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**Lasqueti Island  
Local Trust Committee  
Public Hearing Record**

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**REGARDING PROPOSED BYLAW NO. 90 CITED AS  
“LASQUETI ISLAND LAND USE BYLAW NO. 78, 2005, AMENDMENT NO. 2, 2014”**

**Date of Meeting:** Saturday, April 23, 2016  
**Location:** Lasqueti Island Community Hall  
Main Road, Lasqueti Island, BC

**Members Present:** Laura Busheikin, Chair  
Susan Morrison, Local Trustee  
Timothy Peterson, Local Trustee

**Staff Present:** Marnie Eggen, Planner 2  
Sonja Zupanec, Island Planner  
Dave Olsen, Recorder

**Others:** Ten (10) members of the public were in attendance

**1. CALL TO ORDER**

Chair Busheikin called the Public Hearing to order at 12:12 pm.

**2. INTRODUCTIONS AND OPENING STATEMENT FROM THE CHAIR**

Chair Busheikin read the Chairperson’s Opening Statement and explained that this Public Hearing is being conducted to hear views regarding Proposed Bylaw No. 90. She invited those wishing to speak to identify themselves and to place written submissions into the Public Hearing submission box.

**3. REVIEW OF PUBLIC HEARING NOTICE**

Planner Eggen reported on the advertising of the public hearing. A copy of the notice was mailed to all property owners and by mail drop on March 23, 2016. The notice was posted on island at the Community Hall. All notification requirements under the *Local Government Act* have been completed.

A copy of the proposed bylaw and the public hearing binder has been available for public review at the Gabriola Island office of Islands Trust. A copy of the complete public hearing binder was available during the public hearing.

The purpose of Proposed Bylaw No. 90, if adopted, will amend the Lasqueti Island Land Use Bylaw No. 78 by adding new setback and screening regulations for riparian areas in order to meet the local government's obligations under the *Riparian Areas Regulation* (RAR). The amendment is intended to bring the Lasqueti Island Local Trust Area into compliance with the RAR. No Official Community Plan amendments are required.

The Proposed Bylaw was referred to nine agencies and ten First Nations. We received eight responses. The Lyackson First Nation provided comments that were considered at the last Local Trust Committee (LTC) meeting.

Planner Eggen reported on submissions that were received as of the afternoon of April 22, 2016.

#### **4. BYLAW NO. 90 SUBMISSIONS FROM THE PUBLIC**

Andrew Fall, Lasqueti Island stated that the RAR is aimed to protect the common good. It is set up as it is, because of a lack of precision in terms of knowing where that ecosystem exists. RAR requires a Qualified Environmental Professional (QEP) to ensure your proposed changes are compliant. Private landowners are now required to protect a common good but we are required to pay for the QEP and the application. He stated that for the common benefit, everyone should pay. If you ask a landowner to pay for something that will cost them more, there will be a tendency to avoid the costs. Andrew Fall then made a suggestion to the LTC. Given that a QEP will cost a \$1,000.00 or more, he suggested the LTC consider a mechanism to support the training of one or more local residents. Having on-island QEPs may resolve the cost burden for local landowners.

Jack Barrett, Lasqueti Island supported Andrew Fall's suggestion. He suggested that RAR reduces the available uses of land, which reduces the value of property, and asked that the LTC support the reduction of assessed land values.

Marti Wendt, Lasqueti Island added her support to Andrew Fall's suggestion. She stated that she was unhappy with the Provincial process and commended the LTC and staff for working so hard to meet the needs of the community.

Dave Rodgers, Lasqueti Island stated that he has property where there was an agreement with the previous landowners that included the Ministry of Environment (MOE) walking the watercourse. He stated that four properties that he knows of are in this situation. He did not want this new regulation to require what were already done and paid for with the Province and previous landowners to have to be redone.

David Silk, Lasqueti Island suggested that the RAR goes a long way to protect that habitat in urban and suburban areas and that most of the damage in the Province to streams is done by industrial operations that don't have any regulations. He stated that he did not suggest that our RAR be lessened, but that he wanted the common good to be protected equally. That would involve more protection in the other legislation that affect forestry, mining, etc. He encouraged the Islands Trust to look at ways to encourage the Province to make these changes.

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John O'Halloran, Lasqueti Island stated that he does not support RAR. He stated that climate change is warming the waters so the identified fish habitat is likely to be submerged in the rising seas.

Peter Johnston, Lasqueti Island stated that he gave his reluctant support to the bylaw because the onus is on local landowners. He stated that it creates a minimum standard which will become the maximum standard. He also stated that the bureaucratic world overrides the physical world, in the sense that if streams move or the ocean rises, the bylaw will not automatically reflect those changes. He stated that he still supports it, and suggested that Lasqueti landowners will manage because of the large parcels of land here, unlike many other jurisdictions.

Peter Johnston read a letter from Sue Wheeler, Lasqueti Island, which was submitted after being read.

Jack Barrett, Lasqueti Island first asked if his comments could be submitted in writing. He then pointed out that if sea levels rise, he was hopeful that Anderson Bay's designation would be reconsidered.

Peter Johnston, Lasqueti Island commented that it is too bad that there is no documentation on Lennie's Lagoon, and that there is no way to know what Madrone [QEP] said about that stream.

**17. ADJOURNMENT**

Chair Busheikin asked three times if there were any in the audience who wished to comment or provide written submissions and hearing none, declared the public hearing closed at 12:32 pm.

**I CERTIFY THAT THIS IS A FAIR AND ACCURATE SUMMARY OF THE NATURE OF REPRESENTATIONS RESPECTING THE PUBLIC HEARING HELD.**

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Dave Olsen, Recorder