          | <b>5.3.4</b> | 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.                                                  |
| ✓          | <b>5.3.5</b> | 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.                                                                                                                                                   |
| ✓          | <b>5.3.6</b> | 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.                                                                                                                                                |
| ✓          | <b>5.3.7</b> | 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.                   |
|            | <b>5.4</b>   | <b>Disposal of Waste</b>                                                                                                                                                                                                                                                                                                                   |
| ✓          | <b>5.4.4</b> | 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                                                                                                                                                                                                                                                                                                                           |

|   |              |                                                                                                                                                                                                                                                                                                                                                                           |
|---|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | <b>5.5</b>   | <b>Recreation</b>                                                                                                                                                                                                                                                                                                                                                         |
| ✓ | <b>5.5.3</b> | 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.                                                                                                                                                     |
| ✓ | <b>5.5.4</b> | 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. |
| ✓ | <b>5.5.5</b> | 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.    |
| ✓ | <b>5.5.6</b> | 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.                                                                          |
| ✓ | <b>5.5.7</b> | 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.                                                                                                                                                                               |
|   | <b>5.6</b>   | <b>Cultural and Natural Heritage</b>                                                                                                                                                                                                                                                                                                                                      |
| ✓ | <b>5.6.2</b> | 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.                                                                                                                                                                  |
| ✓ | <b>5.6.3</b> | 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.                                                                                                                         |
|   | <b>5.7</b>   | <b>Economic Opportunities</b>                                                                                                                                                                                                                                                                                                                                             |
| ✓ | <b>5.7.2</b> | 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.                                                                                                                                 |
|   | <b>5.8</b>   | <b>Health and Well-being</b>                                                                                                                                                                                                                                                                                                                                              |
| ✓ | <b>5.8.6</b> | 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.     |

|   |                                                                              |
|---|------------------------------------------------------------------------------|
|   | <b>POLICY STATEMENT COMPLIANCE</b>                                           |
| ✓ | <b><i>In compliance with Trust Policy</i></b>                                |
|   | <b><i>Not in compliance with Trust Policy for the following reasons:</i></b> |



|                           |                                                            |
|---------------------------|------------------------------------------------------------|
| <b>Policy:</b>            | 4.1.2                                                      |
| <b>Approved By:</b>       | Trust Council                                              |
| <b>Approval Date:</b>     | December 9, 1994                                           |
| <b>Amendment Date(s):</b> | September 14, 2001; December 5, 2003<br>September 18, 2018 |
| <b>Policy Holder:</b>     | Legislative Services Manager                               |

## LOCAL TRUST COMMITTEE MEETING GUIDELINES

### Purpose

To supplement the statutory rules and procedure bylaw requirements applicable to regular and special Local Trust Committee (LTC) meetings.

### A. Definitions

n/a

### B. Policy (Guidelines)

#### 1. Meetings

- 1.1 Any gathering of a quorum of LTC members at which the business of the LTC is advanced in a material way constitutes a meeting for the purposes of the “open meeting” rule in the *Community Charter*. The purpose of the open meeting rule is to ensure that the LTC’s business is conducted in an open forum, except where the nature of the business comes within one of the statutory exceptions to the rule and the business may lawfully be conducted in the absence of the public. The fact that a particular discussion may be occurring via telephone or e-mail does not prevent it from constituting a “meeting” for the purposes of the open meeting rule.
- 1.2 The fact that two persons may constitute a quorum of the LTC presents particular difficulties in the application of the open meeting rule. Local trustees need not avoid one another in social situations or impose other artificial constraints on their interaction as members of an island community. Discussions of administrative and logistical matters connected to the LTC’s business agenda are unlikely to violate the open meeting rule. Trustees should ask themselves, in determining whether a particular discussion or other interaction should be avoided outside the forum of a Trust committee meeting, whether the fact that the discussion or interaction has already occurred would enable the committee to get through a forthcoming meeting agenda more quickly as a result of the trustees having already exchanged views on the matter. If the answer is yes, then the discussion or interaction should not occur outside the context of an actual meeting.
- 1.3 Resolutions Without Meeting are statutory exceptions to the “open meeting” rule, with the result that the interaction that occurs in the course of the taking of a vote under that procedure cannot in law constitute a meeting.

## **2. Rules of Order**

- 2.1 Every member of the LTC wishing to speak to a question or motion shall address himself or herself to the Chair. A member of the LTC may speak only after the Chair has recognized the member. If two or more members indicate at the same time a desire to speak, the Chair may designate the order in which each is to speak. If the Chair wishes to speak in a meeting, the Chair need only address the meeting at the time they wish to do so.
- 2.2 A member must address the Chair as "Mr. Chair" or "Madam Chair", as the case may be.
- 2.3 Except as otherwise resolved by the LTC, a member may:
  - 2.3.1 Speak only to a matter being debated by the LTC.
  - 2.3.2 Speak only once to a matter, but a member may speak more than once to a matter in order to:
    - 2.3.2.1 explain a material part of his or her speech which may have been misunderstood; or
    - 2.3.2.2 ask a question.
  - 2.3.3 Speak for no more than 15 minutes at a time.
  - 2.3.4 Not speak to a matter already dealt with by the LTC.
  - 2.3.5 Not speak when called to order by the Chair.
- 2.4 No member may interrupt a member who is speaking except to raise a point of order. No member may cause a disturbance at a meeting or disrupt it.
- 2.5 A member may debate any motion other than a motion to table a matter.
- 2.6 Any person attending a meeting may address the LTC on any item of business on the agenda, but only if the LTC resolves to allow that person to address it.
- 2.7 At the time any ruling is made by the Chair on a point of order, the Chair must inform the LTC of the ground or grounds on which the ruling is made.
- 2.8 Every motion shall be presented in concise form, beginning with the phrase "I move that..." and the member making the motion shall not speak to the motion until the motion has been seconded.
- 2.9 On a vote being taken, the members present shall indicate their vote by a show of hands. When it has been requested that the members be polled, the Chair shall individually call the name of each member present who shall state whether he or she votes in the affirmative or the negative.

- 2.10 When a member so requests, the names of those who vote for and those who vote against a question must be recorded in the minutes of the meeting.
- 2.11 When the question under consideration contains distinct propositions, the vote on each proposition shall be taken separately, should any member so request.

### **3. Agenda Format**

- 3.1 All LTC regular business meeting agendas will include all of the substantive items shown in the model agenda in Attachment 1.
- 3.2 Order of business should be close to the model agenda in Attachment 1, though modifications as indicated below may be made:
  - 3.2.1 Town Hall session is an optional open session for public input. This session should be limited to one location on the agenda.
  - 3.2.2 The Closed Meeting is located at the end of the agenda in the model as it is the least disruptive location to hold a closed meeting; however, if there is a need for in-camera discussion before consideration of an agenda item, the Closed Meeting session may be moved to the beginning or close to the beginning of the agenda.
  - 3.2.3 A break, for meetings of two hours or longer, is not shown, but should be included in the agenda.
- 3.3 The agenda should include the approximate time for major item based on the estimated amount of time required to present and discuss each item. The time is for guidance only and a note to this effect should be included at the bottom of the agenda.

### **C. Legislated References**

#### Policy and Procedures Manual:

Model Local Trust Committee Meeting Procedures Bylaw (4.1.3)  
Statutory Rules of Conduct (2.1.1)

### **D. Links to Supporting Forms, Documents, Websites, Related Policies and Procedures**

Attachment 1: Model Local Trust Committee Agenda Format

**Attachment 1:**

## **Model Local Trust Committee Regular Business Meeting Agenda**

\_\_\_\_\_ Island Local Trust Committee

### **Regular Meeting Agenda**

Date: \_\_\_\_\_

Time: \_\_\_\_\_

Location: \_\_\_\_\_

|                                                          |             |              |
|----------------------------------------------------------|-------------|--------------|
| 1. Call to Order                                         | Time        | Pages        |
| 2. <i>Town Hall (optional)</i>                           | <i>Time</i> | <i>Pages</i> |
| 3. Approval of Agenda                                    | Time        | Pages        |
| 4. Minutes                                               | time        | Pages        |
| 4.1. Regular business meeting minutes (previous meeting) |             |              |
| 4.2. Section 26 – Resolutions-without-meeting            |             |              |
| 4.3. Advisory Planning Commission Minutes                |             |              |
| 5. Business Arising from Minutes                         | Time        | Pages        |
| 5.1. Follow-up Action List                               |             |              |
| 6. <i>Community Information Meeting (optional)</i>       |             |              |
| 7. <i>Public Hearing (optional)</i>                      | <i>Time</i> | <i>Pages</i> |
| 8. Applications and Referrals                            | Time        | Pages        |
| 9. Local Trust Committee Projects                        | Time        | Pages        |
| 10. Delegations                                          | Time        | Pages        |
| 11. Correspondence                                       | Time        | Pages        |
| 12. New Business                                         | Time        | Pages        |
| 13. Reports                                              | Time        | Pages        |
| 13.1. Trustee Reports                                    |             |              |
| 13.2. Chair's Report                                     |             |              |
| 13.3. Islands Trust Conservancy Report                   |             |              |
| 13.4. <i>Electoral Area Director Report (optional)</i>   |             |              |
| 13.5. Applications Report                                |             |              |
| 13.6. Adopted Policies and Standing Resolutions Report   |             |              |
| 14. Work Program                                         | Time        | Pages        |
| 14.1. List of Top Priorities                             |             |              |
| 14.2. List of Projects                                   |             |              |
| 15. <i>Closed Meeting (optional)</i>                     | <i>Time</i> | <i>Pages</i> |
| 16. <i>Rise and Report (optional)</i>                    |             |              |
| 17. Up Coming Meetings                                   |             |              |
| 18. Adjournment                                          | Time        | Pages        |



## Applications

### Subdivision

| File Number            | Applicant Name                                                         | Date Received | Purpose                                                                                                             |
|------------------------|------------------------------------------------------------------------|---------------|---------------------------------------------------------------------------------------------------------------------|
| LA-SUB-2019.1          | KGL Freight Services Ltd. (T.G. Hoyt)<br><b>Planner:</b> Sonja Zupanec | 25-Jun-2019   | PIDs: 025-448-811 and 005-600-081. Parcel line adjustment. Lasqueti Island Hotel, Weldon Road, Lasqueti Island, BC. |
| <b>Planning Status</b> |                                                                        |               |                                                                                                                     |

**Status Date:** 23-Jul-2019  
Referral response sent to MOTI

| File Number            | Applicant Name                                                              | Date Received | Purpose                                                                                                    |
|------------------------|-----------------------------------------------------------------------------|---------------|------------------------------------------------------------------------------------------------------------|
| LA-SUB-2021.1          | J.E. Anderson & Associates - Jeff Tomlinson<br><b>Planner:</b> Jaime Dubyna | 06-May-2021   | PIDs: 009-723-609 & 010-016-988. Lot line adjustment. Civic: two lots on Weldon Road, Lasqueti Island, BC. |
| <b>Planning Status</b> |                                                                             |               |                                                                                                            |

**Status Date:** 26-May-2021  
Planner reviewing file.

**Status Date:** 11-May-2021  
File opened & assigned.

**Status Date:** 06-May-2021  
Material received from J.E. Anderson & Associates

### Temporary and Industrial Use Permit

| File Number            | Applicant Name                                             | Date Received | Purpose                                                                                                                              |
|------------------------|------------------------------------------------------------|---------------|--------------------------------------------------------------------------------------------------------------------------------------|
| LA-TUP-2020.1          | KGL Freight Services Ltd.<br><b>Planner:</b> Sonja Zupanec | 17-Jul-2020   | PID: 005-600-081 Fuel station/hardware store combination/fuel storage & residence. Civic address: 1 Weldon Road, Lasqueti island, BC |
| <b>Planning Status</b> |                                                            |               |                                                                                                                                      |

**Status Date:** 23-Jul-2020  
File opened & assigned.

## Standing Resolutions Log

### Lasqueti Island

| Resolution Number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Action  | Date        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-------------|
| <b>2020-003 (Standing)</b><br><br><b>Standing Resolution regarding First Nations Reconciliation</b><br>that the Lasqueti Island Local Trust Committee adopt the following standing resolution with respect to First Nations in the Local Trust Area:<br>Whereas the Local Trust Committee seeks to engage in Reconciliation with local First Nations, governments and the island community by honouring the Truth and Reconciliation Commission Calls to Action, United Nations Declaration on the Rights of Indigenous Peoples, Draft Principles that Guide the Province of British Columbia's Relationship with Indigenous Peoples and Islands Trust First Nations Engagement Principles, the Local Trust Committee endeavours to:<br>a) Annually, write a letter to First Nations, (re)introducing trustees and staff and provide a schedule of known Local Trust Committee meetings for the upcoming year, as well as, provide an update of current projects and advocacy activities;<br>b) For various Local Trust Committee meetings, invite elders from local First Nations to attend and provide a traditional welcome to the territory;<br>c) Work with First Nation governments on cooperative initiatives, including and not limited to, language, place names, territorial acknowledgements, community education on Coast Salish and local First Nations' cultural heritage and history;<br>d) Work with First Nation governments on engagement principles for inclusive land use, marine use, and climate change planning; advocacy, protection and stewardship; and knowledge and information sharing protocols;<br>e) Establish and maintain government -to -government dialogue with First Nations, now and into the future, based on respect and recognition of Aboriginal rights and title, treaty rights and First Nations' traditional territories within the Islands Trust Area. | Carried | 24-Feb-2020 |
| <b>2019-003 (Standing)</b><br><br><b>Staff &amp; Trustee at APC Meetings (from <i>In-Camera</i> meeting)</b><br>that the Lasqueti Island Local Trust Committee adopt the following standing resolution:<br>that all Advisory Planning Committee meetings will include a staff member and a Trustee.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Carried | 25-Feb-2019 |

## Standing Resolutions Log

### Lasqueti Island

| Resolution Number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Action  | Date        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-------------|
| <b>2018-062 (Standing)</b><br><br><b>Notification of Federal Cannabis License Applications</b><br>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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Carried | 17-Dec-2018 |
| <b>2018-040 (Standing)</b><br><br><b>Regulation of Cannabis Production and Retail Sales and Non-Medical Cannabis Retail Licensing Application Fees</b><br>that the Lasqueti Island Local Trust Committee adopt the following standing resolution with respect to the processing of non-medical cannabis retail license applications: <ul style="list-style-type: none"> <li>· Proposed or amended licenses for non-medical cannabis retail establishments require an application to the local trust committee.</li> <li>· The application process shall comprise a public consultation component, which includes at least one notification to neighbours, one public meeting, posting of public notices and one advertisement in a local periodical.</li> <li>· The public consultation process shall be determined by the local trust committee after initial review of the proposal.</li> <li>· However, as a minimum, the local trust committee will mail or otherwise deliver a notice to all owners and residents of properties within a 500 metre radius of the subject property where the establishment is proposed at least 10 days before adoption of a resolution providing comment on the application. The required notice shall include the following information:               <ul style="list-style-type: none"> <li>· Name of the applicant and a description of the proposal in general terms</li> <li>· The location of the proposed establishment and the subject site.</li> <li>· The place where, and date and time when, both a public meeting will be held and a resolution of the local trust committee considered.</li> <li>· The name and contact information of the Islands Trust planning staff member who can provide copies of the proposed or amended license application.</li> <li>· How public comments may be submitted to the local trust committee.</li> </ul> </li> </ul> | Carried | 23-Jul-2018 |
| <b>2017-006 (Standing)</b><br><br><b>Establishment of a Lasqueti Island Transportation Advisory Committee</b><br>that the Lasqueti Island Local Trust Committee make a Standing Resolution to request the APC to undertake the function of a Transportation Advisory Committee.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Carried | 20-Feb-2017 |



## Standing Resolutions Log

### Lasqueti Island

| Resolution Number                                                                                                                                                                                                   | Action         | Date               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------|
| <b>2013-020 (Standing)</b><br><b>APC member Agenda Package</b><br>that on request by an Advisory Planning Commission member, that they receive a Lasqueti Island Local Trust Committee Agenda package at no charge. | <b>Carried</b> | <b>11-Jul-2013</b> |



## Top Priorities Report

## Lasqueti Island

**1. OCP/LUB Review****Responsible****Dates**

A comprehensive review of the Lasqueti Island Official Community Plan and Land Use Bylaw.

Heather Kauer

Rec'd: 08-Jan-2018

Implementation of Coastal Douglas-fir and Associated Ecosystems Toolkit added to Project Charter (Dec.22, 2018)

LTC endorsed the OCP/LUB Review Project Charter v.2 (May 27, 2019).

LTC endorsed revised OCP/LUB Review Project Charter v.4.4 (April, 2020).

**2. Freshwater Project****Responsible****Dates**

LTC endorsed the v.1 freshwater sustainability strategy project charter (May 27, 2019).

William Shulba

Rec'd: 24-Sep-2018

**3. Model Cell Tower Strategy****Responsible****Dates**

that the Lasqueti Island Local Trust Committee request staff to draft amendments to the Model Cell Tower Strategy incorporating concerns regarding electrical supply.

Heather Kauer

Rec'd: 28-Oct-2019

that the Lasqueti Island Local Trust Committee request staff to investigate options for a more fulsome communication consultation process regarding the Model Cell Tower Strategy.

April 26, 2021 Update: the LTC requested staff to send the LTC the model cell tower strategy to consider via RWM.



## Projects Report

### Lasqueti Island

#### 1. *Community to Community Forum*

Responsible

Date Received

Establish relationships with First Nations with interests in the Lasqueti Local Trust Area.

24-Sep-2018

#### 2. *Subdivision Review Project*

Responsible

Date Received

Staff to prepare a draft project charter for a subdivision review project to review conservation based and cluster subdivision options.

#### 3. *Review permitted uses upland to barge ramp*

Responsible

Date Received

Staff to research and report back on options to make the current uses associated with the barge ramp legal.

#### 4. *Community Shoreline Values Mapping*

Responsible

Date Received

Trustees to map community values along the shorelines of Lasqueti Island.

26-Apr-2021

#### 5. *Scottie Bay Shoreline Management Plan*

Responsible

Date Received

Develop a plan for managing mooring buoys and road access to the shoreline in Scottie Bay.

26-Apr-2021