



## Lasqueti Island Local Trust Committee Minutes of Special Meeting

Date: February 27, 2025  
Location: Electronic Meeting

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

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

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

### 1. CALL TO ORDER

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

### 2. TERRITORIAL ACKNOWLEDGEMENT

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

### 3. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

### 4. BUSINESS ITEMS

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

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

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

## DRAFT

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

### LA-2025-001

#### **It was Moved and Seconded,**

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

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

**DRAFT**

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

**CARRIED**

Discussion ensued and the following comments were made:

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

**LA-2025-002**

**It was Moved and Seconded,**

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

**CARRIED**

**LA-2025-003**

**It was Moved and Seconded,**

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

**CARRIED**

**LA-2025-004**

**It was Moved and Seconded,**

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

**CARRIED**

**LA-2025-005**

**It was Moved and Seconded,**

**DRAFT**

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

**CARRIED**

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

**5. ADJOURNMENT**

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

\_\_\_\_\_  
Tobi Elliott, Chair

Certified Correct:

\_\_\_\_\_  
Carly Bilney, Recorder

DRAFT