



Lasqueti Island Local Trust Committee

Regular Meeting Revised Agenda

Date: April 11, 2022
Time: 11:00 am
Location: Judith Fisher Centre
#1 China Cloud Bay Road
Lasqueti Island, BC

	Pages
1. CALL TO ORDER	11:00 AM - 11:05 AM
Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."	
2. APPROVAL OF AGENDA	
3. RISE AND REPORT	
4. REPORTS	11:05 AM - 11:30 AM
4.1. Trustee Reports	
4.2. Chair's Report	
4.3. Electoral Area Director's Report	
5. TOWN HALL	11:30 AM - 11:40 AM
6. MINUTES	11:40 AM - 11:45 AM
6.1. Local Trust Committee adopted Minutes dated February 7, 2022	3 - 11
6.2. Section 26 Resolutions-Without-Meeting Report dated March 31, 2022	12 - 12
6.3. Advisory Planning Commission Minutes - none	
7. BUSINESS ARISING FROM MINUTES	11:45 AM - 12:15 PM
7.1. Follow-up Action List dated March 30, 2022	13 - 19
7.2. Fees Bylaw No. 99 - Staff Report	20 - 26
8. APPLICATIONS AND REFERRALS - none	

9.	LOCAL TRUST COMMITTEE PROJECTS	12:15 PM - 1:00 PM	
9.1.	Lasqueti Island Official Community Plan (OCP) Comprehensive Review - Staff Report		27 - 87
9.2.	Meeting Procedure Bylaw Amendments - for discussion		
10.	DELEGATIONS - none		
11.	CORRESPONDENCE	1:00 PM - 1:05 PM	
	<i>(Correspondence received concerning current applications or projects is posted to the LTC webpage)</i>		
11.1.	Email dated March 3, 2022 - Greetings from the BC Electoral Boundaries Commission		88 - 88
	----- BREAK 1:05 pm to 1:35 pm -----		
12.	NEW BUSINESS	1:35 PM - 2:00 PM	
12.1.	Advisory Planning Commission Appointments - Staff Report		89 - 93
12.2.	Definition of Sleeping Cabin in Land Use Bylaw - for discussion		
12.3.	<i>Tree Cutting</i>		
13.	REPORTS	2:00 PM - 2:10 PM	
13.1.	Trust Conservancy Report dated January 25, 2022		94 - 96
13.2.	Applications Report dated March 31, 2022		97 - 97
13.3.	Trustee and Local Expense Report dated February, 2022		98 - 98
13.4.	Adopted Policies and Standing Resolutions		99 - 101
13.5.	Local Trust Committee Webpage		
14.	WORK PROGRAM	2:10 PM - 2:30 PM	
14.1.	Top Priorities Report dated March 31, 2022		102 - 103
14.2.	Projects List Report dated March 31, 2022		104 - 104
15.	UPCOMING MEETINGS	2:30 PM - 2:35 PM	
15.1.	Next Regular Meeting Scheduled for Monday, June 6, 2022 at 11:00 am at Judith Fisher Centre, #1 China Cloud Bay Road, Lasqueti Island, BC		
16.	ADJOURNMENT	2:35 PM - 2:35 PM	



Lasqueti Island Local Trust Committee Minutes of Regular Meeting

Date: February 7, 2022
Location: Electronic Meeting

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

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

Others Present: Regional Director Andrew Fall
There were three (3) members of the public in attendance

1. CALL TO ORDER

Chair Luckham called the meeting to order at 10:03 am. He acknowledged that the meeting was being held in territory of the Coast Salish First Nations and introduced the Trustees and staff.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 11.3 Safe Island Land Alliance
- 11.4 Meetings with First Nations
- 11.5 Electronic Meetings

By general consent the agenda was adopted as amended.

3. REPORTS

3.1 Trustee Reports

Trustee Johnston reported:

- The Lasqueti Archaeology Project is planning on some spring events and will focus on low tides to map existing sites and noted that more culturally modified trees have been found on island.
- He attended last month’s Special Meeting from the Health Centre, which no longer has a functional projection screen.
- He would like to request that a large monitor be purchased so that people without telephone or Internet access could attend.
 - Staff advised that the LTC could request a monitor, but then the Islands Trust would have to offer them to every LTC and storage would have to be considered.

- The Chair advised that the situation is in flux and speculated that the use of a screen could be added to the rental fee of the Health Centre.
- Staff noted that if two or more Trustees are attending remotely, then a staff person has to be present for the public to attend the meeting.
- Trustees added:
 - That the Health Centre would not be the official location of the meeting; the official location would be Gabriola Island.
 - They are concerned about dropping a borrowed monitor.
 - They will advise the JFC to increase their rent in order to provide a screen, since Audio Visual equipment has not been officially part of the rental.

Trustee Peterson reported:

- That he is continuing to hear from the public that they would like us to get back to in-person meetings as soon as possible.
- He is also getting a lot of questions about Provincial water licensing requirements.
- He is registered for the Salish Sea Ecosystem Conference in April.
- He has many Islands Trust Committee meetings coming up.

3.2 Chair's Report

The Chair reported:

- The Islands Trust budget for the next fiscal year is in the public consultation phase and will advance to Trust Council on March 8, 9 and 10 in Nanaimo.
- Expecting the governance review report soon to advise on how to improve on the Islands Trust Preserve and Protect mandate.
- The Guiding Principles document of Islands Trust is going out for extensive public consultation.

3.3 Electoral Area Director's Report

Director Fall reported:

- Local postal service has been disrupted since the end of November; a temporary service is to begin today in the Health Centre with a temporary Postmaster.
- He acknowledged that over 10,000 kg of beach debris was cleaned up this past summer on Lasqueti and the surrounding islands.
- qathet Regional District (qRD) put forth a resolution to the province to ban the use of polystyrene in the Salish Sea.
- In November, the Vancouver Island Regional Library decided to eliminate all late fees, since the recovery of fines was found to be negligible.
- In January, he attended a Lasqueti ferry committee meeting and noted that ferry capacity is reduced when crewing levels are reduced.
- Regarding the Shoreline protection bylaw item in today's agenda package, he hopes that the qRD mapping results will be available soon.

4. TOWN HALL

A member of the public spoke as a representative of the Lasqueti Cannabis Corporation, which is now at the point of building on island. She was informed this week that they did not have an electrical permit, which was quickly rectified. In the course of that discussion, an Islands Trust

(IT) Bylaw Officer, Warren Dingman, informed her that the language she used, “grandfathered in,” is racist.

She asked for two things from LTC:

1. We all have grandfathers and our fight against colonialism is largely that they took away what our grandfathers did. She wants to know if that term is appropriate so that people do not go away feeling like they are being called a racist.
2. She also wants IT to restate that they are aware of this facility; her corporation has spent about a million dollars and it is disconcerting to be told that the IT will decide if it is legal.

The Chair advised that legal, non-conforming is a better term to use than grandfathering and thanked the speaker for bringing the racist aspects of that term to our attention. If an activity was legal at one time and the bylaw changes, the activity remains legal.

Staff advised that they could ask them to demonstrate activity before the bylaw change.

Trustees added the following:

- Bylaw enforcement does decide whether to send the enforcement to the LTC, which then decides whether or not to send it to the Executive Committee, which ultimately makes the decision to take court action or not.
- Previous Trustees wrote a letter of support for this project.

A member of the public addressed the LTC and the following was noted:

- Regarding the grandfather definition, the definition used in Louisiana in the 1800s is not relevant to Lasqueti.
- By averaging the cost for processing fees in the fee bylaw does not seem fair if our costs go up and Salt Spring’s go down; our fees should reflect our lower cost.
- Strong objection to this move to electronic meetings; it is isolating the LTC from the public and there is a near unanimous outcry against this. Even people that do not attend meetings are against it.
- The requirement to have information preapproved is a tool of dictatorships; the Chair can always cut people off if something inappropriate is said.
- Ministry of Agriculture (MoA) held an inter-departmental meeting; according to that meeting, the sheep on Lasqueti are considered “escaped domestic sheep”, they must be specifically designated as feral and that has not been done.
- “Exotic” is another term that the MoA has defined and which is not appropriate for the sheep on Lasqueti. They are neither feral nor exotic and these terms should not be used in our OCP.
- Staff announced that this meeting had been changed, from an in-person meeting to an electronic meeting and that the time was changed from 11am to 10am, three working days before the meeting; the LTC voted to authorize these changes two working days before this meeting.
- He questioned whether this meeting was lawfully convened.

The Chair acknowledged the question and asked staff to respond.

Staff advised that the Meeting Procedures Bylaw had to be adopted prior to the meeting and that there is no requirement for posting meeting information in advance of meetings.

The Chair stated that the meeting is in process and will continue.

Trustees noted that anyone who goes to the Health Centre has reason to complain and that some folks may have missed the first part of the meeting.

5. MINUTES

5.1 Local Trust Committee Minutes dated October 4, 2021 - for adoption

By **general consent**, the minutes of the Lasqueti Local Trust Committee Meeting of October 4, 2021 were adopted.

5.2 Local Trust Committee Special Meeting Minutes dated January 20, 2022 - for adoption

By **general consent**, the minutes of the Lasqueti Local Trust Committee Meeting of January 20, 2022 were adopted.

5.3 Section 26 Resolutions-Without-Meeting Report dated January 31, 2022

Received.

5.4 Advisory Planning Commission Minutes dated July 27, 2021 - for receipt

Received.

The Chair thanked Susan Morrison for her work on the APC.

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-up Action List dated January 31, 2022

Trustees queried staff and the following was noted:

- Is there any update regarding “4. Staff to review FLNRORD's comments and get SIPAs comments on Crown Lands and reconciliation regarding the OCP bylaw No. 98”?
- Trustees have not received anything from FLNRORD.
- The public wishes to keep these policies in the Official Community Plan.
- Can we ask Director Marlor to attend the next meeting and explain FLNRORD’s position?

Staff can make this request without a motion.

6.2 Model Fees Bylaw Update - Staff Report

Staff introduced the item and noted that they were asked to draft this model fees bylaw.

The Chair noted that one of the speakers during Town Hall rejected the Development Permit Area (DPA) idea.

Staff noted that this would be a placeholder; a future LTC could create them at a later date.

Trustees responded and the following was noted:

- To have a fee for something suggests that it will be created.

- There have been two attempts in the past to create DPAs.
- There was a huge swell of opposition from the public.
- What is the difference between Development Variance Permits (DVP) and DPAs?
- Regarding Permit #13, related to applications with community benefit, a fee of \$1,000 seems high, because the fee can only be adjusted by 20%.
- Are there any actuals that we can access to make available to the public?
 - Staff: yes

Staff responded and the following was noted:

- A copy of the bylaw is not included in the agenda package because only the fees were being brought forward for adjustment.
- DPAs and DVPs are different; DVPs do not have anything to do with DPAs. DVPs are related to zoning.
- It does make sense to remove #17 and #18 because without DPAs they are not relevant.
- Other LTCs have removed #13 and staff recommends removing it.

Trustees noted the following:

- If #13 was removed, then all projects would fall into #12, which has even higher fees instead of making the fee lower.
- This needs to be deferred to another meeting.
- We want to see the actual costs of processing applications for Lasqueti before making any changes.

Staff advised:

- That there is not good data for the actual cost of processing applications.
- Staff collected that data for three months last year but that is the only data available.
- That the word “average” reflects the actual cost of processing applications.
- This is an attempt to move more of the cost from the general taxpayer to the applicant.

LA-2022-008

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff to remove from Table 2 of Bylaw 99, Items 1-8 and items 17 and 18 and to bring a report back to our next meeting.

CARRIED

7. APPLICATIONS, REFERRALS AND BYLAWS

7.1 Gambier Island Local Trust Committee Request for Referral Response - Bylaw Nos. 153 and 154 - for decision

Staff explained that the Gabriola LTC is proposing to adopt a Shoreline Development Permit Area.

LA-2022-009

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee advised that their interests are not affected by this bylaw.

The Chair recessed the meeting at 11:54am and reconvened the meeting at 12:32pm.

Staff introduced the item and the following was noted:

- The application does not meet the minimum requirements as outlined in the *Local Government Act* and the Lasqueti Island Land Use Bylaw.
- Staff recommends waiving this minimum requirement.

Trustees suggested that they expand the 10m access to the 20m minimum.

Rachel Hamling, speaking on behalf of the applicant, advised that they could flare out the frontage to accommodate the minimum.

The Chair noted that the LTC would still be required to waive the minimum requirement of 10%.

Staff advised that they could work with the applicant to revise the application and suggested that the LTC make a motion to waive this requirement today.

LA-2022-010

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee waive the 10% highway frontage requirement, but retain the minimum 20 metre highway frontage requirement.

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Lasqueti Island Official Community Plan (OCP) Comprehensive Review - Proposed Bylaw No. 98 – Memorandum

Staff introduced the item and the following was noted:

- Snaw-na-as First Nation requested that the LTC not move forward with the OCP until a meeting was held with them.
- There has been no response to our letter asking for a date to meet.
- The staff report memo outlines the comments that we have received with recommendations from staff.
- “Neutral” means that staff has no objection to the recommendation.
- Some recommendations are considered problematic if the document is updated in the recommended way.
- Staff does not expect the LTC to make any motions today.

The Chair advised that he is content to receive the report and wait for a meeting.

Trustees continued the discussion and the following was noted:

- How important is it to finish the OCP Review before the end of this term?
- Would like to spend time to get this as good as it can be before the next term.
- Would like to move forward but there are new factors that we had not expected.
- Important to get it right rather than to get it done by a specific date.
- Noted that the numbering system has change and that it would be better if we all have the same numbering system.

Staff advised that second reading was given to a previous version and that the current version will be made more available.

9. DELEGATIONS - none

10. CORRESPONDENCE

The Chair recognized that there was late correspondence received after the deadline.

Trustees noted the following:

- That the agenda package directs the reader to the webpage for correspondence but it does not seem to appear there.
- All correspondence is not easily available.
- Much of the correspondence is not related to applications and projects.
- A chronological ordering of correspondence would be appropriate.
- Would like to ask staff to set up a correspondence page so that it is available to everyone.

Staff advised that correspondence related to applications and projects is posted, but correspondence beyond that is not done due to staffing and website capacity limits. Correspondence is included in agenda packages so in that way it is posted to the website.

The Chair noted that there is room for improvement but it would need to go all the way up the chain and may be in progress. He also noted that the complexity is significant.

11. NEW BUSINESS

**11.1 Natural Area Protection Tax Exemption Program (NAPTEP) - Livingstone Forest
NAPTEP Covenant - Information Item – Memorandum**

Received.

11.2 Shoreline Protection Model Bylaw Report - Briefing - for information

The Chair advised that this came from Trust Council and is received for information.

11.3 Safe Island Land Alliance

Trustee Johnston introduced the item and the following was noted:

- He has a concern that the land was listed as 160.8 acres and that the minimum land requirement per residence is 10 acres, but he has since learned that the developer now wishes to put 17 dwellings on the property.
- The conversion to metric changed the minimum to 4 hectares, which is less than 10 acres.
- He would like to revert the bylaw back to a full 10 acres.

Staff responded and the following was noted:

- Advised that the number of residences allowed for that parcel is 17.
- She believes there is a misunderstanding about the amount of land available there, but does not have the information regarding how much land is involved.

Trustees noted that it is the conversion to hectares, which allows this development to have 17 dwellings and that they would like to amend the LUB to accurately reflect what all discussions in the community are based on, which is 10 acres or 4.2 ha.

11.4 Meeting with First Nations

Trustee Johnston introduced this item and the following was noted:

- A Tla’amin Hegus requested a meeting with us over a year ago.
- The K’omoks First Nation has asked to meet with us.
- The Snaw-na-as First Nation sent us a letter in September but our first reply was not sent until December.
- He is worried that our responses are not timely.

Staff responded and the following was noted:

- The K’omoks request was responded to quickly, but she understands that the K’omoks First Nation’s capacity is limited.
- A recent email exchange indicated that their request for a meeting has been withdrawn.
- Noted that Lisa Wilcox, Senior Intergovernmental Policy Advisor, has more work than she has capacity.
- We do not know when the Snaw-na-as First Nation will be able to respond.
- Lisa Wilcox is also dealing with the Tla’amin request.

The Chair noted that we are making good progress.

11.5 Electronic Meeting Equipment

The Chair advised that the IT does not want to move to all electronic meetings. Health measures prevent us from doing this. We need to deliver service homogenously across the Trust area.

12. REPORTS

12.1 Trust Conservancy Report dated November 23, 2021

Received.

12.2 Applications Report dated January 31, 2022

Received.

12.3 Trustee and Local Expense Report dated December, 2021

Received.

12.4 Adopted Policies and Standing Resolutions

Received.

12.5 Local Trust Committee Webpage

Received.

13. WORK PROGRAM

13.1 Top Priorities Report dated January 31, 2022

Received.

13.2 Projects List Report dated January 31, 2022

Received.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for Monday, April 11, 2022

15. CLOSED MEETING

15.1 Motion to Close the Meeting

LA-2022-011

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) (d) for the purpose of considering adoption of In-Camera Meeting Minutes dated April 26, 2021 and that the recorder and staff attend the meeting.

CARRIED

15.2 Recall to Order - none

16. ADJOURNMENT

By general consent the meeting was adjourned at 1:45 pm.

Peter Luckham, Chair

Certified Correct:

Dave Olsen, Recorder



Resolutions Without Meetings Log

Lasqueti Island

Resolution Number	Action	Date
2022-003 "That the Lasqueti Island Local Trust Committee adopt the minutes of its Regular Business Meeting of February 7, 2022, as attached."	Carried	15-Mar-2022
2022-002 "Lasqueti Island Local Trust Committee Bylaw No. 100, cited as "Lasqueti Island Local Trust Committee Meeting Procedure Bylaw, 2022", be adopted."	Carried	03-Feb-2022

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

26-Apr-2021

Activity	Responsibility	Dates	Status
<p>1 The LTC requested staff to apply a numbering system and the Islands Trust Style Guide to a future reading of OCP bylaw No. 98.</p>	Heather Kauer		Completed
<p>2 Staff to coordinate with Hegus John Hackett to set up a meeting with Tla'amin.</p>	Lisa Wilcox		In Progress

21-Jun-2021

Activity	Responsibility	Dates	Status
<p>1 The Lasqueti Island Local Trust Committee amend Bylaw No. 98, cited as 'Lasqueti Island Official Community Plan, 2020', consistent with recommendation #2 of the June 21, 2021 staff report.</p>	Becky McErlean Heather Kauer		Completed

Follow Up Action Report

Lasqueti Island

21-Jun-2021

Activity	Responsibility	Dates	Status
<p>2 Amend Bylaw No. 98, cited as "Lasqueti Island Official Community Plan, 2020", as follows: PART 3 - OFFICIAL COMMUNITY PLAN, Section Approach, add the following text at the end of the first paragraph: "The LTC will use the precautionary principle when making land use decisions."</p>	<p>Becky McErlean Heather Kauer</p>		<p>Completed</p>
<p>3 Lasqueti Island Local Trust Committee Bylaw No. 98, cited as "Lasqueti Island Official Community Plan, 2020", be read a second time, as amended.</p>	<p>Becky McErlean Heather Kauer</p>		<p>Completed</p>
<p>4 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.</p>	<p>Heather Kauer</p>		<p>Completed</p>
<p>5 Staff to schedule a CIM and Public Hearing for the OCP and schedule a special business meeting for the same day. <i>Scheduled Business meeting & CIM only - Friday, August 13, 2021 @ Judith Fisher Centre. Business mtg 11:00am, CIM 1:30pm.</i></p>	<p>Becky McErlean Heather Kauer Wil Cottingham</p>		<p>Completed</p>
<p>6 Staff to prepare a report on electronic meetings addressing the LTCs meeting procedures bylaw and related Provincial regulations.</p>	<p>Heather Kauer</p>		<p>Completed</p>

Follow Up Action Report

Lasqueti Island

21-Jun-2021

Activity	Responsibility	Dates	Status
7 Staff to refer proposed Bylaw No. 98 to the First Nations and FLNRORD as listed in the OCP staff report of June 21, 2021 as well as the Agricultural Land Commission.	Becky McErlean Heather Kauer		Completed
8 Staff to amend Top Priority "3: Model Cell Tower Strategy" by adding after the words "electrical supply," and "First Nation Cultural Sites."	Heather Kauer		Completed
9 Staff to change Project "4: Community Shoreline Values Mapping" to "Trustee to lead community mapping of values along the shorelines of Lasqueti Island."	Heather Kauer		Completed

04-Oct-2021

Activity	Responsibility	Dates	Status
1 the Lasqueti Island Local Trust Committee amend Bylaw No. 98, cited as "Lasqueti Island Official Community Plan, 2020", as follows: PART 2 - ADMINISTRATION, 2.11 Definitions, add a definition for "Livestock" as follows: "Livestock: means cattle, goats, horses, sheep, swine and game and includes any other animal designated by regulation";	Becky McErlean Heather Kauer		Completed

Follow Up Action Report

Lasqueti Island

04-Oct-2021

Activity	Responsibility	Dates	Status
<p>2 the Lasqueti Island Local Trust Committee amend Bylaw No. 98, cited as "Lasqueti Island Official Community Plan, 2020", as follows: PART 3 - OFFICIAL COMMUNITY PLAN, delete "OFFICIAL COMMUNITY PLAN" and replace with "BACKGROUND"; Add PART 4 entitled "OBJECTIVES AND POLICIES"; Add PART 5 entitled "LAND USE"; That the Lasqueti Island Local Trust Committee amend Bylaw No. 98, cited as "Lasqueti Island Official Community Plan, 2020", by organizing and formatting the entire bylaw with the numbering system consistent with Attachment 1 of the staff report dated October 4, 2021.</p>	<p>Becky McErlean Heather Kauer</p>		<p>Completed</p>
<p>3 Staff to review and report back on the public comments from Dave Olsen and Andrew Fall regarding the OCP bylaw 98.</p>	<p>Heather Kauer</p>		<p>Completed</p>
<p>4 Staff to review FLNRORD's comments and get SIPAs comments on Crown Lands and reconciliation regarding the OCP bylaw No. 98.</p>	<p>Heather Kauer Lisa Wilcox</p>		<p>In Progress</p>
<p>5 That Lasqueti Island Local Trust Committee Bylaw No. 98, cited as "Lasqueti Island Official Community Plan, 2020", be read a second time, as amended.</p>	<p>Becky McErlean Heather Kauer</p>		<p>Completed</p>

Follow Up Action Report

Lasqueti Island

04-Oct-2021

Activity	Responsibility	Dates	Status
<p>6 the Lasqueti Island Local Trust Committee cancel their December 6, 2021 regular business meeting.</p>	<p>Becky McErlean Heather Kauer Wil Cottingham</p>		<p>Completed</p>
<p>7 the Lasqueti Island Local Trust Committee request staff to schedule one special electronic meeting on December 6, 2021 for up to four hours in length, to include three agenda items:</p> <ul style="list-style-type: none"> a. Consideration of Trustee motions for specific amendments to Lasqueti Island Local Trust Committee Bylaw No. 98, cited as "Lasqueti Island Official Community Plan, 2020"; b. The Lasqueti Island Local Trust Committee annual business meeting schedule for 2022; and c. The Lasqueti Island Meeting Procedures Bylaw 	<p>Becky McErlean Heather Kauer Wil Cottingham</p>		<p>Completed</p>
<p>8 the Lasqueti Island Local Trust Committee request that Lasqueti Island Trustees each provide staff a written list of motions they intend to present at the special meeting to consider minor amendments to Lasqueti Island Local Trust Committee Bylaw No. 98, cited as "Lasqueti Island Official Community Plan, 2020" no less than 10 days prior to the meeting to be included in the meeting agenda package.</p>	<p>Heather Kauer</p>		<p>In Progress</p>

Follow Up Action Report

Lasqueti Island

04-Oct-2021

Activity	Responsibility	Dates	Status
9 the Lasqueti Local Trust Committee request Staff to draft a new Fee Bylaw based on the model fee bylaw attached to Trust Council Policy "5.6.1 Application Processing Services."	Becky McErlean Heather Kauer		Completed

07-Feb-2022

Activity	Responsibility	Dates	Status
1 Staff to remove sections 1 through 8, 15 and 16 of Table 2 (regarding Development Permits) of draft fees bylaw 99 and bring the draft bylaw back to a future meeting.	Becky McErlean Heather Kauer		In Progress
2 Response to the Gambier LTC referral of bylaws 153 and 154 to be "Interests unaffected."	Becky McErlean Heather Kauer		In Progress
3 In re: LA-SUB-2020.1 - the Lasqueti Island Local Trust Committee exempts Proposed Strata Lot B and Proposed Strata C of tthe proposed 5-lot strata subdivision of LOT 1, SECTION 26, LASQUETI ISLAND, NANAIMO DISTRICT, PLAN VIP 80945 (PID 026-666-464) and FRACTIONAL SECTION 25, LASQUETI ISLAND, NANAIMO DISTRICT, EXCEPT PLAN 18000 (PID 000-232-335) from the requirement that frontage be 10% or more of the perimeter of a lot.	Becky McErlean Heather Kauer Penny Hawley Teresa Mahikwa		In Progress



Follow Up Action Report

Lasqueti Island

07-Feb-2022

Activity	Responsibility	Dates	Status
4 The LTC requests that Director Marlor attend the next LTC meeting and explain FLNRORD comments regarding the Lasqueti OCP referral.	David Marlor		In Progress



STAFF REPORT

File No.: 6500-20: 2021-22 Fees Bylaw

DATE OF MEETING: April 11, 2022
TO: Lasqueti Island Local Trust Committee
FROM: Heather Kauer, Regional Planning Manager
Northern Team
SUBJECT: Proposed New Fee Bylaw

RECOMMENDATION

1. That the Lasqueti Island Local Trust Committee Bylaw No. 99, cited as “Lasqueti Island Local Trust Committee Fees Bylaw, 2022”, be given First, Second, and Third Reading.
2. That the Lasqueti Island Local Trust Committee Bylaw No. 99, cited as “Lasqueti Island Local Trust Committee Fees Bylaw, 2022”, be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

REPORT SUMMARY

The purpose of this report is for the Lasqueti Island Local Trust Committee (LTC) to consider three readings of Bylaw No. 99 which would replace Bylaw No. 85 (LTC Fees Bylaw) to include:

- An expanded Interpretation section.
- Fee increases for the various applications.
- Fees for applications received though work or activity is already undertaken or in operation.
- Clarification of collection of fees and refunds.
- A new section to address Extraordinary Service Costs (ESC)
- A new section to address Annual Fee Increases.

BACKGROUND

At the February 2022 regular business meeting, the LTC passed the following resolution:

LA-2022-008

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

that the Lasqueti Island Local Trust Committee request staff to remove from Table 2 of Bylaw 99, Items 1-8 and items 17 and 18 and to bring a report back to our next meeting.

CARRIED

Staff have amended Bylaw 99 according to this resolution and the draft bylaw is attached to this report.

Rationale for Recommendation

In February, the LTC requested staff to draft a new Fee Bylaw based on the model fee bylaw. Draft Bylaw No. 99 is attached. It is consistent with the model with the exception of the removal of the option for fees for Siting and Use Permits (Denman and Hornby only), the removal of the option for TUPs for community benefit, and the removal of the sections listed in the above resolution which refer to Development Permits. Lasqueti does not currently have any Development Permit Areas where these fees would apply.

Submitted By:	Heather Kauer Regional Planning Manager	March 30, 2022
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ATTACHMENTS

1. Draft Bylaw No. 99

DRAFT

LASQUETI ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 99

A bylaw to prescribe fees for amending bylaws, issuing permits, examining applications for subdivision, and examining other referrals and applications.

WHEREAS Section 462 of the *Local Government Act* provides that a local government may, by bylaw, impose fees related to applications and inspections; Section 41 of the *Liquor Control and Licensing Act* and Section 35 of the *Cannabis Control and Licensing Act* provides that a local government may, by bylaw, impose fees for referral of a license under that Act;

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

Citation

1.1 This bylaw may be cited as the "Lasqueti Island Local Trust Committee Fees Bylaw, 2022".

Interpretation

2.1 In this bylaw:

"Applicant" means:

- 2.1.1 the person authorized under the Lasqueti Island Local Trust Committee Development Procedures Bylaw No. 35, 1992 to make an application in respect of a bylaw or permit under the Islands Trust Act or Part 14 or Part 15 of the Local Government Act;
- 2.1.2 an applicant for a license under the Liquor Control and Licensing Act in respect of which the Local Trust Committee is requested or required to provide comments or recommendations;
- 2.1.3 an applicant for a license under the Cannabis Control and Licensing Act in respect of which the Local Trust Committee is requested or required to provide comments or recommendations;
- 2.1.4 an applicant for subdivision review under the *Land Title Act* or the *Strata Property Act*;
- 2.1.5 an applicant for the conversion of a previously occupied building to strata lots under the *Strata Property Act*;
- 2.1.6 an applicant for a soil deposit permit or soil removal permit issued pursuant to a bylaw enacted under Part 14 of the *Local Government Act*; or
- 2.1.7 an applicant to a board of variance established under Part 14 of the *Local Government Act*.

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“Application Processing Fee” means the initial amount payable to the Islands Trust in respect of any application under this bylaw.

“Community Benefit” refers to an application that results in provision of an amenity that is of value to the community, and identified in the Official Community Plan as a community amenity

“General Service Cost” includes average hourly cost of each staff position involved in processing the applications multiplied by the average number of hours taken to complete processing of that type of application, and includes administrative overhead costs..

“Estimated Direct Costs” for bylaw amendments listed in Table 1 means the Islands Trust’s estimate of its actual average cost of disbursements associated with the processing of an application, including:

1. newspaper advertising for one community meeting,
2. notifications, postal and delivery costs of statutory notifications for one public hearing,
3. rental of premises for one community meeting meetings and/or one public hearing,
4. contract minute-taker costs recording or preparation of minutes of one community meeting and/or one public hearing and,
5. staff travel expenses for one site visit, one community meeting and one public hearing.

“Estimated Direct Costs” for temporary use permits listed in Table 2 means the Islands Trust’s estimate of its actual average cost of disbursements associated with the processing of an application, including

1. one newspaper advertisement, notifications, postal and delivery costs of statutory notifications for one community meeting,
2. rental of premises for one community meeting,
3. contract minute-taker costs recording or preparation of minutes of one community meeting, and
4. staff travel expenses for one site visit, one community meeting.

“Islands Trust” means the Director of Local Planning Services or their authorized representative.

Application Fees

3.1 Prior to the processing of an application listed in Column 1 of Table 1, Table 2, Table 3 or Table 4, the applicant must deliver to Islands Trust the corresponding application processing fee in the amount shown in Column 2 subject to section 4. The application fee includes general service costs and estimated direct costs.

Column 1: Type of Application	Column 2: Fee
1. Major (e.g. change to density or OCP)	\$7,800
2. Minor (e.g. regulation change without changing density or OCP amendment)	\$4,600

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TABLE 2 – Permits	
Column 1: Type of Permit	Column 2: Fee
Type of Development Variance Permit	
1. Development variance permit (commercial, industrial or institutional development)	\$1900
2. Development variance permit (residential development)	\$1900
Type of Temporary Use Permit	
3. Temporary Use Permit (residential/commercial/industrial)	\$2150
4. Temporary Use Permit Renewal	\$700
Other Permits	
5. Heritage Alteration Permit	\$1,700

TABLE 3 – Subdivision Referrals	
Column 1: Type of Application	Column 2: Fee
1. Application for Subdivision Review – base fee	\$1,100
2. Application for Subdivision Review – per additional lot created	\$110
3. Application for Subdivision Review – parcel line adjustments only, creating no additional parcels	\$500

TABLE 4 – Other Applications	
Column 1: Type of Application	Column 2: Fee
1. Board of Variance	\$2,200
2. Land Use Contract amendment	\$2,000
3. Liquor & Cannabis Regulation Branch – Retail License Application and Process and referrals requiring local government consultation	\$1,500
4. Liquor & Cannabis Regulation Branch – Temporary License Change	\$500
5. Strata Conversions	\$1,500

4. Fee for After-the-Fact Application

4.1 An application for a permit or bylaw amendment to authorize work or an activity already undertaken, or in operation as of the date the application is made, the rate in 3.1 will be subject to a 20% surcharge.

5. Collection and Refund of Application Processing Fee Amounts

5.1 The total application processing fee must be received before the processing of the application can begin.

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- 5.2 An applicant may withdraw their application at any time through written notice to the Planning Assistant and/or the Planner responsible for processing the application.
- 5.3 If an applicant withdraws an application before staff undertakes any planning work on the application, the Islands Trust must refund to the applicant the Application Fee, less \$100.
- 5.4 For an application in Table 1, or a Temporary Use Permit in Table 2, the applicant will be eligible for: 75% refund if the application is withdrawn once the file has been assigned by the regional planning manager to the planner; 50% refund if the first staff report has been submitted to the LTC; 25% refund once public notice of a public hearing or permit has been sent out, no refund will be provided after a Public Hearing or after consideration of the Permit by the local trust committee.
- 5.5 For applications in Table 2 (except for Temporary use Permit applications), Table 3 and Table 4, the applicant will be eligible for: 75% refund if the application is withdrawn once the file has been assigned to the planner; no refund will be provided if the first staff report has been submitted to the LTC, Board of Variance, or formal referral response submitted to the relevant agency.
- 6. Extraordinary Service Costs (ESC)**
- 6.1 Extraordinary Services Costs will be paid by the Applicant through a cost recovery agreement, entered into with Islands Trust, in addition to the application processing fee.
- 6.2 Where legal work is required for the preparation of covenants, registration of covenant at Land Title Offices, registration of notice of a permit or housing agreement at the Land Title Office or for other purposes related to the application, staff will provide the Applicant with an estimate of the costs. The Applicant will pay a deposit of 150% of this estimate.
- 6.3 Where site visits involving First Nations are required for the processing of an application, staff will provide the Applicant with an estimate of the costs. The Applicant will pay a deposit of 150% of this estimate.
- 6.4 Where there may be need for additional community information meeting or public hearing not covered by the application processing fee, staff will provide the Applicant with an estimate of costs. The Applicant will pay a deposit of 150% of this estimate.
- 6.5 Where other additional costs beyond the general service costs and estimated direct costs not specified above are required for processing of an application, staff will provide the Applicant with an estimate of the costs. The Applicant will pay a deposit of 150% of this estimate.
- 6.6 If the amount paid by Islands Trust in respect of Extraordinary Service Costs is less than the deposit provided to the Islands Trust, the Islands Trust shall provide the Applicant with the amount and the applicant shall pay the amount upon receipt. The local trust committee may withhold the consideration of issuance of any permit or hold the consideration of adoption of any bylaw in abeyance until the amount has been paid.

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6.7 Islands Trust must refund the unused portion of any Extraordinary Service Costs deposit to the applicant if it is unused for any reason.

7. Annual Fee Increases

7.1 Fees in section 3.1 increase by 2% on April 1st of each year following the date of adoption of the bylaw.

7.2 The Lasqueti Island Local Trust Committee will maintain a record of annual 2% increases and make that record available for public inspection.

8. Application Fee Sponsorship

8.1 Pursuant to Islands Trust Policy 4.1.13, Guidelines for Executive Committee Sponsored or Local Trust Committee Initiated Development Applications, an applicant may apply to the Executive Committee of Islands Trust for development application fee sponsorship.

9. Severability

9.1 In the event a portion of this bylaw is set aside by a court of competent jurisdiction, the invalid portion shall be severed and the remainder of the bylaw remains in force and in effect.

10. Repeal

10.1 "Lasqueti Island Local Trust Committee Fees Bylaw No. 85, 2009" is repealed upon adoption of this bylaw.

10.2 Any application for which a fee has been fully paid at the time this bylaw comes into force shall be processed to completion in accordance with the fee provisions of the repealed bylaw.

READ A FIRST TIME THIS _____ DAY OF _____, 202X
READ A SECOND TIME THIS _____ DAY OF _____, 202X
READ A THIRD TIME THIS _____ DAY OF _____, 202X

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS _____ DAY OF _____, 202X

ADOPTED THIS _____ DAY OF _____, 202X

CHAIR

SECRETARY



MEMORANDUM

File No.: Lasqueti OCP Project
6500 LTC Projects

DATE OF MEETING: April 11, 2022
 TO: Lasqueti Island Local Trust Committee
 FROM: Heather Kauer, Regional Planning Manager
Northern Team
 SUBJECT: OCP Project Update

PURPOSE

The purpose of this memorandum is:

- To update the Local Trust Committee on the status and next steps of the Lasqueti OCP project.

First Nation Comments

On September 21, 2021, Snaw-na-as First Nation sent a letter to the LTC in response to the OCP referral requesting that the LTC hold off on advancing the OCP project and requesting a meeting. On December 17, 2021, a letter was sent to Snaw-na-as First Nation confirming Islands Trust interest in meeting with them. Staff have followed up with an email to the contact on file as the referrals coordinator with Snaw-na-as First Nation. As of the drafting date of this staff report, no response from the Nation has been received.

FLNRORD Comments

This memorandum provides staff’s estimation of the rationale behind FLNRORD referral comments. Staff have requested further information regarding the original comments received from FLNRORD directly from the Ministry. As of the drafting date of this report, no response from FLNRORD has been received.

Of note: an overarching theme to FLNRORD’s comments may be that they cannot legally “fetter their discretion” as defined by the courts. Where Provincial legislation grants an elected or appointed body sole authority over a certain matter that elected body must be the sole decision-maker. The body cannot decide to share decision-making without express permission through legislation to delegate it. Likely limits on staffing and budget also make them hesitate to expand their standard consultation processes.

FLNRORD Comments	Staff Estimation of Purpose
<p>“The following advocacy policies would be of concern to the current provincial government”:</p> <p>4.2.3 General Advocacy Policies</p> <p>h. The Province is requested to designate all unencumbered Crown land on Lasqueti in a formal protected status.</p>	<p>As the “owner” of Crown Land, the Province is unlikely to want to have their land encumbered this way. As recent treaty negotiations have shown, the Province has been providing land rights to some of these</p>

	properties to First Nations and they may want to continue with this practice unencumbered.
<p>Water</p> <p>4.2.6(g): 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.</p>	This policy does not reflect current referral practices. Crown referrals to Islands Trust do not go to the Local Trust Committee for comment. These referrals are simply sent to staff to confirm compliance with zoning. This is a Provincially mandated process.
<p>Road System Advocacy Policies:</p> <p>4.4.9(a)(vii): Ensuring that any applications for new roads across Crown lands be referred to the community through the Local Trust Committee;</p> <p>4.4.9(a)(viii): Ensuring all road maintenance contract crews consist of local residents.</p>	<p>These policies are at odds with existing Provincial policies and practices. The Province is not obligated to consult the community on placing internal roads on crown land, just as private property owners are not obligated to place internal roads on their own property.</p> <p>Road maintenance crews employed by the Province are subject to Provincial contracts, which are regulated by Provincial regulation and policy. This Lasqueti policy may imply they are obligated to do something they can't or aren't willing to contractually comply with.</p>
<p>Commercial activity:</p> <p>5.1.6 Advocacy Policies</p> <p>a.: 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.</p>	The Ministry of Mines has sole discretion when it comes to mining in B.C. and consultation is guided by legislation that they are obligated to follow. That legislation may already obligate them to consult, in which case this is redundant. But it may be that they are not obligated to consult since they have sole discretion.
<p>General Policies:</p> <p>5.4.2(a): Increasing net density of Subdivision District C lands should not be permitted.</p> <p>5.4.2(b): Development on Crown lands including, but not limited to, gravel extraction, road construction or community facilities must be compatible with overall conservation values.</p> <p>5.4.2(c): Crown land parcels should remain largely undeveloped to ensure maintenance of a greenbelt.</p> <p>5.4.2(d): Upon receipt of Crown land referrals, the Local Trust Committee should hold community discussions to allow for comment on the referral.</p>	All of these policies fetter the discretion of the Province. They are unlikely to be able or want to give up their sole decision-making authority over these matters on crown land.

Trustee Johnston Comments / Questions

On March 27, 2022, Trustee Johnston provided staff a revised list of comments on the OCP which is attached to this staff report. Staff have provided analysis regarding the effect consideration of a list of this nature is likely to have on the project timeline in previous staff reports.

NEXT STEPS

Staff to continuing reaching out to Snaw-na-as First Nation.

Submitted By:	Heather Kauer, MPA, RPP, MCIP, AICP Regional Planning Manager	March 30, 2022
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ATTACHMENTS

1. Trustee Johnston Comments
2. Current version (given 2nd reading) of proposed OCP bylaw

Suggestions and requests for discussion of issues and possible amendments to the OCP February 2022

Note: page numbers given are from the document provided to LTC members by Heather Kauer, our planner, in an email February 9. (Note that the page number are the pages of the file, not the draft OCP. For draft OCP page numbers, subtract 8 from the page number given.)

I move that the following typos be corrected:

Page 20 - Policy 4.1.2(j) – Change upper case “S” in “*Support*” to lower case.

Page 30 - Policy 4.3.9(a) Food Policies – Remove “*Policy I*”.

Page 41 - Advocacy Policy 5.1.6(f) – Remove and renumber/reletter (It is blank).

I move that the following items be considered and amended:

Page 10 - 1.4.3 Island Concerns and Issues - Add “*wetlands*” after “*forest lands*”.

Page 15 - 3.1 Introduction, first bullet – Add “*and the Lasqueti community*” after “*Local Trust Committee*”.

Page 16 - 3.2 Community Context – Move the list of past Lasqueti trustees to an appendix, or remove it from the OCP, as this information is on the web site.

Page 17 - 3.4 Goals – Replace the text in Section 3.4 with:

“The Lasqueti community wishes to maintain a rural island community where the Island people’s privacy and freedom are preserved; the integrity of the island ecosystem is maintained; agricultural lands, forest land, wetlands, fresh water supplies, and foreshore areas are conserved and protected; and local employment, consistent with the protection of the community and natural environment, is available.”

Page 19 - 4.1 Environmental Stewardship, second paragraph – Replace “*three areas: Conservation, Consumption and Pollution, and Climate Change*” with “*four areas: General, Conservation, Consumption and Pollution, and Climate Change*”.

Page 19 - Objective 4.1.1(b) – Add “*land, and*” before “*fresh and salt water*”.

Page 19 - Objective 4.1.1(c) – Remove “*human use and*”.

Page 22 - Objective 4.2.1(b) – Change “*are harvested sustainably*” to “*are not harvested unsustainably*” because current version makes it seem resources must be harvested.

Page 24 - Policy 4.2.4(c) – Change “*pollution from sewage or from commercial and industrial wastes*” to “*pollution, including from sewage, commercial and industrial wastes, and fuel spills*”.

Page 24 - Policy 4.2.4(e) – Move this into the general text for the Marine Coastal Areas section as an information note. It is not a LTC policy.

Page 25 - Water Source Area – Add the following general text before policies “*Deep/drilled wells have the highest probability of seriously affecting or degrading the water availability, as the volumes available are hard to monitor and adjust to. They are also a conduit for surface waters and contaminants to enter the groundwater rapidly and uncontrolled.*”

Page 26 - Objectives 4.2.8(b) and (c) – Combine into a single objective as: “*To promote trail systems and support the creation of a public trail network throughout the Island.*”

Page 27 - Policy 4.2.12(d) – Change “*sites of archaeological or heritage significance or value*” to “*archaeological or heritage sites*”.

Page 27 - Policy 4.2.12(e) – Replace with two separate policies:

“The Local Trust Committee recognizes that treaty negotiations with First Nations continue to be unresolved.”

“The Local Trust Committee will build relations and develop cooperation with First Nations over time.”

Page 28 - Objective 4.3.1(a) – Add “*to preserve the dark night and the quiet for everyone's peace and enjoyment*” after “*pollution*”.

Page 29 - Advocacy Policies 4.3.3(f) and (g) – Combine as “*The community supports the exploration and establishment of a local land trust for multiple uses, including housing services, business, recreation and conservation.*”.

Page 29 - Advocacy Policy 4.3.3(i) – Add “*and other disputes within the community.*” after “*noncompliance*”, and move to the Resilience Advocacy Policies Section lower on the page. Is this an advocacy policy? It's directed at the community, not an outside agency.

Page 29 - Advocacy Policy 4.3.3(j) – Move to Food Advocacy Policies Section 4.3.10 on page 30, and remove Advocacy Policy 4.3.10(a). Combine them as “*The Lasqueti Trust Committee supports the establishment of a monthly food market / food swap.*”

Page 29 - Advocacy Policy 4.3.5(a) – Replace “*To foster*” with “*The Lasqueti Community Association is encouraged to foster*”. What does this policy want to encourage? Does it mean anything?

Page 29 - Objective 4.3.6(b) – Remove “*to handle concerns regarding bylaw noncompliance*”. This is a repeat of 4.3.3(i) on page 29.

Page 30 - Section 4.4, Community Services Introduction – Add “, *upon request and with support from the community,*” after “*provision*”.

Page 32 - Objectives 4.4.4(j) and (k) – Combine as “*To support establishment and provision of appropriate public access to beaches and public water bodies, including marine foreshore and fresh water lakes.*”

Page 32 - Policy 4.4.5(c) – Replace with “*The Local Trust Committee encourages the use of car-pooling, communal, and other alternative forms of transportation on Lasqueti to reduce the overall number of vehicles and and amount of traffic on the island.*”.

Page 32 - Docks, Boats, Wharves, and Boat Ramps Section – Add the following general text before 4.4.6 Objectives: “*Docks, wharves and boat ramps contribute to the cumulative ecological damage to the foreshore. In addition, private docks infringe on the public foreshore, and privatize the public space, for an individual or family, instead of cooperative and community use.*”

Page 32 - Remove header/title “*Boats and Maritime Vessels*” and rename 4.4.7 “*Docks, Boats, Wharves, and Boat Ramps Policies*”.

Page 33 - - Advocacy Policy 4.4.8(a) – Replace “*appropriate Ferry Corporation*” with “*BC Ferry Corporation*”.

Page 33 - Advocacy Policy 4.4.8(a)(iii) – Replace “*freight*” with “*baggage*”.

Page 34 - Advocacy Policy 4.4.9(a)(iv) – Add “*and the community*” after “*the Local Trust Committee*”.

Page 34 - Communications Objectives 4.4.10 – Add the following objective: “*To require that any new radio towers are powered by solar, wind or other alternative power systems, and not by fossil fuel-using generators.*”.

Page 34 - Advocacy Policy 4.4.11(b) – Replace with “*Communication companies should continue the practice of placing telephone wires underground or at grade. The same practices should be followed for electrical wires in the event that electrical service is extended to Island properties.*” Probably the word “*telephone*” should be removed.

Page 35 - Objective 4.4.13(c) – Move to Section 4.4.1 on page 22, General Objectives for Community Services.

Page 35 - Advocacy Policy 4.4.16(a)(i) – Add “*and energy*” following “*fuels*”.

Page 37 - Objectives 5.1.1(b) and (c) – Combine as “*To minimize subdivision and to structure land use rules in order to protect and preserve our natural environment and to encourage a pattern of low-density, low-impact land-use that supports sustainable, self-sufficient lifestyles.*”.

Page 37 - Objective 5.1.1(d) – Remove “*prioritize having*” and replace with “*have*”. Remove “, *shared infrastructure,*” so that it reads “*To encourage the establishment of owner-operated, small-scale, low intensity home based enterprises that have minimal impacts on neighbours and environment.*”

Page 37 - Objective 5.1.1(e) – Replace “*residential*” with “*all*”.

Page 38 - Policy 5.1.2(k) – Remove “*highway*”.

Page 38 - Advocacy Policies 5.1.3(a) and (b) – Replace “*management*” with “*stewardship*”.

Page 38 - Commercial and Industrial, first paragraph – Replace “*such as exists at the hotel site located at False Bay*” with “*such as exists in the False Bay area*”.

Page 38 - Commercial and Industrial, second paragraph – Replace “*street*” with “*road*”.

Page 39 - Objectives 5.1.4 (a) and (b) – Combine as “*While recognizing the benefits of agriculture, forestry, mariculture, and industry, to encourage sustainable practices and to minimize negative environmental and social impacts.*”.

Page 39 - Policies 5.1.5 (h) and (j) – Replace “*street*” with “*road*”.

Page 40 - Policy 5.1.5 (o) – Replace “*Commercial and industrial activity should support forestry that utilizes*” with “*Commercial and industrial forestry activity should utilize*”.

Page 41 - Advocacy Policy 5.1.6 (b) – Change to a policy and move to previous section.

Page 41 - Advocacy Policy 5.1.6(e) – Remove “, *considering factors such as slope, aspect, drainage, and soil texture and depth*”.

Page 41 – Advocacy Policy 5.1.6(f) remove and reletter (it’s blank)

Page 42 - Advocacy Policy 5.1.6 (j) – Change to a policy and move to previous section.

Page 43 - 5.4 Crown Lands – In the spirit of Reconciliation, change “*Crown Lands*” to “*Provincially administered lands*”.

Page 44 - Advocacy Policy 5.4.3(b) – Replace “*sold*” with “*transferred*”.

Page 44 - Advocacy Policies 5.4.3 (a) and (b) – Change “*Land and Water BC*” to “*The Province*”.

Page 45 - 5.4.5(a), (b) and (c) – Change “*Land and Water BC*” to “*The Province*”.

Questions, general comments and items needing discussion

Organization of the OCP: I find it very difficult to read and understand the OCP for several reasons:

The OCP begins to talk about what the community desires and wants in the future at Section 3.4 Goals. Nearly all the content before this is introductory or background material, which, though fairly important, does not reveal much about the goals and desires of the community. Examples of this are the community context, including the census data, the list of previous elected trustees from Lasqueti, and the section *What is an Official community Plan?*

All of this content that we want to keep with the OCP should probably go into an appendix or an additional schedule, or in some other way be removed from the main part of the OCP, to help make it simpler and easier for Lasqueti-related or Lasqueti-interested people to read and understand, because it would be shorter and simpler and better organized.

It would be far simpler to read and understand our OCP if the objectives were organized around the community’s goals, and particularly if under each objective the relevant policies and advocacy policies were listed.

Listing all the objectives and then all the goals (and then all the advocacy policies) makes it more difficult than necessary to read and understand what the community wants, and how the LTC will work to achieve the goals - how the policies relate to objectives, and vice versa.

I suggest that a reorganization on this principle be undertaken before we proceed with further engagement with the public. Possibly this is part of the new Trust style guide or model for OCPs, which we haven’t seen yet.

There are a considerable number of repetitions of policies and advocacy policies. An editing job should include finding and removing them, unless we want to emphasize them by repetition.

Some sections of the OCP are written in a different voice or style than the rest of it, which seems odd and could be confusing or misleading. A good editing job needs to be done before we proceed further, I believe. I notice this beginning on page 54, where many of the objectives and policies are written in point form (To support ...) and others are in sentences (The LTC supports...) Sometimes a whole section is written on one voice; sometimes it switches within the section.

Questions about meaning of or necessity for various sections:

Page 12, 2.7 Amendment Procedure – This section states, in its final sentence, “*All amendments to this Plan shall be in keeping with the goals and objectives of this Plan.*” Does this mean that only minor changes can be made? What if a major change in an objective or a new objective is desired? Can a major change be made, outside a comprehensive OCP review, and going through a lengthy process? How would a major change be distinguished from a minor one? I don’t understand the meaning or intent of this sentence.

Page 12, 2.9 Compliance – Compliance seems to me to be an issue for and about our Land Use Bylaw. I don’t know what it’s doing in our OCP, and I think this section should be removed.

P13, 2.10 Owners Costs The same is true for this section – there are no reports, etc. required under the OCP, so it’s irrelevant. Possibly section 2.9.2 Inspection is relevant and should be left in. Is the Penalty clause even true? If we are to mention bylaw violations and penalties, we should be accurate, and say that investigations are mostly complaint based.

Page 10 1.5 Consultation, last paragraph – Is “*final*” needed or useful? Is “*decision*” not enough?

Page 13 2.10 Owners Costs – No reports, etc. are called for or required by the OCP. Can this section be omitted from the OCP?

Page 13 2.11 Definitions – Many of the definitions are vague and not very useful. A few of them will come up in other comments. All should be reviewed, I believe. e.g. long term rentals should specify that these are long term rental agreements, with the rent paid monthly and rental to be ongoing until one of the parties gives notice to end the rental agreement. The word “*vacation*” should be removed from the definition of short term rentals, as they are a commercial use, whatever the purpose of the stay and rental. Similarly, the words “*that is rented as a single unit for commercial purposes*” should be removed, because it shouldn’t matter whether they are rented as a single unit or not, and it’s the length of rental that makes it commercial. Definition of *Long-term rentals* should specify that they are ongoing, on a month-to-month basis. A six week

rental is not long term. We should probably also consider dealing with leases of less than 12 months, as a possible way of limiting nine or ten month rentals.

Issues without specific suggestions, only questions

Page 15 3.1 Introduction, first paragraph, last sentence – Should “*with matters*” be changed to “*responsible for matters*”?

Page 15 3.2 Community Context, first paragraph – Should we include list of other Nations with connections to and interests in the Lasqueti Trust Area? It might be better to say that First Nations Peoples *lived*, instead of *have lived*... which might seem to imply that they still do or have until very recently. Not all are Coast Salish Peoples.

Page 15 3.2 Community Context, second paragraph – It is true that “*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.*” However, the language, place names, village sites, cultural and sacred sites on Lasqueti (like most of the Trust Islands) are almost totally unknown by current residents. As we make connections with First Nations Peoples and get to know them, we will learn more.

Page 17 3.3 What is an Official Community Plan? – This should be in the introduction, not within the Official Community Plan.

Page 18 3.5 Approach – The approach is said to be that of the Bylaw. Should it not be of the community, or the Lasqueti Trust committee, or both?

Page 19 Objective 4.1.1(h) – It would be useful to give some indication of what proportion of the land being protected will be sufficient? Possibly 30%, or some other number as a goal at least for now. Maybe it would be better to set it as a minimum goal to be achieved.

Page 23 Objective 4.2.1(c) – I don’t know what this is trying to say. Is it to encourage and protect public access to foreshores and provincial lands, etc? It says it is protecting access.

Page 23 Advocacy policy 4.2.3(i) – As this is directed to the community, should it be a policy instead of an advocacy policy? I believe this is encouraging the community to designate and protect lands that have good agricultural potential, as the ALR designation is not accurate or correct, for historical reasons.

Page 23 Marine Coastal Areas – This section comes from decades ago, when mariculture and aquaculture were going to be a huge economic driver of coastal prosperity. I think it is more or less irrelevant now in this formulation. There are many values that should be preserved: habitat, ecological processes, erosion & sedimentation, etc. Any right to private

use of the foreshore alienates the common area from public use and enjoyment, and should be allowed only carefully and thoughtfully.

Page 25 Policy 4.2.6(f) – Salmonid enhancement measures mostly enhance fishery resources. Protection of them is important, too, but salmon enhancement might not be the most effective way to accomplish protection.

Page 25 Policy 4.2.6(h) – Are not these sorts of issues regulated by our Riparian Area Regulations in our LUB? Is this useful or needed?

Page 25 Policy 4.2.6(i) – Does this mean formal designation of accesses, upon subdivision application?

Page 25 Policy 4.2.6(j) – Is it possible to require an EIA? Should it specify the type of fresh water source this policy applies to, or define a fresh water source? Is the proponent the person to prepare an assessment, or should it specify pay the cost of a professional one?

Page 25 Policy 4.2.6(k) – Is fill or debris allowed to be deposited anywhere on a person's property? Is this something we should consider regulating? If not, this should be an advocacy policy, shouldn't it? At least it should be an education and information topic.

Page 26 Water Resources Advocacy Policy 4.2.7 – Is this section compatible with the new Water Act? Should we refer this to William Shulba for his opinion?

Page 26 Objective 4.2.8(a) – Do we really want to encourage provision of recreational resources? Like camping? Should we not limit or define which sorts of recreation we want to encourage?

Page 26 Advocacy Policy 4.2.9(b) – The qRD includes Lasqueti in its parks function, including planning and parks studies.

Page 27 Policy 4.2.12(b) – Does the LTC or the Trust have any current role in protection of heritage and archaeological "resources"? Would we like one? Education, yes; regulation, maybe not.

Page 27 Policy 4.2.12(f) – Final bullet: damage is always avoidable. We shouldn't suggest it sometimes isn't.

Page 28 Section 4.3 Community Stewardship Introductory paragraph – It would probably be a good idea to list the recreational activities available on Lasqueti and surrounding waters.

Page 28 Policy 4.3.2(b) – Would a trail ever be sufficient access to a development? or to the foreshore or body of water? A trail on a larger public access makes sense, as there is no need to drive everywhere. Might this be an advocacy policy, directed to MOTI?

Page 28 Advocacy Policy 4.3.3(a) – Are residents or the community able to prohibit nuclear materials, etc, or should we ask that other levels of government do so, or just say that we don't want them here?

Page 28 Advocacy Policies 4.3.3 (c) and (d) – These are similar, and probably should be combined. What is Transport Canada's recognition of Lasqueti? Does it exist?

Page 29 Objective 4.3.4(c) – Does this mean a school, and specifically False Bay School? Why not say so?

Page 29 Objective 4.3.7(a) – How will housing be encouraged? Should there be a policy or some direction or specifics? Maybe it's just a wish or hope.

Page 30 Objective 4.3.11(b) – It would be a good idea to outline the negative impacts of tourism. How would they be limited? By limiting short term rentals, for example? Do we want a policy on this?

Page 30 Policy 4.3.12(a) – This is from an era, decades ago, when it was thought that mariculture would be an important economic activity in the Trust Area. It isn't particularly important now, I think. Should it remain in our OCP?

Page 30 Objectives 4.4.1(a) and (b) – These are pretty vague. Some details would be helpful

Page 30 Policy 4.4.2(f) – Has the LTC ever consulted with SD69? Is this needed or useful?

Page 31 Policy 4.4.2(g) – “*pad*” should be replaced by “*area*”. Is this an advocacy policy?

Page 31 Advocacy Policies 4.4.3 (a) to (e) – These are all about derelict vehicles. Are they advocating to the community, or to qRD, or somewhere else? I understand that recommendations are coming from qRD on this issue.

Page 32 Policy 4.4.5(a) – Is this a policy? What does *access from the water* include? A dock? A ramp? What does “*and should be considered sufficient*” mean?

Page 32 Policy 4.4.5(d) – In what ways could the Trust, or the community or other parties, support a marine freight service?

Page 32 Boats and Maritime Vessels Section Introduction – What does “*and that environmental and social effects would be addressed*” mean? Should they, or some of them, be listed?

Page 32 Policy 4.4.7(a) – Do we need more than the one ramp? I think this is left over from before our current ramp was built. Are community discussions the way to proceed to answer this question? I think this should probably be removed from the OCP.

Page 33 Policy 4.4.7(b) – I have no idea what "*designation and regulation*" mean, or "*social effects should be addressed*". The uncertainty of these phrases are repeated in many of the policies.

Page 33 Policy 4.4.7(c) – Should hours of operation not be included in the permits or Land Use Bylaw? Why in the Crown lease referral? Is this useful, given that tides are a big factor, along with time.

Page 33 Policy 4.4.7(f) – Policy 4.4.7(f) says structures may not extend beyond 21m from the shore, and Policy 4.4.7(e) says a dock may extend 37m. Why are these not consistent?

Page 34 Advocacy Policy 4.4.9(a).(v) – This is from a time, long gone, when they used local gravel on our roads. We didn't want our gravel exported from Lasqueti. Is it relevant or needed?

Page 35 Advocacy Policy 4.4.14(a).(i) – Not sure what this means. That we should follow the rules?

Page 35 Advocacy Policy 4.4.15(a) – What should they do? Educate land & home-owners about safe alternatives to septic systems? Are not sewage outfalls now prohibited?

Page 37 Residential Land Use Introduction – Not all of our existing land use patterns are low density. There are several clusters of small-lot parcels and a considerable number of individual very small lots. The principle reason for sticking with the minimum 10 acre (now 4 hectares, 9.88 acre) lot size is that in most instances this will permit a variety of more-or-less self sufficient lifestyles to be lived: sufficient firewood, water, garden area, etc.

Page 37 Objective 5.1.1(f) – Not sure what this is asking for? Possibly for minimal disturbance to land and forest? shorter roads and driveways that follow land contours and topography? Is this meant for legal accesses, upon subdivision, or as an advisory policy to landowners?

Page 37 Policy 5.1.2(c) – We should define what we mean by *long term* and *short term*. Possibly we should state a limit to the amount of time they should be occupied each year.

Page 37 Policy 5.1.2(d) – Perhaps we should consider limits to home enterprise options, especially on lots smaller than 4ha, to be sure that neighbours are not disturbed, and maintain a residential atmosphere/ambiance. This should probably be more limited for outside/extended home enterprises.

Page 37 Policy 5.1.2(e) – To make this effective, it should outline what makes a garden and woodlot possible and sustainable, possibly setting a minimum area and depth of soil, and possibly water availability.

Page 38 Policy 5.1.2(g) – How do surface water and catchments degrade the environment, especially as alternatives to drilled wells? What do we want people to be aware or careful of? Is the surface/subsurface distinction relevant at all these days?

Page 38 Policy 5.1.2(h) – Not sure what "*or a strip of Crown land contiguous to the sea*" is in here for, except that we should require public access to crown land that abuts the sea. Should we not require public access to all crown lands, not just those abutting the sea? Probably "*physically convenient*" should be outlined a bit better, to make sure that public accesses are physically possible for the public to use. There are already far too many public accesses that do not provide physically convenient access.

Page 38 Policy 5.1.2(j) – In addition to having the land, should not a Strata group agreement on how to provide for each owners' needs be required? Or they should each individually have a sustainable living unit.

Page 38 Commercial and Industrial, first paragraph – The commercial enterprise with two residences is Provisions, and this use is legal non-conforming because it was in existence before any LUB was implemented. There is at least one LB/residential parcel with two residences, for the same reason, in the Lennie Road area. Perhaps we should have limits to lot coverage limits.

Page 38 Commercial and Industrial, second paragraph – Is off-road parking a sign of rural areas? I think that parking vehicles at the side of a road, but off the traveled portion of it, is more a sign of a rural area, and should be perfectly acceptable. "Street" should be replaced by "road".

Page 39 Objective 5.1.4(a) – What sorts of negative impacts? Is it a matter of scale? Encourage subsistence and supplying community businesses, but discourage large, for-profit industrial-scale ones? We should give some detail or examples or explanation.

Page 39 Objective 5.1.4(e) – What about non-renewable resources, like in mining or gravel extraction, etc.? Should we mention them?

Page 39 Policy 5.1.5(a) – Don't know what "*limitations and development control*" means. Does it mean that owner and/or managers live on Lasqueti, or that the community or someone else has authority to limit and control?

Page 39 Policy 5.1.5(b) – Sewage is only one of the possible harmful effluents or products of economic activities. Noise, light, dust, smells, etc. should be considered, too

Page 39 Policy 5.1.5(e) – This policy is also in the residential land use section. Should these be combined and placed in a general land use policies section?.

Page 39 Policy 5.1.5(g) – Should not some of the limits and scale be at least outlined in the OCP? Minimal disturbance of neighbours and neighbourhood, especially outside normal working hours, should be considered.

Page 39 Policy 5.1.5(h) – Would any expansion trigger a requirement to meet all parking requirements of our LUB? How would this be determined, as we don't have building permits, inspections, etc.?

Page 39 Policy 5.1.5(i) – We need to define the limits of a home enterprise, or this is meaningless, or at least unenforceable.

Page 39 Policy 5.1.5(j) – Is this adequate, from a planner's perspective?

Page 40 Policy 5.1.5(j)(v), second to last bullet –Waste disposal? Don't we mean storage and handling facilities? Do we want to allow toxic wastes to be used, stored and handled? Do we mean waste disposal, or simply storage?

Page 40 Policy 5.1.5(l) – Do we need or want to permit gravel extraction on any parcel, up to 3823 cubic meters each 3-year period? Should not gravel extraction or moving beyond that done with a shovel and wheelbarrow or maybe a pickup truck require at least a permit, like soil removal and deposition permit? The limit of 3823 cubic meters seems inappropriately huge.

Page 41 Policy 5.1.5(p) – We should define "*proper*" to give this policy meaning. We should also remember and acknowledge that First Nations have long-standing history and practice of using marine resources, and enhancing and expanding them.

Page 42 Hazardous Conditions Introduction – Probably worth including that it is up to the landowner and developer to make sure that they assess the risks or hire expert advisors, and are responsible for avoiding hazardous sites, or mitigating their risks.

Page 42 5.2 Marine Introduction, second paragraph – What are the objectives and policies related to the Marine Coastal Areas? Are there any?

Page 42 Parks and Protected Areas Introduction – Scenic qualities and pleasant pastoral views are not in themselves most in need of preservation. There is a need to preserve and protect large areas of Lasqueti from development, as it has the most area of least-disturbed and fairly intact Coastal Douglas-fir biogeoclimatic zone, the smallest and most disturbed/destroyed zone in BC, and it should be valued and disturbed further only if absolutely necessary.

Page 43 Parks and Protected Areas Section – Are there any specific objectives and policies? Is the Parks designation for recreation, and the Protected designation for protected areas, with minimal recreational use, or is this one designation for either of them?

Page 44 Access On and Across Crown Lands – Is there any objective for this section? Like to provide access to the parcel itself, or to lands beyond?

Page 44 Policy 5.4.4(e) – Not sure at all what "*the need to maintain community values*" means.

Page 45 Advocacy Policy 5.4.5(c) – Isn't this is already covered in policy 5.4.4(d)? Replace reference to Lands and Water BC.

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 st 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.
2.0	June 21, 2021	Second Reading (rescinded August 13, 2021)
2.1	August 13, 2021	Second Reading, as amended (clean)
2.2	October 4, 2021	Version 2.1 + proposed numbering format + renaming part 3 from “Official Community Plan” to “Background” + removing Crown Lands Objective 4 + FLNRORD policy removal + “livestock” definition (track changes)
2.3	October 4, 2021	Second reading, as amended

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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

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 “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 30TH DAY OF NOVEMBER , 2020

READ A SECOND TIME THIS 4th DAY OF OCTOBER , 2021

PUBLIC HEARING HELD THIS DAY OF , 202X

READ A THIRD TIME THIS DAY OF , 202X

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS
DAY OF , 202X

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 covenanter.

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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.

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- **Ensure:** to make something certain to be or come to be.
- **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
- **Livestock:** means cattle, goats, horses, sheep, swine and game and includes any other animal designated by regulation.
- **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 – BACKGROUND

3.1 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.

3.2 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.

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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.

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

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

3.3 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

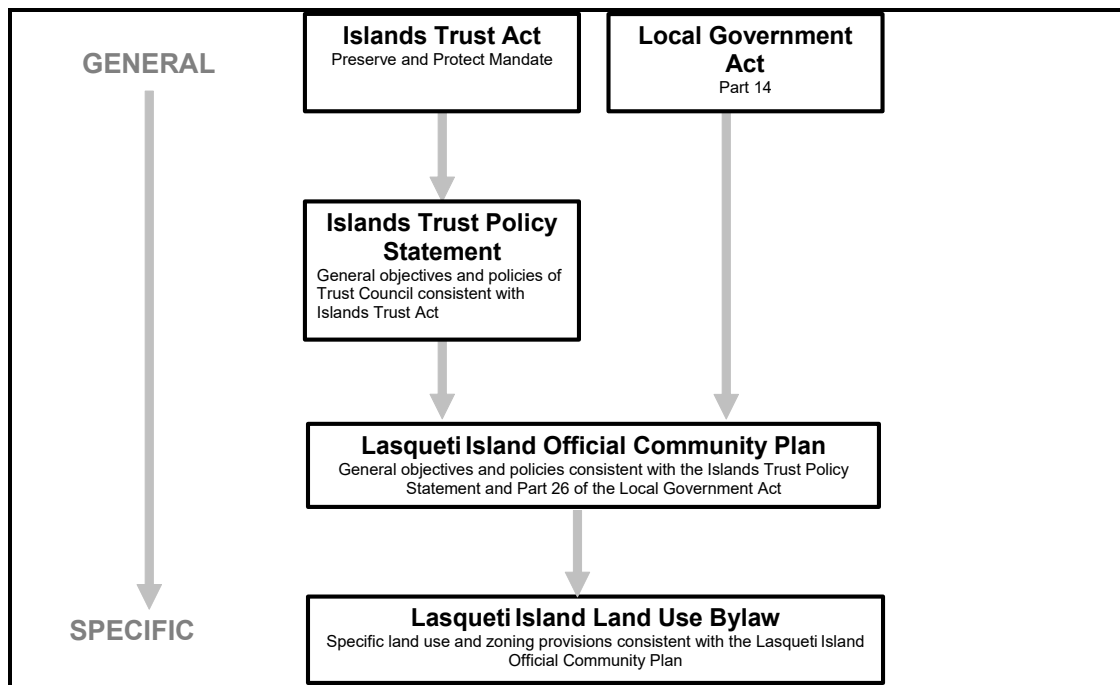
PROPOSED

Plan restricts the Lasqueti Island Local Trust Committee to only enact any other bylaw that is consistent with the Official Community Plan.

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

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

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



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

3.4 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.

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3.5 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. The LTC will use the precautionary principle when making land use decisions.

PROPOSED

PART 4 OBJECTIVES AND POLICIES

4.1 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

4.1.1 General Objectives

- a. 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.
- b. To avoid contamination of fresh and salt water.
- c. To support human use and management of land that retains native flora and fauna and conserves natural ecosystems.
- d. To protect and restore a diverse, productive, native forest understory with abundant natural regeneration of trees and other native species.
- e. 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.
- f. To promote a safe and healthy environment for all residents.
- ~~g.~~ 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.
- h. 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.

4.1.2 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.

- a. 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.
- b. 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.

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- c. Lasqueti Island's rural marine landscape and scenic views should be maintained and protected.
- d. The inherent resiliency of the Island's eco-systems should be maintained in conjunction with resource stewardship.
- e. Native flora and fauna should be retained to protect natural habitats of local significance.
- f. Measures to avoid and minimize the use of herbicides and other biocides should be undertaken.
- g. Domestic pets and livestock should be kept under control.
- h. 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.
- i. The Lasqueti Local Trust Committee should support community-based environmental clean-up initiatives.
- j. The Lasqueti Local Trust Committee should Support initiatives to reduce pollution from vehicles, wood burning, power generation, waste, and any other sources.
- k. The Lasqueti Local Trust Committee should Support efforts that minimize consumption and maximize local self sufficiency.
- l. The Lasqueti Local Trust Committee should support maintaining a high level of forest connectivity on Lasqueti.
- m. The Lasqueti Local Trust Committee should support the preservation of quiet and darkness.

4.1.3 General Advocacy Policies

- a. Residents, businesses and other agencies are encouraged to become informed and educated about appropriate human waste disposal methods.
- b. Community groups and other agencies are encouraged to develop educational material on environmentally sensitive living.

Conservation

4.1.4 Conservation Objectives

- a. To prioritize conservation of the full range of terrestrial and aquatic/marine ecosystems in the local trust area.
- b. To minimize deforestation (permanent removal of forest) and encourage forest management that optimizes the carbon sequestration and storageeco value of forests.
- c. To maintain a high level of ecosystem connectivity, including forest connectivity.

Consumption and Pollution

4.1.5 Consumption and Pollution Objectives

- a. To support initiatives to reduce pollution from vehicles, wood burning, power generation, waste, and any other sources

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- b. To encourage site planning and building design that minimize energy consumption and negative impacts on natural ecosystem.
- c. To encourage local self-sufficiency and low levels of consumption.

4.1.6 Consumption and Pollution Policies

- a. To support initiatives to clean up public areas, such as shorelines.

Climate Change

4.1.7 Climate Change Objectives

- a. To consider both climate change adaptation and mitigation in all land use decisions.
- b. To support individual and community-based initiatives that reduce greenhouse gas emissions.
- c. To reduce reliance on fossil fuels and move towards eliminating fossil fuel use.
- d. 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.

4.1.8 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.

- a. 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

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term potential for the development to result in a decreased carbon footprint on the landscape.

- b. The Local Trust Committee should support community efforts to record and measure the use of fossil fuels and GHG emissions through an annual inventory.
- c. 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.
- d. The community is encouraged to consider options to purchase lands to protect ecosystems and the character of Lasqueti Island.
- e. The implementation of energy conserving buildings is strongly encouraged including the use of local materials and “small footprints”.
- f. The Local Trust Committee, government agencies, and Island residents are strongly encouraged to consider alternatives to slash burning.

4.1.9 Climate Change Advocacy Policies

- a. 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.
- b. The Province is strongly encouraged to support water conservation, rainwater catchment, and a wider range of options for sewage treatment for dwelling units.
- c. 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.
- d. 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.
- e. 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.

4.2 Resource Stewardship

Natural Resources

4.2.1 General Objectives

- a. To conserve forest lands, fresh water supplies, wetlands, foreshore areas, historic and archaeological cultural heritage, and existing agricultural lands.
- b. To ensure wild food resources are harvested sustainably.
- c. To protect access to wild food and other resources of the land and marine environments.

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- d. 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.
- e. To preserve and support balanced control of the local feral/heritage sheep which are a valued part of the community and its history.

4.2.2 General Policies

- a. 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.
- b. 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.
- c. Conservation strategies between land, foreshore and sea shall be integrated where feasible.
- d. Initiatives to improve mapping of sensitive, rare and threatened ecosystems, arable land, hazardous land, etc. are supported.

4.2.3 General Advocacy Policies

- a. 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.
- b. Scientifically rigorous surveys of important exotic species, in particular feral sheep, are encouraged to estimate population size and to assess local ecological impacts.
- c. Encourage a community-led process to identify a scientifically-based land and marine conservation targets that meet habitat needs for all species..
- d. Ongoing community monitoring of the status of invasive species and of native species potentially at risk is supported.
- e. Private landowners are encouraged to undertake stewardship of their land to maintain natural and semi-natural ecosystems and restore any areas of degraded habitat.
- f. Private landowners are encouraged to take stewardship actions on their land to reduce populations of undesirable invasive species and enhance native species.
- g. Private landowners are encouraged to place conservation covenants on areas with high conservation values.
- h. The Province is requested to designate all unencumbered Crown land on Lasqueti in a formal protected status.
- i. A community-led process to identify a locally-meaningful definition and designation of agricultural land is encouraged.
- j. 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

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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:

4.2.4 Marine Coastal Policies

- a. Native flora and fauna should be retained to protect natural habitats of local significance along the foreshore and in the intertidal areas.
- b. The marine environment, including associated riparian areas, should be adequately protected from unreasonable adverse effects or inadequate mitigation measures resulting from development.
- c. Special consideration should be taken to eliminate the possibility of pollution from sewage or from commercial and industrial wastes.
- d. 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:
 - (i) to provide for access;
 - (ii) to protect existing mariculture uses;
 - (iii) to encourage low impact public uses on and along the foreshore;
 - (iv) to provide for public transportation services;
 - (v) to maintain public access to shellfish;
 - (vi) to retain the undeveloped character of the marine coastal area;
 - (vii) 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 ;
 - (viii) to provide for appropriate commercial and industrial uses; and
 - (ix) to retain representative areas of natural foreshore.
- e. 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.

4.2.5 Marine Coastal Advocacy Policies

- a. The Coast Guard and other relevant government ministries are encouraged to regulate uses such that:
 - (i) 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;
 - (ii) marinas are situated away from existing mariculture areas,
 - (iii) mariculture does not take precedence over those areas traditionally used as year round moorage for local vessels; and,
 - (iv) site-specific non-discharge zones are located in the waters surrounding Lasqueti.

Water Source Area

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4.2.6 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:

- a. Watersheds and catchment areas should be protected from contamination and degradation.
- b. Fresh and salt water purity and quality should be protected from contamination and degradation.
- c. 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.
- d. Suitable surface water creeks should be identified with the intention of establishing salmon enhancement programs on Lasqueti Island.
- e. 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.
- f. 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.
- g. 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.
- h. Particular care should be taken to ensure that contamination of the fresh water supply does not occur.
- i. Access to or along significant sources of fresh water should be by trail only, except as may be required for purposes of firefighting.
- j. Land development adjacent to sources of fresh water should include an environmental impact assessment prepared by the proponent.
- k. 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.

4.2.7 Water Resources Advocacy Policy

- a. The Local Trust Committee encourages the appropriate Provincial Ministry to:
 - (i) evaluate and monitor the Island's water resources prior to issuing surface water rights;
 - (ii) establish ground and surface water monitoring programs;

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- (iii) re-evaluate the requirement for drilled well regulations;
 - (iv) encourage surface water and catchments systems as an alternative to drilled wells provided such systems do not degrade the environment;
 - (v) 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.
- b. The Local Trust Committee supports watershed planning to protect water supplies and ecosystems.

Recreational Resources

4.2.8 Recreational Resources Objectives

- a. 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.
- b. To promote trail systems throughout the island.
- c. To support the creation of a public trail network throughout the Island.

4.2.9 Recreational Resources Policies

- a. Provision of varied recreation use areas throughout the island that focus on the natural aspects of Lasqueti.
- b. 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.
- c. The Local Trust Committee supports the use of tax incentives that encourage landowners to dedicate trails, parks, and other types of protected areas.

4.2.10 Recreational Resources Advocacy Policies

- a. 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.
- b. The Local Trust Committee should request that the Regional District consider conducting regional park studies.
- c. The Local Trust Committee should request the Ministry of Transportation and the qathet Regional District to support the establishment of public outhouses and picnic tables on a site specific basis on public accesses to the foreshore.
- d. 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

4.2.11 Cultural Resources Objectives

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- a. 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.

4.2.12 Cultural Resources Policies

- a. To recognize the cultural and historical significance the Coast Salish First Nations in the Lasqueti Island Local Trust Area.
- b. 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.
- c. To foster protection and stewardship of archaeological, historic and heritage sites.
- d. 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.
- e. The Local Trust Committee recognizes that treaty negotiations with First Nations continue to be unresolved and until the resolution of First Nation interests within the Lasqueti Planning Area relationship building and cooperation between the Local Trust Committee and other First Nations may be developed over time.
- f. Avoid or minimize destruction of archaeological sites on Lasqueti Island by:
 - (i) educating the community about Lasqueti's archaeological heritage and making information available about best practices for heritage stewardship;
 - (ii) ensuring property sales inform new owners of all existing information about archaeological heritage on their property; and
 - (iii) 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.

4.2.13 Cultural Resources Advocacy Policies

- a. 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.
- b. 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.
- c. The Local Trust Committee encourages learning about and respecting Indigenous rights to, and uses and management of, land, sea, and resources (past and present).
- d. 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)

4.3 **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.

PROPOSED

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

4.3.1 General Objectives

- a. To discourage pervasive and excessive light, noise and air pollution created by residential, commercial or industrial uses, both on land and waters surrounding Lasqueti.
- b. To foster an environment that encourages owners to keep their dogs, domestic pets and livestock under direct control.
- c. To encourage a supportive, healing place to live.
- d. To support sustainable, independent, alternative and affordable lifestyles.

4.3.2 General Policies

- a. The Local Trust Committee should support initiatives that benefit the community wellbeing, its safety, security and comfort.
- b. 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.

4.3.3 Advocacy Policies

- a. 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.
- b. 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.
- c. 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.
- d. 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).
- e. To foster an environment that encourages owners to keep their dogs, domestic pets and livestock under direct control.
- f. To explore the establishment of a local land trust for multiple uses, including housing services, industry, recreation and conservation.
- g. The community supports the exploration of a local land trust for multiple uses, including housing services, industry, recreation and conservation.
- h. 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.

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- i. The Lasqueti Community Association is encouraged to develop methods for a community-driven dispute resolution process to handle concerns regarding bylaw noncompliance.
- j. The establishment of a monthly food market / food swap is encouraged.

Human Resources

4.3.4 Human Resources Objectives

- a. To foster sharing of community wisdom and locally-applied solutions.
- b. To ensure a positive environment for children.
- c. To ensure that both a physical building dedicated to education and educational opportunities remain on-island.
- d. To encourage and foster volunteerism.
- e. To encourage education and skills development of residents.

4.3.5 Human Resources Advocacy Policies

- a. To foster education about community vision & objectives, personal safety, agreements, regulations, etc.

Resilience

4.3.6 Resilience Objectives

- a. To support cooperative ventures for community services.
- b. To support community-driven dispute resolution to handle concerns regarding bylaw non-compliance.

Housing

4.3.7 Housing Objectives

- a. To encourage the establishment of long-term rental housing, affordable housing, special needs housing and opportunities for Island seniors to age-in-place.
- b. To support affordability and availability of long-term rental accommodations.
- c. To foster the ability of younger people, and people with low and modest incomes, to live on the island.
- d. To encourage resource efficiency of homes (e.g. heating, energy use, water use).

Food

4.3.8 Food Objectives

- a. To encourage local food production, including shared use of arable land, organic methods, and seed saving and sharing.
- b. To support community gardens and local markets.
- c. To support food sharing and food banks.
- d. To encourage opportunities for collaborative food processing and preserving (e.g. dehydrating, canning, smoking, cold cellar).

4.3.9 Food Policies

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- a. 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.

4.3.10 Food Advocacy Policies

- a. To support establishment of a monthly winter food market / food swap.

Economy

4.3.11 Economy Objectives

- a. To foster a sustainable local economy that allows people to make a living on the island.
- b. To limit the negative impacts of tourism.

4.3.12 Economy Policies

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

4.4 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

4.4.1 General Objectives

- a. To encourage the provision of adequate and appropriate services and amenities on the island.
- b. To maintain infrastructure at a reasonable level consistent with a rural community.
- c. To create new and maintain existing walkable public access to foreshore.

4.4.2 General Policies

- a. The road system of Lasqueti Island should be safe and in keeping with the rural nature of the community.
- b. Community services should provide a level and be conducted in a manner appropriate to the Island's needs.
- c. Minimum parcel size regulations should not apply to community service lands.
- d. A precautionary approach should be used when considering additional and more sophisticated service facilities as they typically have significant associated costs.
- e. Public outhouses and picnic tables should be established on a site specific basis.
- f. The Trust Committee shall consult on an annual basis with School District #69.
- g. Sites on Lasqueti Island should be identified and established as emergency helicopter landing pads.

PROPOSED

4.4.3 General Advocacy Policies

- a. Residents are encouraged to remove their own derelict vehicles.
- b. 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.
- c. 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.
- d. The Ministry of Transportation is requested to assist with temporarily moving and storing of vehicles prior to transportation off island.
- e. Residents are requested to keep their derelict vehicles on their property until an opportunity to remove them from the island occurs.
- f. 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.
- g. The Lasqueti Internet Access Society should engage with the public on a site-specific basis around the erection of new local communication towers.
- h. 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.
- i. 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

4.4.4 General Transportation Objectives

- a. To maintain a foot passenger only ferry system.
- b. To ensure that the road system is designed, built and maintained in keeping with the rural character of the island.
- c. To reduce dangerous driving and speeding.
- d. To reduce dust created by vehicle traffic.
- e. To increase human powered transport including bicycling and walking.
- f. To support electric vehicle charging stations.
- g. To support a plan for short- and long-term parking in False Bay.
- h. To support local public and shared transportation options.
- i. To support the public ownership and maintenance of roads and trails.
- j. To provide appropriate public access to beaches and public water bodies.
- k. To support establishment of public access to marine foreshore and fresh water lakes.

PROPOSED

4.4.5 General Transportation Policies

- a. 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.
- b. 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.
- c. 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.
- d. Business should be supported to provide and maintain an adequate and appropriate regular marine freight service.

Docks, Boats, Wharves, and Boat Ramps

4.4.6 Objectives

- a. To ensure continued government ownership and environmentally-sound upkeep of public docks.
- b. 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

4.4.7 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.

- a. 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.
- b. 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.
- c. Hours of operations should be included in barge ramp Crown lease referrals.
- d. 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.

PROPOSED

- e. 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.
- f. 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.
- g. 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

4.4.8 Ferry Service Advocacy Policy

- a. The Local Trust Committee encourages that the appropriate Ferry Corporation, its agents, and private operators:
 - (i) maintain foot passenger service on a five/six days per week schedule;
 - (ii) expand the freight capacity;
 - (iii) continue to work with the locally established ferry committee;
 - (iv) Hold public meetings on Lasqueti to discuss any major proposed changes in ferry service.

Road System

4.4.9 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.

- a. The Local Trust Committee encourages the appropriate Provincial Ministry to utilize road standards which reinforce the rural character of the Island, by:
 - (i) following the Letter of Agreement for Road Standards between the Islands Trust and the Ministry of Transportation;
 - (ii) employing road designs conforming with topography in order to minimize cutting and filling;
 - (iii) protecting or maintaining natural vegetation alongside roads, excepting that which directly obstructs user visibility;
 - (iv) consulting with the Local Trust Committee before commencing any major road construction or improvements;

PROPOSED

- (v) encouraging the Ministry of Transportation to ensure that gravel extracted from Crown lands is used for local roads;
- (vi) identifying foreshore accesses by locating signs on the public roads;
- (vii) ensuring that any applications for new roads across Crown lands be referred to the community through the Local Trust Committee;
- (viii) ensuring all road maintenance contract crews consist of local residents.

Communications

4.4.10 Communications Objectives

- a. To ensure that all commercial broadcast towers are built only with community consultation and approval.
- b. To support basic local infrastructure and services such as fire department and local communication systems.
- c. To ensure community control over the management of local services and communication system.

4.4.11 Communications Advocacy Policies

- a. 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.
- b. 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

4.4.12 Health Care Objectives

- a. To support provision of appropriate health care services only with full consultation of the community.

Garbage Disposal

4.4.13 Garbage Disposal Objectives

- a. To ensure waste disposal meets or exceeds ministry requirements.
- b. To manage services locally as much as possible with service provision by, and employment of, local residents.
- c. To establish, modify, provide, and withdraw services, including regional services, only with full consultation of the community.
- d. To ensure services have high value relative to cost.
- e. To emphasize educational efforts that support Lasqueti moving towards zero-waste.
- f. To support initiatives that help people take responsibility for removing large waste items such as derelict cars and boats, appliances, etc.

PROPOSED

4.4.14 Garbage Disposal Advocacy Policies

- a. The Local Trust Committee encourages the appropriate Provincial Ministry and the qathet Regional District to:
 - (i) ensure regulatory compliance occurs; and
 - (ii) promote recycling.
- b. 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.
- c. 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

4.4.15 Sewage Disposal Advocacy Policies

- a. The Local Trust Committee encourages the appropriate Provincial Ministries to:
 - (i) prohibit outfalls of untreated sewage;
 - (ii) consider the cumulative effects of many septic tanks in one area;
 - (iii) examine and encourage alternate approaches to sewage treatment and disposal;
 - (iv) develop and implement monitoring and testing programs for all existing septic systems; and
 - (v) encourage improved information and education about appropriate human waste disposal methods.

Utilities

4.4.16 Utilities Advocacy Policies

- a. The Local Trust Committee encourages:
 - (i) 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.

PROPOSED

PART 5 LAND USE

5.1 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.

5.1.1 Objectives

- a. 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.
- b. To maintain existing low-density subdivision and land use rules in order to protect and preserve our natural environment.
- c. To maintain and encourage a pattern of low-density, low-impact land-use that supports sustainable, self-sufficient lifestyles.
- d. 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.
- e. To ensure residential development is self-sufficient in terms of freshwater and self-contained sewage disposal.
- f. 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.
- g. To ensure home enterprises are in harmony with the rural residential neighbourhoods.

5.1.2 Policies

- a. 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.
- b. Dwellings are meant for long term residential use occupied by the owner or a renter on a long term basis.
- c. Guest cabins and short-term vacation rentals are not intended to be used for long term residential purposes.
- d. 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.
- e. Subdivided parcels of land should be able to have a garden area and woodlot.

PROPOSED

- f. Residential lots should have a source of fresh water and sufficient capacity for appropriate sewage disposal.
- g. Surface water and catchments are encouraged as an alternative to drilled wells, provided that such systems do not degrade the environment.
- h. 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.
- i. For each dwelling permitted, normally associated accessory buildings and structures plus a guest cabin should be permitted.
- j. Strata title subdivisions should provide sufficient individually or commonly owned land such that each owner has a sustainable living unit.
- k. 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.

5.1.3 Advocacy Policies

- a. 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.
- b. 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.

PROPOSED

5.1.4 Objectives

- a. While recognizing the benefits, to minimize the negative environmental and social impacts of agriculture, forestry, mariculture, and other industry;
- b. To encourage agriculture, forestry, mariculture, and industry are practised in a sustainable manner;
- c. 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;
- d. 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).
- e. To encourage ecologically based stewardship and sustainable use of renewable resources.

5.1.5 Policies

- a. 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.
- b. Economic activities should provide adequate sewage disposal systems that prevent contamination or degradation the environment.
- c. 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.
- d. 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.
- e. Alternatives to drilled wells are encouraged to provide freshwater.
- f. 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.
- g. A range of commercial and industrial activities are permitted as home enterprise. The scale of home enterprises should be regulated to control impact.
- h. 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.
- i. 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.
- j. In the review of commercial and industrial zoning applications the applicant should provide:
 - (i) adequate off-street vehicle, motorcycle and bicycle parking;
 - (ii) adequate fire protection measures;
 - (iii) adequate proof of sewage disposal capability;
 - (iv) adequate potable water supply and water conservation measures;
 - (v) a plan showing:
 - o location and size of all buildings;

PROPOSED

- 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;
- (vi) 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.
- k. 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.
- l. 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.
- m. 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.
- n. 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.
- o. 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.
- p. 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 community while retaining traditional resident and visitor access to marine resources and year round moorage.

PROPOSED

- q. 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.
- r. This plan does not support the establishment of destination gaming facilities such as casinos and commercial bingo halls.
- s. 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.
- t. 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.

5.1.6 Advocacy Policies

- a. 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.
- b. 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.
- c. The Local Trust Committee does not support the extraction of gravel for any use outside of the Lasqueti Island Local Trust Area.
- d. 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.
- e. 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.
- f.
- g. 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
- h. 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.

PROPOSED

- i. 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.
- j. The Local Trust Committee encourages the appropriate Ministries to only support mariculture that:
 - (i) avoids displacement of local vessels from traditional year round moorage areas;
 - (ii) retains public access to beaches and natural marine resources;
 - (iii) establishes public shellfish reserve areas;
 - (iv) minimizes conflict with other land uses;
 - (v) allows for the monitoring of impacts on other marine resources.
- k. 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.

5.1.7 Objectives

- a. To limit development in areas subject to hazardous conditions.

5.1.8 Policies

- a. 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.
- b. 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.

5.2 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.

5.3 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.

PROPOSED

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

5.4 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.

5.4.1 Objectives

- a. To preserve Crown lands for public enjoyment and community use.
- b. To take into account the conservation values on Crown Lands as the primary consideration in decision making.
- c. To retain Crown Lands as intact large parcels with limited, low impact, and low risk development.
- d. To take into account the conservation values on Crown Lands as the primary consideration in decision making.

General

5.4.2 General Policies

- a. Increasing net density of Subdivision District C lands should not be permitted.
- b. Development on Crown lands including, but not limited to, gravel extraction, road construction or community facilities must be compatible with overall conservation values.
- c. Crown land parcels should remain largely undeveloped to ensure maintenance of a greenbelt.

PROPOSED

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

5.4.3 General Advocacy Policies

- a. 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.
- b. 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.
- c. 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.

5.4.4 Access On and Across Crown Land Policies

- a. 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.
- b. 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.
- c. 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.
- d. Trails and unused roads on Crown land should remain as foot trails where they are compatible with conservation and community values.
- e. 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.

5.4.5 Access On and Across Crown Land Advocacy Policies

- a. 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.

PROPOSED

- b. The Local Trust Committee requests that Land and Water BC seek input from the community prior to changing uses on Crown Land.
- c. 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

From: "INFO, BCEBC BCEBC:EX" <info@bcebc.ca>
Subject: Greetings from the BC Electoral Boundaries Commission
Date: March 3, 2022 at 11:45:56 AM PST
To: "sefast@bimbc.ca" <sefast@bimbc.ca>



March 3, 2022

Councillor Sue Ellen Fast
Island Municipality of Bowen Island

Greetings from the BC Electoral Boundaries Commission.

Please accept this letter as an invitation to your organization to express your views on the province's current electoral district boundaries.

The BC Electoral Boundaries Commission is an independent, non-partisan commission with a mandate to review the area, names and boundaries of provincial electoral districts. The Commission submits two reports to the Legislative Assembly with recommendations for the next two provincial general elections.

Your voice is an important part of this process. To help prepare its preliminary report, the Commission is now seeking public input on the province's current electoral district boundaries. We will be publishing a preliminary report with initial recommendations. After, we will seek public input on those recommendations.

You can share your organization's views in the following ways:

- through the [Commission website](#),
- at an in-person or virtual [public meeting](#), or
 - by [writing the Commission](#) directly.

Visit our website to learn more about the Commission, review maps and resources, and find the electoral districts in your community.

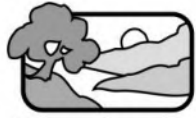
Please feel free to share this information with others and contact us with any questions.

Sincerely,

Justice Nitya Iyer
Commission Chair

BC Electoral Boundaries Commission

100- 1112 FORT STREET, VICTORIA B.C. V8V 3PK
BCEBC.CA | INFO@BCEBC.CA | 1-800-661-8683



DATE OF MEETING: April 11, 2022
TO: Lasqueti Island Local Trust Committee
FROM: Heather Kauer, Regional Planning Manager
Northern Team
SUBJECT: Advisory Planning Commission Appointments

RECOMMENDATION

1. That the Lasqueti Island Local Trust Committee request staff to:
 - a. Send letters to members of the Advisory Planning Commission whose terms will expire on June 22, 2022, thanking them for their participation and inviting their expressions of interest for reappointment for another two year term; and
 - b. Advertise for public expressions of interest for new members.

REPORT SUMMARY

The Lasqueti Island Local Trust Committee (LTC) is asked to consider reappointments for its Lasqueti Island Advisory Planning Commission because the terms will expire on June 22, 2022.

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

ANALYSIS

Islands Trust Policy Statement:

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

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

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

LTC Bylaw No. 158

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

Advisory planning commission

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

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

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

NEXT STEPS

Should the LTC pass the recommended resolutions (page 1), staff will proceed with sending letters to members of the APC inviting their expressions of interest for reappointment; proceed with advertising; and bring forward expressions of interest to the June 6, 2022 (tentative date) LTC business meeting.

Submitted By:	Heather Kauer, MPA, RPP, MCIP, AICP Regional Planning Manager	March 15, 2022
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ATTACHMENTS

1. Bylaw No. 96

**LASQUETI ISLAND TRUST COMMITTEE
BYLAW NO. 96**

**A BYLAW TO ESTABLISH ADVISORY PLANNING COMMISSIONS FOR THE LASQUETI ISLAND LOCAL TRUST
AREA PURSUANT TO THE *LOCAL GOVERNMENT ACT* AND THE *ISLANDS TRUST ACT***

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

1. Establishment

- a) The Lasqueti Island Local Trust Committee may appoint one or more Advisory Planning Commissions to advise the Local Trust Committee on all matters referred by the Local Trust Committee respecting land use, the preparation and adoption of an Official Community Plan or a proposed bylaw or permit that may be enacted or issued under Part 14 of the *Local Government Act*.

2. Appointment of Members

- a) The Local Trust Committee may, by resolution, appoint up to nine members to an Advisory Planning Commission (APC) to serve concurrent two year terms.
- b) At least two thirds of APC members must be residents of the Local Trust Area.
- c) The Local Trust Committee may, by resolution, remove a member of an APC at any time.
- d) If a member is removed or resigns from an APC, the Local Trust Committee may, by resolution, appoint a new member to serve the balance of the term of the appointment.

3. Roles

- a) The APC members must, from among the members, elect a Chairperson, a Deputy Chairperson and a Secretary, during the first meeting after their appointment.
- b) The Chairperson will:
 - i) Receive referrals from the Local Trust Committee and, in response, determine when and where meetings will be held;
 - ii) Ensure that meetings are conducted in accordance with the requirements of this Bylaw and the *Local Government Act*;
 - iii) Sign meeting minutes to certify that they are true and correct following approval by the APC.
 - iv) Record a member's declaration of conflict of interest or potential conflict of interest, once a member has declared it;
 - v) In the absence of the Secretary, act in the role of Secretary or appoint another member of the APC to act in the role of Secretary.
- c) The Deputy Chairperson will:
 - i) Undertake the duties listed in 3b) above, in the Chairperson's absence.

- d) The Secretary will:
 - i) Assist the Chairperson, as needed, to arrange meetings;
 - ii) Ensure that public notice is posted or public advertisements are placed in advance of APC meetings;
 - iii) Except where the Islands Trust has retained a professional minute taker to support the APC, record and maintain legible minutes of all APC meetings; forward copies of draft minutes to the Islands Trust office; ensure minutes are approved by the APC at a subsequent meeting; and provide copies of adopted minutes to the public upon request;
 - iv) Inform the Local Trust Committee of the resignation of any APC member, within thirty (30) days of the resignation.

4. Referrals

- a) An APC will receive referrals on matters respecting land use, community planning or proposed bylaws and permits under Part 14 of the *Local Government Act*, which are referred directly to the Commission by the Local Trust Committee.
- b) A meeting on any particular referral must be held not more than (40) days after the date of receipt of that referral unless the Local Trust Committee has requested a response by an earlier specified date.
- c) Although the recommendations must be received by the Local Trust Committee, the Local Trust Committee is not bound by the recommendations.

5. Notice of Meeting

- a) An employee of the Islands Trust must provide documentation associated with any referral from the Local Trust Committee to all members of the APC.
- b) The Secretary must send a notice of meeting including a description of all referrals to be discussed to each member at least five (5) calendar days prior to the meeting.
- c) The Secretary must ensure an applicant is notified of the date, time and place of the meeting at which his or her application or proposal will be discussed, at least five (5) calendar days prior to the meeting.
- d) The Secretary must ensure the Local Trustees and the employee of the Islands Trust noted in 5a) are notified of each meeting at least five (5) calendar days prior to the day of the meeting.
- e) The Secretary must post the notice of meeting indicating the date, time, and place of any APC meeting at least five (5) calendar days prior to the meeting on a bulletin board on Lasqueti Island that is accessible to the public; such bulletin board to be the same as is used by the Local Trust Committee for the posting of any scheduled Local Trust Committee meeting.

6. Conduct of Meeting

- a) All deliberations of the APC must take place in a meeting, and all meetings must be held in a public facility and must be open to the public.
- b) A quorum is the lessor of three members or 50% of those appointed.
- c) The Chairperson is to convene the meeting and may adjourn the meeting from time to time.
- d) If the APC is considering an amendment to an Official Community Plan or a bylaw, or the issue of a permit, the applicant for the amendment or permit is entitled to attend the meeting and to be heard.

- e) If an applicant or agent fails to appear, despite being duly notified, deliberations and recommendations may be made in the applicant’s absence.
- f) At the request of any APC member, the Chairperson must invite an elected official, Islands Trust staff, or member of the public present at the meeting to comment on the matters before the Commission.
- g) The APC must not receive development proposals or other applications directly from applicants.
- h) The APC must not consult directly with other government agencies or organizations.
- i) If the Chairperson considers that another person at the meeting is acting improperly and in a manner that is disrupting the deliberations of the APC, the Chairperson may order that person expelled from the meeting.

7. Notice of Recommendation

- a) If the Local Trustees did not attend an APC meeting, they may request a verbal report from the Chairperson at a subsequent meeting of the Local Trust Committee.
- b) All APC recommendations shall be recorded as part of the meeting minutes, and may be recorded as resolutions, provided that where requested by any member, all dissenting opinions are also recorded.
- c) Where the Islands Trust has retained a professional minute taker to support the APC, the draft minutes will be forwarded directly to the Islands Trust office within seven (7) days of an APC meeting. An Islands Trust staff member will then forward them to the Chair and Secretary for inclusion in the next APC agenda for review and adoption.
- d) Where a professional minute taker has not been retained, all APC recommendations must be forwarded by the Secretary to the Local Trust Committee and to the Islands Trust Office, within seven (7) days of an APC meeting.

8. Transition

- a) "Lasqueti Island Local Trust Committee Advisory Planning Commission Bylaw, 2012", is repealed.

9. Citation

- a) This Bylaw may be cited as "Lasqueti Island Local Trust Committee Advisory Planning Commission Bylaw, 2018".

READ A FIRST TIME THIS	19 TH	DAY OF	FEBRUARY	, 2018
READ A SECOND TIME THIS	19 TH	DAY OF	FEBRUARY	, 2018
READ A THIRD TIME THIS	19 TH	DAY OF	FEBRUARY	, 2018
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS				
	6 TH	DAY OF	JUNE	, 2018
ADOPTED THIS	13 TH	DAY OF	JUNE	, 2018

SECRETARY

CHAIRPERSON



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

HIGHLIGHTS OF ISLANDS TRUST CONSERVANCY JANUARY 25, 2022 BOARD SPECIAL MEETING (OPEN PORTION)

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

1. ORGANIZATION UPDATES/TEAM

- Chair and Vice chair elections were held. Trustee Stamford was acclaimed as Chair of the ITCB. Trustee Fast was acclaimed as Vice-Chair of ITCB.

2. STRATEGIC PLANNING/ADMINISTRATION

- The ITC Manager presented the Board with a 2022-23 ITC Work Planning package and request for decision. The ITC has a small team that is working to meet existing commitments with respect to current conservation proposals and land management projects. Woven through all its work, the ITCB has committed to strengthening relationships with First Nations. The ITC is also working on a new Climate Change Project to prepare for effects of climate change on lands that are managed by the ITC, and a new Species at Risk Program aimed at species threatened by extinction in the islands. To enable creation of work programs that can successfully meet these commitments, the ITCB directed staff to focus on these new program areas in 2022. ITC will continue to act on high priority conservation opportunities, but will hold other less urgent work until the spring of 2023.
- The ITCB had three readings of Islands Trust Conservancy Bylaw No. 3, cited as “Islands Trust Conservancy Meeting Procedures Bylaw, 2019, Amendment Bylaw No. 1, 2022.” The bylaw will allow the ITC board members to attend meetings electronically.
- The ITCB approved the attendance for Trustees Fast, Fenton, Stamford and Smith to attend the Salish Sea Ecosystem Conference
- The ITCB approved attendance at e-Summit of the Pan Canadian Parks and Protected Areas Research Network for Trustees Stamford and Smith.



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

3. COVENANT AND PROPERTY ACQUISITIONS

- The ITBC noted for the public in the 'rise and report' of the in camera meeting, that it has approved signing of a conservation covenant on Lasqueti Island that is the subject of a Natural Area Protection Tax Exemption Proposal application.
- The Ecosystems Protection Specialist presented a conservation proposal to donate a 2.45 ha NAPTEP covenant on Salt Spring Island, to protect mature forests, wetlands, and connectivity to other protected areas. Decision was made to approve the proposal but defer this securement project until late 2022/early 2023 due to staff capacity constraints.
- The Public Acquisitions and Covenants reports were presented to and accepted by the ITCB.

4. COVENANT AND PROPERTY MANAGEMENT

- The ITC Property Management Specialist presented the Moore Hill Management Plan. Board discussed the cultural significance and public opinion regarding closure of public access and relationship building with First Nations and approved the management plan.
- The ITC Covenant Management & Outreach Specialist provided a slide presentation to Board members, highlighting the top six projects completed in 2021. The ITCB commented this was a great learning experience and requested that these presentations be communicated more broadly to the public.
- The ITC Property Management Specialist presented a slide presentation to Board members highlighting the top restoration projects completed in 2021, noting partners, local conservancies and volunteers have been instrumental in doing this work.

5. COMMUNICATIONS AND OUTREACH

- The ITC Manager advised that an outreach letter had been sent to Gabriola landholders in January in collaboration with the Gabriola Land and Trails Trust. The Gabriola Island Local Trust Committee was notified.
- The ITCB received a letter from Sheila Harrington regarding a book she is developing about land trusts in the islands.
- The ITCB received a building permit referral for information for a greenhouse on a covenanted property on North Pender Island. As the greenhouse is well distanced from the covenant boundary, the ITC Manager advised that staff did not have concerns.

6. FUNDRAISING AND CONSERVANCY SUPPORT

- Trustee Smith provided a verbal update noting that Galiano Island recently completed the new Cable Bay conservation area, including 25 hectares, linking to other conservation areas, totalling 500 hectares of Coastal Douglas-fir forests, and wetlands. There will be a celebration in the spring. The ITCB provided an Opportunity Fund Grant to kick start the project in 2019.



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

- The Budget Report was presented and accepted by the ITCB.
- Trustee Fenton advised that the Thetis Island Local Trust Committee is trying to pull together a program to bring community engagement, stewardship and education. Thetis is working towards community composting.
- Trustee Adams advised she signed up for Land Trust Alliance of BC Indigenous Engagement session and will provide an update.

To find out more about Islands Trust Conservancy and our current goals, to donate to our Opportunity Fund, or to subscribe to email updates, visit our website: <https://islandstrust.bc.ca/conservancy/>

Shortcuts of interest:

- **Goals:** <https://islandstrust.bc.ca/conservancy/conservation-planning/>
- **Opportunity Fund:** (context) <https://islandstrust.bc.ca/conservancy/supporting-local-conservancies/opportunity-fund-grants/> ; (to donate online) <https://islandstrust.bc.ca/donate-to-conservancy/>
- **Request key updates via email:** <https://islandstrust.bc.ca/subscribe/> (NB: by scrolling down, you may also add your home address for a free hardcopy of the Heron newsletter, published three times per year)



Applications

Subdivision

File Number	Applicant Name	Date Received	Purpose
LA-SUB-2019.1	KGL Freight Services Ltd. (T.G. Hoyt)	25-Jun-2019	PIDs: 025-448-811 and 005-600-081. Parcel line adjustment. Lasqueti Island Hotel, Weldon Road, Lasqueti Island, BC.

Planner: Sonja Zupanec

Planning Status

Status Date: 23-Jul-2019
Referral response sent to MOTI

File Number	Applicant Name	Date Received	Purpose
LA-SUB-2020.1	Fern Road Consulting Ltd. - Rachel Hamling	28-Aug-2020	PIDs: 026-666-464 and 000-232-335 Five lot subdivision. Civic address: Rockey and Weldon Roads, Lasqueti Island, BC

Planner: Teresa Mahikwa

Planning Status

Status Date: 08-Mar-2022
File reassigned.

Status Date: 07-Feb-2022
LTC waived 10% frontage requirement. Applicant to revise site plan. Revised referral letter to be sent to MOTI.

Status Date: 11-Jan-2022
File reassigned.

Temporary and Industrial Use Permit

File Number	Applicant Name	Date Received	Purpose
LA-TUP-2020.1	KGL Freight Services Ltd.	17-Jul-2020	PID: 005-600-081 Fuel station/hardware store combination/fuel storage & residence. Civic address: 1 Weldon Road, Lasqueti island, BC

Planner: Sonja Zupanec

Planning Status

Status Date: 23-Jul-2020
File opened & assigned.

Islands Trust
 LTC EXP SUMMARY REPORT F2022
 Invoices posted to Month ending February 2022

640 Lasqueti	Invoices posted to Month ending February 2022	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-640	LTC "Trustee Expenses"	71.00	99.31	-28.31
LTC Local				
65200-640	LTC - Local Exp - LTC Meeting Expenses	1,084.00	2,673.26	-1,589.26
65210-640	LTC - Local Exp - APC Meeting Expenses	370.00	0.00	370.00
65220-640	LTC - Local Exp - Communications	250.00	0.00	250.00
65230-640	LTC - Local Exp - Special Projects	294.00	0.00	294.00
TOTAL LTC Local Expense		<u>1,998.00</u>	<u>2,673.26</u>	<u>-675.26</u>
Projects				
73001-640-2015	Lasqueti OCP/LUB	<u>3,000.00</u>	<u>20.00</u>	<u>2,980.00</u>
		<u>3,000.00</u>	<u>20.00</u>	<u>2,980.00</u>

Standing Resolutions Log

Lasqueti Island

Resolution Number	Action	Date
<p>2020-003 (Standing)</p> <p>Standing Resolution regarding First Nations Reconciliation</p> <p>that the Lasqueti Island Local Trust Committee adopt the following standing resolution with respect to First Nations in the Local Trust Area: Whereas the Local Trust Committee seeks to engage in Reconciliation with local First Nations, governments and the island community by honouring the Truth and Reconciliation Commission Calls to Action, United Nations Declaration on the Rights of Indigenous Peoples, Draft Principles that Guide the Province of British Columbia's Relationship with Indigenous Peoples and Islands Trust First Nations Engagement Principles, the Local Trust Committee endeavours to:</p> <ul style="list-style-type: none"> a) Annually, write a letter to First Nations, (re)introducing trustees and staff and provide a schedule of known Local Trust Committee meetings for the upcoming year, as well as, provide an update of current projects and advocacy activities; b) For various Local Trust Committee meetings, invite elders from local First Nations to attend and provide a traditional welcome to the territory; c) Work with First Nation governments on cooperative initiatives, including and not limited to, language, place names, territorial acknowledgements, community education on Coast Salish and local First Nations' cultural heritage and history; d) Work with First Nation governments on engagement principles for inclusive land use, marine use, and climate change planning; advocacy, protection and stewardship; and knowledge and information sharing protocols; e) Establish and maintain government -to -government dialogue with First Nations, now and into the future, based on respect and recognition of Aboriginal rights and title, treaty rights and First Nations' traditional territories within the Islands Trust Area. 	<p>Carried</p>	<p>24-Feb-2020</p>
<p>2019-003 (Standing)</p> <p>Staff & Trustee at APC Meetings (from <i>In-Camera</i> meeting)</p> <p>that the Lasqueti Island Local Trust Committee adopt the following standing resolution: that all Advisory Planning Committee meetings will include a staff member and a Trustee.</p>	<p>Carried</p>	<p>25-Feb-2019</p>

Standing Resolutions Log

Lasqueti Island

Resolution Number	Action	Date
<p>2018-062 (Standing)</p> <p>Notification of Federal Cannabis License Applications</p> <p>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.</p>	Carried	17-Dec-2018
<p>2018-040 (Standing)</p> <p>Regulation of Cannabis Production and Retail Sales and Non-Medical Cannabis Retail Licensing Application Fees</p> <p>that the Lasqueti Island Local Trust Committee adopt the following standing resolution with respect to the processing of non-medical cannabis retail license applications:</p> <ul style="list-style-type: none"> ·Proposed or amended licenses for non-medical cannabis retail establishments require an application to the local trust committee. ·The application process shall comprise a public consultation component, which includes at least one notification to neighbours, one public meeting, posting of public notices and one advertisement in a local periodical. ·The public consultation process shall be determined by the local trust committee after initial review of the proposal. ·However, as a minimum, the local trust committee will mail or otherwise deliver a notice to all owners and residents of properties within a 500 metre radius of the subject property where the establishment is proposed at least 10 days before adoption of a resolution providing comment on the application. The required notice shall include the following information: <ul style="list-style-type: none"> · Name of the applicant and a description of the proposal in general terms · The location of the proposed establishment and the subject site. · The place where, and date and time when, both a public meeting will be held and a resolution of the local trust committee considered. · The name and contact information of the Islands Trust planning staff member who can provide copies of the proposed or amended license application. · How public comments may be submitted to the local trust committee. 	Carried	23-Jul-2018
<p>2017-006 (Standing)</p> <p>Establishment of a Lasqueti Island Transportation Advisory Committee</p> <p>that the Lasqueti Island Local Trust Committee make a Standing Resolution to request the APC to undertake the function of a Transportation Advisory Committee.</p>	Carried	20-Feb-2017



Standing Resolutions Log

Lasqueti Island

Resolution Number	Action	Date
<p>2013-020 (Standing)</p> <p>APC member Agenda Package that on request by an Advisory Planning Commission member, that they receive a Lasqueti Island Local Trust Committee Agenda package at no charge.</p>	Carried	11-Jul-2013

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 and First Nation Cultural Sites.

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.

Update: The LTC adopted the Model Antenna Strategy on June 21, 2021.



Islands Trust

Print Date: March 31, 2022

Top Priorities Report

Lasqueti Island

Projects Report

Lasqueti Island

1. <i>Community to Community Forum</i>	Responsible	Date Received
Establish relationships with First Nations with interests in the Lasqueti Local Trust Area.		24-Sep-2018
2. <i>Subdivision Review Project</i>	Responsible	Date Received
Staff to prepare a draft project charter for a subdivision review project to review conservation based and cluster subdivision options.		
3. <i>Review permitted uses upland to barge ramp</i>	Responsible	Date Received
Staff to research and report back on options to make the current uses associated with the barge ramp legal.		
4. <i>Community Shoreline Values Mapping</i>	Responsible	Date Received
Trustee to lead community mapping of values along the shorelines of Lasqueti Island.		26-Apr-2021
5. <i>Scottie Bay Shoreline Management Plan</i>	Responsible	Date Received
Develop a plan for managing mooring buoys and road access to the shoreline in Scottie Bay.		26-Apr-2021