

File No.: LA-6500-20 (OCP/LUB
Review)

DATE OF MEETING: October 5, 2020
TO: Lasqueti Island Local Trust Committee
FROM: Heather Kauer, Regional Planning Manager
Northern Team
SUBJECT: OCP Project next steps

RECOMMENDATION

1. That the Lasqueti Island Local Trust Committee request staff to post the Lasqueti Community Association Official Community Plan Steering Committee on Lasqueti island by printed copy as well as on the Islands Trust website; and
2. That consideration of Official Community Plan objectives and policies regarding docks and home enterprises be added to Phase 4 of the Lasqueti Island Official Community Plan Project Charter; and
3. That the Lasqueti Island Local Trust Committee endorse the revised Official Community Plan/Land Use Bylaw Review Project Charter v.4.5, dated October, 2020; and
4. That the Lasqueti Island Local Trust Committee request staff to bring back a staff report and track changes version of the Official Community Plan amendment bylaw that:
 - a. Incorporates the recommendations of the January, 2020 Lasqueti Community Association Official Community Plan Subcommittee report; and
 - b. the recommendation of the Lasqueti Island Advisory Planning Commission to create two different definitions to differentiate between commercially-zoned cabins and non-commercial guest cabins; and
 - c. technical amendments recommended by staff.

REPORT SUMMARY

The purpose of this report is to recommend next steps for the Lasqueti Island Official Community Plan update project.

BACKGROUND

The Lasqueti Island Advisory Planning Commission (APC) met on July 27, 2020 to discuss the Lasqueti Community Association's Subcommittee report on the Lasqueti Island Official Community Plan (OCP) and options for public engagement. At that meeting, the APC passed the following resolutions:

LA-APC-2020-001

It was MOVED and SECONDED

that the Lasqueti Island Advisory Planning Commission recommends to the Lasqueti Island Local Trust Committee that the Lasqueti Community Association's Official Community Plan Steering Committee report be posted on island by printed copy as well as to the Islands Trust website, that an on island community mailer be sent to inform residents regarding the options available to read and respond to the report, and that the Local Trust Committee hold a Community Information Meeting in September.

CARRIED

LA-APC-2020-002

It was MOVED and SECONDED

that the Lasqueti Island Advisory Planning Commission recommends to the Lasqueti Island Local Trust Committee that the nested layout of the Lasqueti Community Association's Official Community Plan Steering Committee report be retained and used for the draft Official Community Plan document.

CARRIED

LA-APC-2020-004

It was MOVED and SECONDED

that the Advisory Planning Commission recommends to the Lasqueti Island Local Trust Committee to direct Staff to create two different definitions to differentiate between commercially-zoned cabins and non-commercial guest cabins.

CARRIED

At their August 10, 2020 meeting, the LTC considered staff's verbal report of the APC's motions and passed the following resolution in response:

LA-2020-020

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff to organize a Community Information Meeting for September 2020, include the Lasqueti Community Association's Official Community Plan Steering Committee as hosts, and send an island mailer to announce the meeting.

CARRIED

Two Community Information Meetings were subsequently scheduled; one for Thursday, September 17th at the Lasqueti Community Centre and one for Friday, September 18th to be conducted virtually. An island mailer was mailed August 28, 2020 and the Community Information Meetings were conducted as scheduled. Due to the short timeline between the CIM meetings and LTC meeting agenda preparation deadlines, minutes from these Community Information Meetings were not available as of the writing of this report.

During the September 17, 2020 Community Information Meeting, Trustees tabled the following resolution to consider at the October 5, 2020 meeting:

that the LTC refer the topics of Home Enterprise and Docks, both public and private, to the APC for comment.

The following motion was made at the APC meeting but was defeated:

LA-APC-2020-003

It was MOVED and SECONDED

that the Advisory Planning Commission recommends to the Lasqueti Island Local Trust Committee to direct Staff to edit their definition of guest cabin to include paying and non-paying guests.

Discussion ensued and the following was noted:

- If zoned commercial, then paying guests are legal.
- If guests are transient and are not paying, then no commercial zoning is required.
- There could be definitions for Short Term Vacation Rentals as well as for guest cabins.

DEFEATED

ANALYSIS

Staff response to resolutions

Regarding LA-APC-2020-001 and LA-2020-002: The LTC considered a verbal report of the July 27, 2020 APC meeting but had not received minutes from the meeting yet. As such, the LTC did passed LA-2020-002 accepting the verbal recommendation that a CIM be conducted in September. A motion to recommend printing and posting paper copies of the LCA report on island and posting an electronic version is recommendation #1 of this report.

Regarding LA-APC-2020-002: Staff have included the LCA recommendations into a “track changes” version of the OCP and made a copy of that document available on the Islands Trust website so believe this recommendation has already been followed.

Regarding defeated motion LA-APC-2020-003: in discussing the definition of guest cabin, the APC attempted to further refine the regulations around commercial guest cabins but were unable to come to consensus as to those provisions. Staff at the APC meeting recommended that since the initial phase of the OCP project only includes consideration of those LCA recommendations that the group could come to a decision on, that refining commercial guest cabin regulations was out of the scope of the current phase of the project. With that, the APC passed the following motion which only deals with defining the terms, which is consistent with the LCA recommendation that a glossary section be added to the OCP.

Regarding LA-APC-2020-004: Recommended motion #4 of this report would implement this recommendation of the APC regarding including definitions for commercial and non-commercial guest cabins.

Regarding the motion “tabled” at the September 17, 2020 Community Information Meeting regarding the potential of referring the topics of home enterprises and docks to the Advisory Planning Commission:

There are currently bylaw enforcement issues on Lasqueti Island related to docks and home enterprises and application processes underway designed to address those issues. The LTC can refer these applications to the APC during the review processes if they want the APC’s recommendations regarding these applications.

Consideration of the current regulatory framework in Lasqueti bylaws that affects the applications that are underway would require a review of the Lasqueti Island Land Use Bylaw (LUB). The minimum amount of time needed to initiate and complete an amendment of the LUB is 18 months. Staff recommends that if the LTC wishes to review the LUB regarding home enterprises and docks, that this be added as a project to the LTCs Project List to be initiated at a future, undetermined date.

Consideration of OCP objectives and policies related to home enterprises and docks is included in the scope of the current phase of the LTCs OCP project only to the extent that the LCA Subcommittee made recommendations regarding these topics in their OCP Recommendations Report.

The LCA OCP Subcommittee made no recommendations to eliminate, change, or add policies regarding Home Enterprises in the OCP. The subcommittee also made no recommendations to eliminate, or change existing OCP policies regarding docks. The subcommittee did, however, include a recommendation to add two policies regarding docks and those recommended policies are included in the track changes version of the OCP document reviewed at the Community Information Meetings (attachment 2).

The APC has reviewed the LCA subcommittee's recommendations regarding OCP policies on home enterprises and docks and have recommended adoption of the LCAs report without amendment regarding these policies. In this sense, the APC has already reviewed OCP policies regarding dock and home enterprises and made no recommendation for amendments.

If the LTC wishes to add a more fulsome discussion of OCP policies regarding home enterprises and docks to the scope of the current phase of the OCP project, adoption of the OCP amendments would be delayed and the estimated earliest date the project phase would be complete is summer of 2022.

Public Engagement Plan

At their July 27, 2020 meeting, the Lasqueti Advisory Planning Commission was presented [three potential options](#) for public engagement plans regarding the OCP bylaw. The APC's discussion indicated that a hybrid plan would be desirable, however they did not choose to recommend any one of the specific options presented to them. Instead, the APC recommended a September, 2020 Community Information Meeting to start.

With the September CIMs complete, staff recommend the following sequence of steps for consideration of a draft bylaw and related public engagement. This sequence of steps is reflected in the attached, draft version 4.5 of the OCP Project Charter for the LTCs consideration:

August 10 – September, 2020	Sept 17 and 18, 2020	October 5, 2020	1 st LTC meeting of 2021	Spring, 2021	2 nd LTC meeting of 2021	3 rd LTC meeting of 2021	4 th LTC meeting of 2021	5 th LTC meeting of 2021 (OCT)
APC Recommendation in re: Engagement Strategy	In-person and Virtual CIMs	Staff report to LTC with public comment summary	Staff report to LTC with proposed track changes version of OCP for discussion	Protocol Meeting w / qathet RD	1 st Reading of bylaw and referral to FN, RD, agencies and APC	2 nd Reading of Bylaw	CIM / Public Hearing	3 rd Reading / referral to EC
Advertisement of Draft OCP								
Publication of LCA Report / Draft OCP on Islands Trust Website with staff contact for comment								

RATIONALE FOR RECOMMENDATION

The Lasqueti Community Association OCP subcommittee has spent a tremendous amount of time and effort seeking public input on recommended amendments to the Lasqueti OCP. Those recommendations were reviewed and generally endorsed by the Lasqueti Advisory Planning Commission. The recommendations have now been presented during two Community Information Meetings. Once a bylaw receives first reading, staff will recommend that the bylaw be referred to First Nations, Provincial Agencies, and the Lasqueti Advisory Planning Commission for consideration. The bylaw will also be the subject of at least one CIM and a public hearing. Staff believe that this process will constitute a fulsome public process.

Staff are recommending that the LTC consider a staff report with a track changes version of the OCP at their next regular LTC meeting in order to have a fulsome discussion about whether they believe the draft is ready to move toward a bylaw to be considered for First Reading. However, staff believe a draft bylaw could be ready for consideration of first reading at the LTCs next regular meeting if they feel ready to take that step.

ALTERNATIVES

1. Add additional public engagement events to the project timeline

The LTC may request staff to add specific public engagement events to the proposed OCP project timeline as proposed in the timeline on page 4 of this report and reflected in draft v. 4.5 of the Project Charter attached to this report. Recommended wording for the resolution is as follows:

That the Lasqueti Island Local Trust Committee request staff add [specify public engagement event] to the proposed timeline of the Official Community Plan Project Charter to be completed prior to [specify project milestone].

2. Request staff to draft an amendment bylaw

The LTC may wish to have staff present a draft bylaw for consideration of first reading at their next regular LTC meeting rather than delaying 1st reading. Recommended wording for the resolution is as follows:

That the Lasqueti Island Local Trust Committee request staff to draft an amendment bylaw for consideration of first reading that:

- d. Incorporates the recommendations of the January, 2020 Lasqueti Community Association Official Community Plan Subcommittee report; and*
- e. the recommendation of the Lasqueti Island Advisory Planning Commission to create two different definitions to differentiate between commercially-zoned cabins and non-commercial guest cabins; and*
- f. technical amendments recommended by staff.*

3. Add docks and home enterprises to the “in-scope” elements of the current phase of the OCP project.

The LTC might wish to include OCP policies related to docks and home enterprises in the current “in-scope” section of the Project Charter and refer these topics to the Lasqueti Advisory Planning Commission. Recommended wording for the resolutions are as follows:

That the Lasqueti Island Local Trust Committee request staff add “home enterprises” and “docks” to the scope of the Official Community Plan Project Charter; and

That the Lasqueti Island Local Trust Committee refer the Official Community Plan project to the Lasqueti Advisory Planning Commission to make recommendations regarding Official Community Plan Objectives and Policies regarding docks and home enterprises.

NEXT STEPS

If the recommended public engagement timeline is endorsed, staff will bring back an amended Project Charter and staff report to the LTC at their next regular meeting that describes the elements of the proposed OCP amendment bylaw for LTC consideration.

Submitted and Concurrence By:	Heather Kauer, RPP, MCIP, AICP Regional Planning Manager	September 22, 2020
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ATTACHMENTS

1. Proposed OCP Review Project Charter v. 4.5
2. OCP Track Changes document presented at September Community Information Meetings

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

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

Objectives

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

Phase 2, 3 and 4 Objectives

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

In Scope

Phase 1 In-Scope

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

Phase 2 In-Scope

- Update the Project Charter to reflect Phase 2 Scope of Project.
- Work with the Advisory Planning Commission to develop a ‘OCP/LUB Engagement Strategy’ to clarify Phase 2 engagement topics and methodology based on technical analysis and community input to date.
- Implement the ‘OCP/LUB Engagement Strategy’.
- Incorporate First Nation perspectives and recognition of Tla’amin Treaty rights into policy/regulatory options.
- Develop draft amending bylaws for the Official Community Plan incorporating the Lasqueti Community Association OCP steering committee recommendations.
- Legislative review, referrals and bylaw adoption of OCP updates

Phase 3 In-Scope

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

Phase 4 In-Scope

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

Out of Scope

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

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

Project Team		Budget		
<i>Heather Kauer, RPM</i>	Project Manager / Project Sponsor	Budget Sources:		
Planner 2	Planner	Fiscal	Item	Cost
Legislative Clerk	Legislative Process / Bylaw Review	2019-2020	Technical analysis of OCP and LUB; development of OCP/LUB engagement strategy; MoA water analysis	\$1,000
Senior Policy Advisor	IT First Nations Liaison	2020-2021	Phase 2: Community consultation; legislative process (community information meetings; public hearing; advertising) related to OCP amendments	\$3,000
Tla'amin First Nation	Intergovernmental Collaboration	2021-2023	Phase 3: Community consultation; legislative process (community information meetings; public hearing; advertising) related to Subdivision regulations	\$3,000
Advisory Planning Commission/Community Groups	Community Representatives	2023 – 2024	Phase 4 - TBD	TBD
RPM Approval: <i>Heather Kauer, RPM</i> Date: July 23, 2018; Dec 17, 2018; May 14, 2019; Oct 28, 2019; Feb 24, 2020; April 27, 2020	LTC Endorsement: Resolution #: 2018-037, 2018-066, 2019-003, 2019-033, 2019-034, 2020-002, 2020-007			
			Total	\$7,000

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

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SCHEDULE A – OFFICIAL COMMUNITY PLAN DOCUMENT

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 ~~gathet Powell River~~ 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 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 [26 14](#) except sections [932-558](#) to [937 581](#) and [939 507 and 508](#) of the *Local Government Act*.

Section [88 478\(2\)](#) of Part-[26 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.

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)
Article:	(a)
Clause:	(i)

2.6. Covenants

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

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 and the precise boundaries of subdivision districts are shown on Schedule C. 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

(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.
- (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 ~~Section 914~~ Sections 528 through 534 of the *Local Government Act*.

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

2.10. Owners Costs

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

2.11 Definitions

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

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

Appropriate access: adequate and sensible.

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

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

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

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

Foster: to promote the growth and development of.

Guest Cabin: a residential accessory building intended to provide overnight accommodation to, non-paying guests.

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

Commented [HK1]: The LCA recommended a different definition which isn't consistent with the common and legal definition of "density"

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: dwellings or accommodations for rental arrangements less than 1 month.

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.

Commented [HK2]: The LCA recommended adding a definitions section and recommended adding all the listed terms except "guest cabin" which is a staff recommendation.

PART 3 – OFFICIAL COMMUNITY PLAN

Introduction

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

Responsibility for certain matters lie outside the authority of the Lasqueti Island Local Trust committee and are instead the responsibility of individual property owners, residents, the Provincial Government, the Federal Government, ~~Tla'amin (Sliammon) Coast Salish~~ First Nations or the ~~gathet Powell River~~ 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 ~~two three~~ areas of the Lasqueti Island Planning Area. All land areas above the high water mark ~~that are not Crown Land~~ 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~~. The objectives and policies below apply to either or both of these three designations.

Community Context

Lasqueti Island is within the original territory of the Tla' amin (Sliammon) First Nation. The Tla' amin (Sliammon) people referred to the 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. For additional information Appendix B – Measuring Our Progress Report is attached for information purposes.

	1991	1996	2001	2006	2011	2016
Population	326	374	367	359	425	399
Number of Dwellings		180	185	298	290	407
Owner Occupied			140	175		
Rented Dwellings			55	30		
Average Rent of Tenant Household			\$320			
Average Value of Dwelling			\$180,817			

Commented [HK3]: These are the figures that are available. There is no requirement that these numbers be included in the OCP; they are at the LTCs discretion to include or not.

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

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

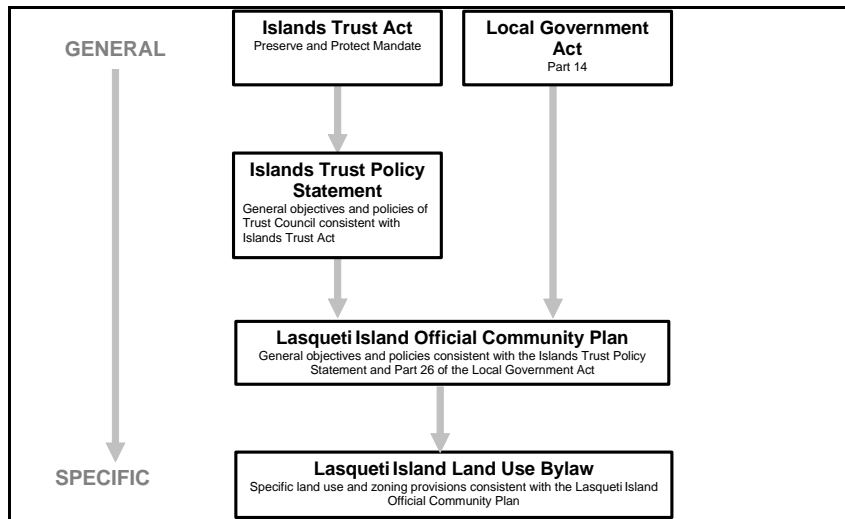
What is an Official Community Plan?

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

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

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

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



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

Goals

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

Approach

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

3.1. Environmental Management 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: ~~General, Marine Coastal, and Water Source Conservation, Consumption and Pollution, and Climate Change.~~

General

General Objectives

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

Objective 2 To ~~promote the preservation of~~ avoid contamination of fresh and salt water ~~purity.~~

Objective 3 ~~To promote the retention of native flora and fauna and areas of both typical and unique ecosystems.~~ To support human use and management of land that retains native flora and fauna and conserves natural ecosystems.

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

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

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

Objective 7 ~~The Community aims to ensure that 12% of the land base of Lasqueti Island is preserved and protected with appropriate representation of all ecosystems in the area. To achieve low risk of loss to ecological integrity and biodiversity, supported by the best scientific understanding of ecosystems in the Lasqueti Local Trust area.~~

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

General Policies

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

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

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

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

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Policy 4 ~~The inherent capability of the Island's eco-systems should be maintained to sustain varied resources used in the long term. The inherent resiliency of the Island's eco-systems should be maintained in conjunction with resource stewardship.~~

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

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

Policy 7 ~~Domestic pets should be kept under control, and not pose a threat to others, including the enjoyment of the natural environment. Domestic pets and livestock should be kept under control.~~

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

Policy 9 Support community-based environmental clean-up initiatives.

Policy 10 Support initiatives to reduce pollution from vehicles, wood burning, power generation, waste, and any other sources.

Policy 11 Support efforts that minimize consumption and maximize local self sufficiency.

Policy 12 Maintain a high level of forest connectivity on Lasqueti.

Policy 13 Preserve quiet and darkness.

General Advocacy Policies

Advocacy Policy 1 ~~Residents, business and other agencies are encouraged to become informed and educated on the use of septic systems and other methods of human waste disposal. Residents, businesses and other agencies are encouraged to become informed and educated about appropriate human waste disposal methods.~~

Advocacy Policy 2 ~~The Lasqueti Island Local Trust Committee encourages community groups, government agencies, and business with efforts to educate and inform the community towards sensitive environmental living. Community groups and other agencies are encouraged to develop educational material on environmentally sensitive living.~~

Conservation

Conservation Objectives

Objective 1 ~~To encourage and promote the protection of foreshore and marine areas for public enjoyment, public access and conservation. To prioritize conservation of the full range of terrestrial and aquatic/marine ecosystems in the local trust area.~~

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

Objective 3 To maintain ~~intact forest land~~ a high level of forest connectivity.

Consumption and Pollution

Consumption and Pollution Objectives

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

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

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

Consumption and Pollution Policies

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

Climate Change

Climate Change Objectives

Objective 1 ~~To promote the use of renewable energy and the development of renewable energy sources, and consider the impacts of climate change in all land use decisions.~~ To consider both climate change adaptation and mitigation in all land use decisions.

Objective 2 To maintain Lasqueti Island's lower than Canadian average rates of greenhouse gas emissions and seek out new means of further reducing greenhouse gas emissions through reduced fuel consumption and shifts to alternative forms of energy. While a detailed inventory is required to fully measure greenhouse gas emission rates on the Island, an aspirational target of maintaining Lasqueti Island's greenhouse gas emissions at or below 50% of the Canadian per capita average rate is set, to be verified in 2020 and 2050. To support individual and community-based initiatives that reduce greenhouse gas emissions.

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

Objective 4 To encourage use of low-impact, natural building materials, and discourage overuse of high-impact materials (e.g. concrete). To encourage residents to minimize energy use, incorporate high energy efficiency into building design and construction and to use local, non-toxic, carbon efficient materials.

Climate Change Policies

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

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

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

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

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

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

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

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

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

Policy 7 The Local Trust Committee, government agencies, and Island residents are strongly encouraged to consider alternatives to slash burning.

Climate Change Advocacy Policies

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

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

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

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

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

3.2. Resource Stewardship

Natural Resources

General Objectives

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

Objective 2 To protect and ensure access to wild-gathered food resources from the land and marine environments. To ensure wild food resources are harvested sustainably.

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

General Policies

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

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

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

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

General Advocacy Policies

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

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

Advocacy Policy 3 A community-led process to identify a scientifically-based land and marine conservation target to meet low risk to ecological values is encouraged.

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

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

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

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

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

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

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

Marine Coastal Areas

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

Marine Coastal Policies

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

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

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

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

- to provide for access;
- to protect existing mariculture uses;
- to encourage low impact public uses on and along the foreshore;
- to provide for public transportation services;
- to maintain public access to shellfish;
- to retain the undeveloped character of the marine coastal area;
- to protect marine coastal habitats for conservation purposes especially to protect eelgrass and forage fish;
- to provide for appropriate commercial and industrial uses; and
- to retain representative areas of natural foreshore.

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

Marine Coastal Advocacy Policies

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

- marinas relate to the rural environment and be of small scale, providing appropriate sanitary facilities (and desirably sewage pump-out facilities for boats) for shore and water-based patrons;
- marinas are situated away from existing mariculture areas,
- mariculture does not take precedence over those areas traditionally used as year round moorage for local vessels; and,
- site specific non-discharge zones should be located in the waters surrounding Lasqueti as per the recommendations for such sites which were forwarded to the Canadian Coast Guard by the Lasqueti Island Local Trust Committee.

Commented [HK4]: A recommendation was made by the LCA to provide a link to this document or list the specific recommendations. Staff will work with the LCA on developing this list as links aren't appropriate for a document that is meant to be stand-alone.

Water Source Area

Water Source Policies

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

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

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

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

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

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

~~**Policy 5** Development should be conducted with surface water and catchment systems considered as an alternative to drilled wells, provided that such systems do not degrade the environment. Provision of water should be done in ways that minimize environmental degradation. Development of water sources should evaluate all options - dug ponds, rainwater catchment, shallow or deep wells, and choose the option involving the least long-term environmental degradation.~~

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

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

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

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

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

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

Water Resources

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

Water Resources Advocacy Policy

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Commented [HK5]: The LCA recommending this information. As written, it is still accurate so staff have no recommendation for updating.

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

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

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

Recreational Resources

Recreational Resources Objectives

Objective 1 ~~To ensure compatible parks and recreation areas on the island are designed and located appropriately. 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.~~

Objective 2 To promote trail systems throughout the island.

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

Recreational Resources Policies

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

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

Policy 3 The Local Trust Committee supports the use of tax incentives that encourage landowners to dedicate trail and parks.

Recreational Resources Advocacy Policies

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

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

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

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

Cultural Resources

Cultural Resources Objectives

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

Cultural Resources Policies

Policy 1 To recognize the cultural and historical significance ~~the Tla'amin (Sliammon) First Nation has made of the Coast Salish First Nations~~ in the Lasqueti Island Local Trust Area.

Policy 2 ~~To support proactive and mutually respectful interests by consulting with the Tla'amin (Sliammon) First Nation.~~ To support mutual respect for interests by proactively consulting with local First Nations regarding changes to land-use, zoning designations, and protection of heritage and archaeological resources.

Policy 3 ~~To recognize that past, present and future generations have shared and will share experiences on Lasqueti Island and the Trust Area; it is encouraged that fair and reasonable discussion and action occurs to preserve the natural and human-made sites.~~ To foster protection and stewardship of archaeological, historic and heritage sites.

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

Policy 5 The Local Trust Committee recognizes that treaty negotiations with First Nations continue to be unresolved and until the resolution of First Nation interests within the Lasqueti Planning Area relationship building and cooperation between the Local Trust Committee and other First Nations may be developed over time.

Policy 6 Avoid or minimize destruction of archaeological sites on Lasqueti Island by:
a. educating the community about Lasqueti's archaeological heritage and making information available about best practices for heritage stewardship;
b. ensuring property sales inform new owners of all existing information about archaeological heritage on their property; and
c. encouraging landowners and builders to assess the presence and extent of archaeological heritage prior to establishing building plans or other developments, and modify development plans accordingly and/or, where damage is unavoidable, mitigate impacts by supporting the recovery of as much information as possible

Cultural Resources Advocacy Policies

Advocacy Policy 1 The Local Trust Committee encourages and will assist the Tla' amin (Sliammon) First Nation, the responsible Provincial and Federal agencies and the public generally, in their efforts to establish and protect sites designated or valued for heritage and historical significance.

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

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

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

3.3. Community Stewardship

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

General

General Objectives

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

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

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

Objective 4 ~~To encourage a supportive, healing place to live.~~ To support sustainable, independent, alternative and affordable lifestyles.

General Policies

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

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

Advocacy Policies

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

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

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

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

Advocacy Policy 6 ~~To encourage and ensure that personal responsibility is exercised by owners of dogs and other domestic pets to keep them under direct control.~~ To foster an environment that encourages owners to keep their dogs, domestic pets and livestock under direct control.

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Advocacy Policy 7 To explore a local land trust for multiple uses, including housing services, industry, recreation and conservation.

Advocacy Policy 8 The community supports the exploration of a local land trust for multiple uses, including housing services, industry, recreation and conservation.

Advocacy Policy 9 The Lasqueti Community Association, in cooperation with other agencies as appropriate, is encouraged to develop local, public education about community vision & objectives, emergency preparedness, including forest fire preparedness, regulations, etc.

Advocacy Policy 10 The Lasqueti Community Association is encouraged to develop methods for a community-driven dispute resolution process to handle concerns regarding bylaw noncompliance.

Advocacy Policy 11 The establishment of a monthly winter food market / food swap is encouraged.

Human Resources

Human Resources Objectives

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

Objective 2 To ensure a positive environment for children.

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

Objective 4 To encourage and foster volunteerism.

Objective 5 To encourage education and skills development of residents.

Human Resources Advocacy Policies

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

Resilience

Resilience Objectives

Objective 1 To support cooperative ventures for community services.

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

Housing

Housing Objectives

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

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

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

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

Food

Food Objectives

Objective 1 To grow as much of the food consumed on the island as possible through support for community gardens, shared use of established gardens and orchards, organic farming, seed library, local markets, etc. To encourage local food production, including shared use of arable land, organic methods, and seed saving and sharing.

Objective 2 To support community gardens and local markets.

Objective 3 To support food sharing and food banks.

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

Food Policies

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

Food Advocacy Policies

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

Economy

Economy Objectives

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

Objective 2 To limit the impacts of tourism.

Economy Policies

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

Policy 2 In recognition of the importance of the harvesting of timber to the economy of Lasqueti Island, the development of a public log watering facility (log dump and booming ground) may be considered on a site specific basis in the Marine General (M2) zone. In considering an application, the following criteria must be satisfied: economic responsibility for all costs associated with the development, operation and maintenance of the proposed log watering facility is fully defined; the applicant addresses environmental and social effects; and access is available by public right-of-way or registered easement.

3.4. Community Services

Lasqueti has developed the level of services required to support its small resident and visitor population..

General

General Objectives

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

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

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

General Policies

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

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

Policy 3 Minimum parcel sizes should not apply to community service lands.

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

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

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

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

General Advocacy Policies

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

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

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

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

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

Transportation

General Transportation Objectives

Objective 1 To maintain a foot passenger only ferry system.

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

Objective 3 To reduce dangerous driving and speeding.

Objective 4 To reduce dust created by vehicle traffic.

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

Objective 6 To support electric vehicle charging stations.

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

Objective 8 To support local public and shared transportation options.

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

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

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

General Transportation Policies

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

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

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

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

Docks, Boats, Wharves, and Boat Ramps

Objectives

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

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

Boats and Maritime Vessels

Boats and Maritime Vessel Policies

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

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

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

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

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

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

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

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

Ferry Service

Ferry Service Advocacy Policy

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

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

Road System

Road System Advocacy Policy

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

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

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

Communications

Communications Objectives

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

Communications Advocacy Policies

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

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

Health Care

Health Care Objectives

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

Waste Management

Garbage Disposal

Garbage Disposal Objectives

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

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

Objective 3 To support basic local infrastructure and services such as fire department and local communication systems.

Objective 4 To ensure community control over the management of local services and communication system.

Objective 5 To establish, modify, provide, and withdraw services, including regional services only

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with full consultation of the community.

Objective 6 To ensure services have high value relative to cost.

Objective 7 To emphasize educational efforts that support Lasqueti moving towards zero-waste.

Objective 8 To support initiatives that help people take responsibility for removing large waste items such as derelict cars and boats, appliances, etc

Garbage Disposal Advocacy Policies

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

- maintain the Level "D" dump;
- ensure regulatory compliance occurs; and
- promote recycling.

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

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

Advocacy Policy 4 The qathet Regional District will adopt, amend, or repeal regional service establishment bylaws, or initiate withdrawal of a service, only with full consultation and support of the Community.

Advocacy Policy 5 The Lasqueti Internet Access Society should engage with the public on a site-specific basis around the erection of new local communication towers.

Advocacy Policy 6 The qathet Regional District Electoral Area Director representing Lasqueti Island should only consent on behalf of the electors to approval of a new regional service, or to significant modification or amendment of a regional service, if there is evidence of a clear majority of community support to justify not seeking approval via a referendum or an alternative approval process.

Advocacy Policy 7 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.

Sewage Disposal

Sewage Disposal Advocacy Policies

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

- prohibit outfalls of untreated sewage;
- consider the cumulative effects of many septic tanks in one area;
- examine and encourage alternate approaches to sewage treatment and disposal;
- develop and implement monitoring and testing programs for all existing septic systems; and
- encourage improved information and education about appropriate human waste disposal methods

Utilities

Utilities Advocacy Policies

Advocacy Policy 1 The Local Trust Committee encourages:

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

3.5. Land Use

Residential Land Use

The Lasqueti community wants to ensure that the existing patterns of low density land use and sustainable self-sufficient lifestyle continues.

Objectives

Objective 1 To ensure that subdivided parcels provide adequate resources (firewood, freshwater, soil, etc.), waste assimilation capacity (e.g. greywater), and are capable of supporting a variety of possible sustainable lifestyles.

Objective 2 To maintain existing low-density subdivision and land use rules in order to protect and preserve our natural environment.

Objective 3 To maintain and encourage a pattern of low-density, low-impact land-use that supports sustainable, self-sufficient lifestyles.

Objective 4 To encourage the establishment of owner-operated, small-scale, low intensity home based enterprises that prioritize having minimal impacts on neighbours, shared infrastructure, and environment.

Objective 5 To ensure residential development is self-sufficient in terms of freshwater and self-contained sewage disposal.

Objective 6 To ensure appropriate access to parcels is provided, taking into account special features such as water courses, old-growth trees, wildlife and topography, and existing trails and roads.

Objective 7 To ensure home enterprises are in harmony with the rural residential neighbourhoods.

Policies

Policy 1 A pattern of low density residential land use should apply. Parcels should be at least 4 hectares (9.88 acres) in Subdivision District A, at least 8 hectares in Subdivision District B (19.77 acres), and at least 65 hectares (160.61 acres) in Subdivision District C as indicated on Schedule C of this plan.

Policy 2 Dwellings are meant for long term residential use occupied by the owner or a renter on a long term basis.

Policy 3 Guest cabins and short term vacation rentals are not intended to be used for long term residential purposes.

Policy 4 Home enterprise may be conducted on any parcel but should not cause pervasive intrusions on the peaceful enjoyment of nearby properties that exceed or differ from what would otherwise be experienced if the property was used for rural residential purposes.

Policy 5 Subdivided parcels of land should be able to have a garden area and woodlot.

Policy 6 Residential lots should have a source of fresh water and sufficient capacity for appropriate sewage disposal capability.

Policy 7 Surface water and catchments are encouraged as an alternative to drilled wells, provided that such systems do not degrade the environment.

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Policy 8 Where access to the sea or a strip of Crown land contiguous to the sea is required at time of subdivision, such access should be located to provide physically convenient access to and from coastal areas for public uses such as barge ramps, boat ramps, recreation or slipways. Where roads are either not feasible or desirable, public walking trails should be required as an acceptable substitute.

Policy 9 For each dwelling permitted, normally associated accessory buildings and structures plus a guest cabin should be permitted.

Policy 10 Strata title subdivisions should provide sufficient individually or commonly owned land such that each owner has a sustainable living unit.

Policy 11 The Lasqueti Island Local Trust Committee will seek to ensure that the subdivision of properties that border public water bodies requires provision of public highway access that are appropriately located to meet the objectives of the Lasqueti Island OCP.

Advocacy Policies

Advocacy Policy 1 All levels of government are encouraged to assist interested land owners and residents with enhancing resource management practices and conserving natural areas on their holdings.

Advocacy Policy 2 Other government agencies with responsibilities and expertise in the resource management disciplines and in the taxation or economic regulatory sections are encouraged to assist private land owners interested in implementing environmentally sensitive, long term economic resource management practices; all levels of government are encouraged to implement tax incentives for voluntary conservation on private lands.

Commercial and Industrial

It is unlikely that major commercial development on Lasqueti and its surrounding islands and waters will occur due to the limited local market. Nevertheless, some local commercial development exists and there could be additional development to serve the day-to-day needs of residents and visitors. Existing commercial enterprises vary in their use on a parcel of land from a low density to high density, such as exists at the hotel site located at False Bay. With regard to the existing hotel site density, only new land use proposals of a reduced density will be considered. Furthermore, one existing retail commercial enterprise has two residences located on the same parcel of land. In this case the residential density is considered an exception; new commercial enterprises should not be given that same zone.

Rural character and scale, low site coverage, adequate setbacks and the provision of off-street parking are important considerations in maintaining an acceptable scale and rural nature of development.

Objectives

Objective 1 To minimize the negative impacts of economic activities and encourage agriculture, forestry, mariculture and local industry are practiced in a sustainable manner. While recognizing the benefits, to minimize the negative environmental and social impacts of agriculture, forestry, mariculture, and other industry;

Objective 2 To encourage agriculture, forestry, mariculture, and industry are practised in a sustainable manner;

Objective 3 To promote development of the land in ways which are in sympathy with the landscape and which make the most of each site's natural characteristics. To promote use and development of the land that is in sympathy with the landscape and that makes the most of each site's natural characteristics;

Objective 4 To ensure appropriate industrial and commercial ventures are permitted that are respectful of the ~~citizens-residents~~ of Lasqueti Island (e.g. noise, light, air quality, traffic).

Objective 5 ~~To encourage that the renewable resource base is maintained in a sustainable manner. To encourage ecologically based stewardship and sustainable use of renewable resources.~~

Objective 6 ~~To preserve and support balanced control of the local feral heritage sheep which are a valued part of the community and its history. While recognizing that some exotic species may have value to the community as a source of local food, to minimize the impacts of invasive exotic species on native fauna and flora.~~

Policies

Policy 1 Economic and industrial undertakings should have limitations and development control on the Island in such a way that existing ecosystems are maintained for the benefit of future generations.

Policy 2 Economic activities should provide adequate sewage disposal systems that prevent contamination or degradation the environment.

Policy 3 Hazardous industries including the transportation, handling, storage and use of radioactive materials or other dangerous or toxic materials in bulk are prohibited in the Lasqueti Island Local Trust Area; bulk storage of gasoline, kerosene, diesel fuel, propane, and similar fuels intended for utilization by the residents and visitors are accepted.

Policy 4 The siting of commercial and industrial buildings should be at reasonable distances from lot lines to ensure a degree of privacy and the quiet tranquillity consistent with a rural environment.

Policy 5 Alternatives to drilled wells are encouraged to provide freshwater.

Policy 6 Rezoning procedures for commercial and industrial application proposals are contained in the development procedure bylaw of the Lasqueti Island Local Trust Committee; such proposals should be referred to the Advisory Planning Commission for review prior to final consideration by the Lasqueti Island Local Trust Committee.

Policy 7 A range of commercial and industrial activities are permitted as home enterprise. The scale of home enterprises should be regulated to control impact.

Policy 8 Existing established businesses which do not have adequate off-street parking at the adoption date of this Bylaw may continue to operate without the provision of such parking facilities; any expansion of such a business must conform to the parking standards of this Bylaw.

Policy 9 The owner or operator of an existing home enterprise who proposes to expand a business beyond the scale of a home enterprise should apply for a rezoning or a Temporary Use Permit.

Policy 10 In the review of commercial and industrial zoning applications the applicant should provide:

- adequate off-street vehicle, motorcycle and bicycle parking;
- adequate fire protection measures;
- adequate proof of sewage disposal capability
- adequate potable water supply and water conservation measures;
- a plan showing:
 - location and size of all buildings,
 - the extent of the clearing of the area proposed to be zoned,
 - that rural character is retained: setbacks of buildings, structures, parking, septic fields, sewage, sink waste or any other waste disposal system from lot lines,
 - road rights of way,

- proposed and existing screening,
- location of outhouse/toilet facilities for public use, if appropriate,
- locations planned for sources of power generation,
- location of waste disposal specifying provisions for organic, inorganic and toxic wastes,
- high tide marks, lakes, watercourses, springs, swamps or sources of potable water,
- how the rural character, scale, and density of development is in keeping with the character of the surrounding properties;
- identify measures to reduce noise levels;
- planned hours and days of operation (in particular any noise-making sources, e.g. cars, generators, machinery);
- consideration of effect on island and neighbourhood services, ferry, phone, water sources, roads and traffic noise, and visual impact; and
- be compatible with objectives of this Bylaw.

Policy 11 In recognition of the need for a place to store derelict vehicles that accumulate in the Local Trust Area, a vehicle holding compound may be considered on a site specific basis and will be subject to designation and regulation to allow the community an opportunity to consider all effects. When considering an application the following criteria must be satisfied: a screened buffer, appropriate setbacks from all property lines; protection from runoff of vehicle fluids; cost/benefit considerations; and environmental and social effects.

Policy 12 In recognition of the need for gravel for residence, gravel extraction is allowed. Extraction beyond 3823 cubic metres (5,000 cubic yards) within a three-year period should be discouraged unless permitted in a commercial or industrial zone; gravel extraction activities and applications should be consistent with Policy 10 of this Section.

Policy 13 The Local Trust Committee supports small-scale, organic and natural or low-input farming agriculture that contributes to the Island by developing local sources of farm products, maintaining the rural landscape and providing opportunity for development of individual initiative and self-reliance for the betterment of the community as a whole.

Policy 14 In recognition of the need for a place to park vehicles, a commercial parking lot may be considered on a site specific basis and should be subject to designation and regulation after a community process has considered implications; when considering an application for a commercial parking lot the following criteria should be considered: setbacks from all property lines; protection from runoff of vehicle fluids, and environmental and social effects.

Policy 15 ~~The Local Trust Committee supports~~ Support forestry that utilizes practices sensitive to aesthetic, environmental, and social values, can contribute a modest ~~but continuous~~ source of revenue to private land owners ~~and the Crown~~ while retaining land values, enhancing forest productivity, and supplying on-site fuel wood and other forest-related benefits.

Policy 16 The Local Trust Committee supports 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.

Policy 17 Commercial and industrial undertakings often may not require or need long term zoning provisions; as such Temporary Use Permits may be considered in the Land Use Bylaw.

Policy 18 Temporary use permits may be considered for temporary log dumps in the Marine General (M2) zone of the Land Use Bylaw.

Policy 19 This plan does not support the establishment of destination gaming facilities such as casinos and commercial bingo halls.

Policy 20 The zoning bylaw may provide a zone in which guest cabins short-term vacation rentals may be used for short term visitor and tourist accommodation on a commercial basis.

Policy 21 An applicant who wishes to conduct vacation rentals on a short term basis must rezone either the entire property or individual guest cabins before such a tourist accommodation use is permitted.

Policy 22 When rezoning to allow for short term vacation rentals the Trust Committee should consider at a minimum matters of density on individual lots, water and sewage capacity available for tourist accommodation and the affect such a rezoning may have on the adjacent neighbourhood and the Island overall.

Advocacy Policies

Advocacy Policy 1 The Lasqueti Island Local Trust Committee encourages Islands Trust Council to develop a protocol agreement with the Ministry of Energy and Mines such that the Ministry does not grant permits for the manufacture of gravel without community input.

Advocacy Policy 2 The Lasqueti Island Local Trust Committee encourages the Ministry of Energy and Mines to require any applicant requesting a permit for extraction or processing of 3,823 cubic metres (5,000 cubic yards) or more gravel to have commercial or industrial zoning at the site of the proposed gravel operation, and that an adequate monitoring program be in place to ensure that extraction or processing permits are diligently adhered to; processing includes the manufacturing of gravel by means of rock crushing, blasting and sorting.

Advocacy Policy 3 The Local Trust Committee does not support the extraction of gravel for any use outside of the Lasqueti Island Local Trust Area.

Advocacy Policy 4 The Local Trust Committee supports the promotion and maintenance of appropriate preservation and protection agricultural programs, as well as the Province's creation and administration of the Agricultural Land Reserve Commission mandated to protect and preserve agricultural land.

Advocacy Policy 5 The Local Trust Committee encourages the appropriate Ministry to promote the implementation of forestry practices which preserves land quality and the forest base for future generations.

Advocacy Policy 6 ~~The Local Trust Committee encourages that forestry be conducted in accordance with the Lasqueti Forestry Guidelines.~~ The Local Trust Committee encourages the appropriate Ministries to only support mariculture that:

- avoids displacement of local vessels from traditional year round moorage areas;
- retains public access to beaches and natural marine resources;
- establishes public shellfish reserve areas;
- minimizes conflict with other land uses;
- allows for the monitoring of impacts on other marine resources.

Advocacy Policy 7 To consider short-term vacation rentals as commercial activities, and as distinct from long-term rentals.

Hazardous Conditions

The low density of development should help avoid the necessity for developing in hazardous areas by creating parcels of sufficient size to afford alternate building sites within the parcel.

Objectives

Objective 1 To limit development in areas subject to hazardous conditions.

Commented [HK6]: This existing policy is problematic since:
1) Zoning might already be in place that allows short-term vacation rentals, so presumably one would not need to rezone their property if zoning is already in place;
2) There isn't a way to "zone" individual buildings

Staff suggestion: remove this policy from the OCP and ensure that the Land Use Bylaw reflects appropriate zoning provisions.

Policies

Policy 1 Development on lands known or suspected to be subject to flooding, landslide, avalanche or other hazardous conditions should be limited, unless protective measures are taken to prevent any detrimental consequences such as damage to property or risks to inhabitants.

Policy 2 If the need arises for further identification or more precise delineation of hazardous areas, studies will be requested from the appropriate agencies or initiated by the Lasqueti Island Local Trust Committee.

Crown Lands (CL)

The Lasqueti Island Local Trust Area lies within the Coastal Douglas-Fir (CDF) biogeoclimatic zone, one of the most heavily modified of the 14 biogeoclimatic zones in British Columbia. Approximately half of the CDF zone has been converted to uses such as agriculture and residential development that permanently remove the natural ecosystems. Less than two percent of the CDF zone is in a protected area and only about one percent of the original extent of the old growth forest.

The Lasqueti Island Local Trust Area has significant areas of Crown land, including some of the largest undeveloped and unroaded blocks of land remaining in the CDF. Some areas have never been logged and others, with mature second growth, have good potential to develop into old growth. The Crown lands on Lasqueti Island have very high conservation value because they can contribute to conservation of provincially significant rare and uncommon ecosystems including Douglas-fir old growth forests; Douglas-fir/Arbutus forests and other ecosystems that are under-represented in the British Columbia's protected area system.

The Lasqueti community believes that the public of British Columbia realizes the greatest benefit from these Crown lands are as large parcels with low density and minimal development.

Among other strongly expressed reports and forums, the Crown Land Task Force presented a report in 1991 to the Lasqueti Island Local Trust Committee containing recommendations for the use of Crown lands in the Lasqueti Local Trust Area. The Local Trust Committee refers to this report as an indication of the community's desires concerning the use of Crown land before making any recommendations to the Ministry responsible for Crown lands.

The following section is divided into two areas: General and Access On and Across Crown Land.

Objectives

Objective 1 To preserve Crown lands for public enjoyment and community use.

Objective 2 To take into account the conservation values on Crown Lands as the primary consideration in decision making.

Objective 3 ~~To retain the Crown lands as large parcels with low density and minimal development because the Lasqueti community believes that would provide greatest benefit to the public of British Columbia from these lands.~~ To retain Crown Lands as intact large parcels with limited low impact, low risk development.

Objective 4 To take into account the conservation values on Crown Lands as the primary consideration in decision making.

General

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General Policies

Policy 1 Increasing net density of Subdivision District C lands should not be permitted.

Policy 2 Development on Crown lands including, but not limited to, gravel extraction, road construction or community facilities must be compatible with overall conservation values.

Policy 3 Crown land parcels should remain largely undeveloped to ensure maintenance of a greenbelt.

Policy 4 Upon receipt of Crown land referrals, the Local Trust Committee should hold community discussions to allow for comment on the referral.

General Advocacy Policies

Advocacy Policy 1 Land and Water BC is requested to add provisions in any approved license of occupation for boat, barge and multi-purpose ramps that certain hours of operation be specifically mentioned and adhered to.

Advocacy Policy 2 Land and Water BC is requested to offer the community first opportunity to acquire Crown land parcels prior to them being sold to private interests.

Advocacy Policy 3 Public access to the foreshore should be identified by signs located on the public roads.

Access On and Across Crown Land

Applications for permission to construct a road across Crown land where no road currently exists, or to upgrade an existing road not currently in regular vehicle use, must be made to the appropriate Provincial Ministry prior to any construction.

Several types of roads occur on Crown land. Some roads are currently in regular use for vehicle access to private lands or as access to timber. While some unused roads are noted on official Crown land maps, many old logging roads, skid trails, and footpaths are not noted on the same maps.

Access On and Across Crown Land Policies

Policy 1 Where an existing road on Crown land is currently in regular use for vehicle access to private lands and where no other legal land access exists, the community supports the granting of secure, long-term permission for landowners to continue such use and to maintain the road in drivable condition. Landowners should continue to maintain such roads in a condition that is compatible with conservation and community values.

Policy 2 It is recognized that in some instances the only road access to private lands is across Crown land. Access to the private land is important for fire prevention, personal safety, as well as enjoyment of the private property by the resident; however, where these accesses are used they should be compatible with conservation and community values.

Policy 3 Where permission for road access across Crown land is granted, such roads should generally follow the routes of any existing roads, except as necessary to avoid sensitive terrain and ecosystems, in order to prevent the environmental impact of creating new routes.

Policy 4 Trails and unused roads on Crown land should remain as foot trails where they are compatible with conservation and community values.

Policy 5 The Local Trust Committee shall consider the need to maintain community values, including conservation values and the interests of the land locked landowners, when providing input to the appropriate jurisdiction on applications for access across Crown land.

Access On and Across Crown Land Advocacy Policies

Advocacy Policy 1 The Local Trust Committee encourages Land and Water BC to maintain the current greenbelt function that exists on Crown Lands by accommodating a variety of land uses and ensuring their regulations are adhered to.

Advocacy Policy 2 The Local Trust Committee requests that Land and Water BC seek input from the community prior to changing uses on Crown Land.

Advocacy Policy 3 Land and Water BC and other appropriate Provincial Ministries should keep trails and disused roads located on Crown land to remain as foot trails.

SCHEDULE B LAND USE DESIGNATION MAP

SCHEDULE C SUBDIVISION DISTRICT MAP