

File No.: Lasqueti OCP Project  
6500 LTC Work Program

DATE OF MEETING: October 4, 2021  
TO: Lasqueti Island Local Trust Committee  
FROM: Heather Kauer, Regional Planning Manager  
Northern Team  
SUBJECT: **Lasqueti OCP Referral Responses and numbering amendments**

## RECOMMENDATION

1. That Lasqueti Island Local Trust Committee Bylaw No. 98, cited as “Lasqueti Island Official Community Plan, 2020”, be amended as follows:
  - a. **PART 2 – ADMINISTRATION, 2.11 Definitions, add a definition for “Livestock” as follows:**  
  
“Livestock: means cattle, goats, horses, sheep, swine and game and includes any other animal designated by regulation”;
  - b. **PART 3 – OFFICIAL COMMUNITY PLAN, 3.2 Resource Stewardship, General Advocacy Policies, Advocacy Policy 8, delete in its entirety;**
  - c. **PART 3 – OFFICIAL COMMUNITY PLAN, 3.2 Resource Stewardship, Water Source Area, Water Source Policies, Policy 7, delete in its entirety;**
  - d. **PART 3 – OFFICIAL COMMUNITY PLAN, 3.4 Community Services, Transportation, Road System, Road System Advocacy Policy, Advocacy Policy 1, bullets 7 and 8, delete in their entirety;**
  - e. **PART 3 – OFFICIAL COMMUNITY PLAN, 3.5 Land Use, Crown Lands (CL), Objectives, Objective 4, delete in its entirety;**
  - f. **PART 3 – OFFICIAL COMMUNITY PLAN, 3.5 Land Use, Crown Lands (CL), General, General Policies, Policies 3 and 4, delete in their entirety;**
  - g. **PART 3 – OFFICIAL COMMUNITY PLAN, 3.5 Land Use, Commercial and Industrial, Objectives, Objectives 6 and 7, move to 3.2 Resource Stewardship and add as Objective 4 and 5;**
  - h. **PART 3 – OFFICIAL COMMUNITY PLAN, 3.5 Land Use, Commercial and Industrial, Advocacy Policies, Advocacy Policy 1, delete in its entirety;**
  - i. **PART 3 – OFFICIAL COMMUNITY PLAN, delete “OFFICIAL COMMUNITY PLAN” and replace with “BACKGROUND”;**
  - j. **Add PART 4 entitled “OBJECTIVES AND POLICIES”;**

- k. Add PART 5 entitled “LAND USE”;
  - l. Organize and format the entire bylaw with the numbering system consistent with Attachment 1 of the staff report dated October 4, 2021.
2. That Lasqueti Island Local Trust Committee Bylaw No. 98, cited as “Lasqueti Island Official Community Plan, 2020”, be read a second time, as amended.
  3. That the Lasqueti Island Local Trust Committee cancel their December 6, 2021 regular business meeting.
  4. That the Lasqueti Island Local Trust Committee request staff to schedule a special electronic meeting on December 6, 2021 for up to four hours in length, to include the following two agenda items:
    - a. Consideration of Trustee motions for specific minor wording amendments to Lasqueti Island Local Trust Committee Bylaw No. 98, cited as “Lasqueti Island Official Community Plan, 2020”;
    - and
    - b. The Lasqueti Island Local Trust Committee annual business meeting schedule for 2022.
  5. That the Lasqueti Island Local Trust Committee request that Lasqueti Island Trustees each provide staff a written list of motions they intend to present at the special meeting to consider minor amendments to Lasqueti Island Local Trust Committee Bylaw No. 98, cited as “Lasqueti Island Official Community Plan, 2020”, no less than 7 days prior to the meeting to be included in the meeting agenda package.

## REPORT SUMMARY

Staff are providing a summary of agency and First Nations referral responses as well as recommending some minor amendments related to renaming some section headings and formatting of the OCP document. Staff are recommending that following the LTC’s consideration of staff’s recommended amendments, that the LTC give second reading to the proposed bylaw as amended and move forward to a Community Information Meeting and Public Hearing.

## BACKGROUND

The proposed Bylaw No. 98 (OCP) would amend the Lasqueti Island Official Community Plan by incorporating Lasqueti Community Association recommendations as well as staff recommendations for technical amendments. Procedural steps in advancing the bylaw include the following:

**November 30, 2020:** First Reading via RWM and referral to agencies and First Nations. The document was also referred internally to Islands Trust Conservancy staff (Kate Emmings), the Senior Intergovernmental Policy Advisor (Lisa Wilcox), and the Freshwater Specialist (William Shulba).

**April 26, 2020:** The LTC passed a resolution to conduct the CIM and Public Hearing in August, 2021.

**June 21, 2021:** The LTC amended bylaw No. 98 and gave it second reading, as amended. They also passed a resolution to refer the bylaw again. As a result, the LTC decided to postpone the Public Hearing. They rescheduled their regular business meeting from August 9<sup>th</sup> to August 13<sup>th</sup> and asked staff to schedule an in-person Community Information Meeting for the same day.

**July 8, 2021:** The LTC, via RWM, rescinded the resolution to hold the Public Hearing on August 13<sup>th</sup>.

**August 13, 2021:** Community Information Meeting; The LTC rescinded 2<sup>nd</sup> reading, amended the bylaw, and gave it 2<sup>nd</sup> reading as amended.

**August 23, 2021:** Email request from K'omoks First Nations Director of Intergovernmental Relations for a meeting to discuss the OCP;

**September 15, 2021:** The LTC, via RWM, postponed the scheduling of the public hearing;

**September 21, 2021:** the date given agencies and First Nations to respond to the 2<sup>nd</sup> referral; comments received by FLNRORD.

## **ANALYSIS**

Staff have identified the following for LTC consideration:

- Summary of bylaw referral responses;
- Staff responses to Trustee Johnston comments and questions;
- Staff response to public comments received since August 13, 2021;
- Recommended amendments.

### **Agency and First Nations Referral and Comments**

#### **K'omoks First Nation**

On August 23, 2021, the Northern Office received an email from Todd Boychuk, Director of Intergovernmental Relations of K'omoks First Nation, requesting a meeting to discuss the OCP. Staff responded to Mr. Boychuk agreeing to a meeting and providing suggestions for dates to meet. As of the writing of this staff report, staff have not received a response. Staff recommend that a public hearing not be scheduled until this request is resolved or the LTCs first regular meeting of 2022, whichever is earlier.

#### **FLNRORD**

On September 21, 2021 staff received an emailed set of comments from the Ministry of Forests, Lands, Natural Resource Operations & Rural Development (FLNRORD). The Ministry indicated that a number of policies in the OCP were of concern as follows. Staff has responded to these comments by suggesting that these policies be deleted from the draft. The recommendations on page one of this report reflect those deletions. Of note: FLNRORD did not request that the proposed new Parks & Protected Areas land use designation of Crown Lands be removed.

#### **1. Page 15: Resource Stewardship**

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

## **2. Page 17: Water**

**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.

## **3. Page 25: Road System Policy 1, bullets 7 and 8**

- 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.

## **4. Page 32: Commercial activity**

**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.

## **5. Page 34 and 35: General Policies, Policies 3 and 4**

**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.

### **Trustee Johnston Comments / Questions**

On September 20, 2021, staff received via email the comments and questions listed in Attachment 3 of this report from Lasqueti LTC Trustee Johnston. No amendments have been made to the draft OCP based on these comments, nor do staff's recommendations on page one of this report recommend any amendments to the draft OCP for the following reasons:

1. The Comments were received one day before the staff report agenda deadline which did not provide staff enough time to thoroughly review the comments or respond to questions in the staff report;
2. A cursory glance of the comments led staff to conclude that many of the comments are not actionable by staff at this time as there is no specific recommendation of words to be added, deleted, or modified in the draft OCP;
3. Pursuant to the Lasqueti Meeting Procedures Bylaw, Section 13, the LTC is bound by Robert's Rules of Order. Robert's Rules contemplate individual elected officials making motions which should then be voted on by all of the Trustees for amendments. Thus far no motion has been made with regards to these comments;
4. The current scope and timeline of the Lasqueti OCP project does not contemplate a process that includes line-by-line review of the OCP by the Trustees and the review and discussion that would necessarily follow;
5. The bylaw has been given second reading. If the document were to be amended consistent with Trustee Johnston's suggestions, the amendments could be substantial enough that staff would recommend

rescinding both first and second reading and referring the document again, i.e. start over, which is not consistent with the current timeline endorsed by the LTC through the project charter.

The current scope and timeline of the Lasqueti OCP project assumes four different inputs:

1. The Lasqueti Community Association's recommendations;
2. Staff's recommended technical amendments;
3. Referral comments from agencies and First Nations;
4. Public recommendations for specific wording changes that are legally defensible and consistent with best planning practice.

The recommendations on page one of this report do not include an expansion of the timeline of the project to include a line-by-line, multi-meeting review of the document by the Trustees with ensuing discussion as staff estimates that a process of this type would expand the timeline of the project into the next Trustee term. If the LTC wishes to continue with analysis at the level suggested by Trustee Johnston's comments and questions, staff recommend that the Project Charter be amended to expand the scope of the project and the timeline for completion, and that first and second readings be rescinded.

Alternatively, staff are recommending that the Trustees conduct one special meeting to discuss motions that are brought by the Trustees for minor amendments. Staff recommend that Trustees provide a list of proposed motions to staff at least one week prior to the meeting to include in the agenda package so that the other Trustees can contemplate the proposed motions. Staff further recommend discussion at that meeting only occur after the initiation of a specific motion to amend specific wording in the OCP to make the most of the time allotted.

### **Public Comments**

Staff have received five sets of public comments regarding the OCP project since the LTCs last business meeting on August 13, 2021. Two of those sets of comments included specific suggestions for edits to wording in the document. Of these two sets of comments, one was received prior to the staff report agenda deadline so staff was able to review and assess the suggested edits. As a result, staff are recommending an amendment to the definitions section to include a definition of "livestock." The drafter of these comments also suggested adding a policy that encouraged owners of livestock to comply with the B.C. Livestock Act. Staff have not included a recommendation to add this policy for two reasons:

1. Compliance with the Livestock Act is required whether a policy is included to encourage compliance in the OCP or not; and
2. Listing a current version of a Provincial Act is not advised as it is administratively cumbersome. The OCP bylaw becomes outdated if the name or version of an Act is changed at the Provincial level.

The second set of suggested edits were received after the staff report deadline, so staff have not had time to review or provide a recommendation for bylaw amendments related to these comments.

All of the public comments submitted related to the OCP project can be found on the Lasqueti project webpage [here](#).

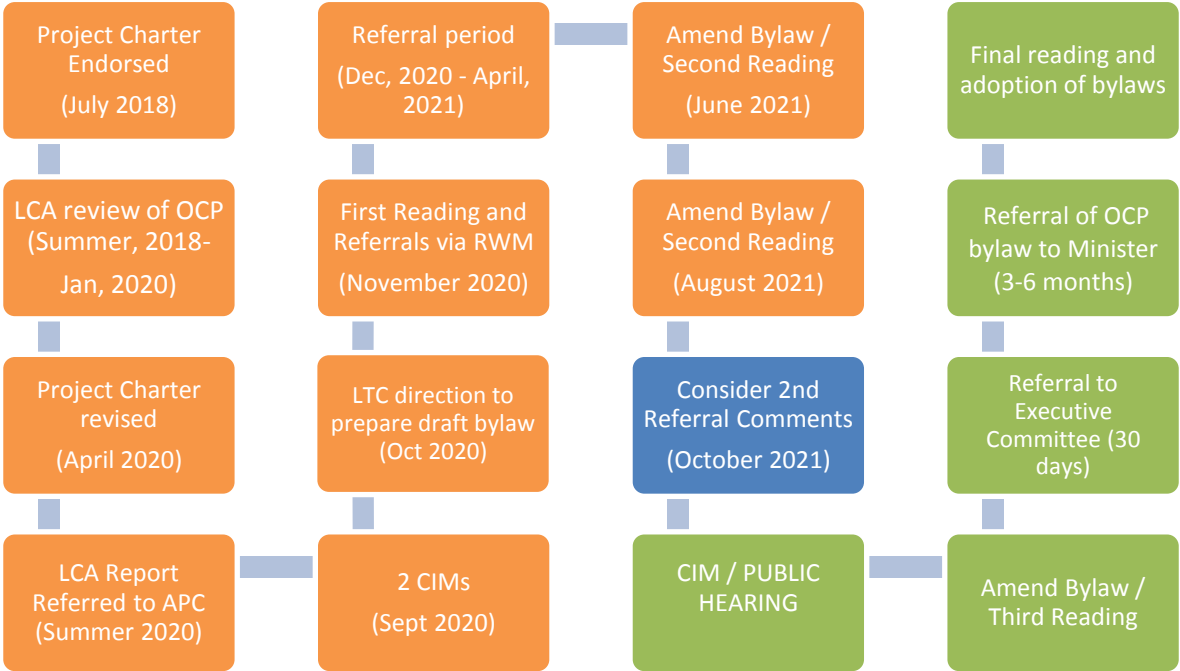
If the Trustees wish to make amendments to the OCP based on any of these comments, staff recommends that motions to this effect are made at the recommended special meeting to address minor amendments.

### **Recommended Amendments**

The recommendations on page one of this report reflect amendments to the OCP bylaw staff are recommending based on referral comments received prior to the staff report agenda deadline as well as formatting and numbering amendments requested by the LTC through resolution. The LTC will note that staff are not recommending rescinding second reading to make amendments as was recommended at the last regular meeting. A review of bylaw review procedures indicates that bylaw readings are not required to be rescinded prior to amendment.

**Process Steps and Timing**

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



**Rationale for Recommendation**

Staff are recommending that the LTC amend bylaw No. 98 consistent with Attachment 1 of this report and give second reading to the proposed bylaw as amended. These amendments are in response to an LTC resolution to renumber and reformat the document as well as referral comments received from FLNRORD. Staff further recommend that one special meeting be conducted to consider any further minor amendments Trustees wish to initiate prior to public hearing and to give staff time to respond to the K’omoks First Nation staff request for a meeting. This recommendation is based on the LTCs endorsement of the Project Charter which contemplates substantial completion of the project prior to the end of the LTC term in combination with comments received from a Trustee and members of the public since the last regular business meeting.

The staff recommendations are found on page one of this report.

**ALTERNATIVES**

- 1. Amend the Project Charter to consider multiple more LTC meetings to discuss amendments to the OCP**

The LTC may request that staff amend the project charter and bring it back for endorsement by the LTC if they wish to expand the project timeline to allow for more discussion of amendments.

*That the Lasqueti Island Local Trust Committee request that staff amend the project charter of the Lasqueti Official Community Plan project to expand the timeline of the project beyond the current term in order to allow for multiple discussions regarding amendments.*

## **2. Request further information**

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

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

## **NEXT STEPS**

If the LTC adopts staff's recommendations, staff will cancel the December 6, 2021 regular business meeting and schedule a special meeting.

Submitted By:	Heather Kauer, MPA, RPP, MCIP, AICP Regional Planning Manager	September 21, 2021
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## **ATTACHMENTS**

1. Draft of Bylaw 98 for consideration of amending 2<sup>nd</sup> Reading;
2. Track changes version of proposed amended 2<sup>nd</sup> Reading draft;
3. Trustee Johnston comments.

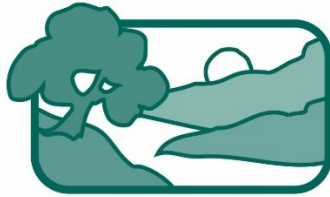
# PROPOSED

Version Control Table

Version	Date	Description
1.0	Nov. 30, 2020	First Reading
1.1	April 26, 2021	Proposed amendments based on Comments received during referral period after 1 <sup>st</sup> reading
1.2	June 21, 2021	Version 1.1 plus: the addition of a Parks and Protected Areas land use designation with accompanying policy changes, FN Acknowledgement, log handling, and ALR recommendations according to LTC resolution.
2.0	June 21, 2021	Second Reading (rescinded August 13, 2021)
2.1	August 13, 2021	Second Reading, as amended (clean)
2.2	October 4, 2021	Version 2.1 + proposed numbering format + renaming part 3 from “Official Community Plan” to “Background” + removing Crown Lands Objective 4 + FLNRORD policy removal + “livestock” definition (track changes)



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Islands Trust

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

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

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## CONSOLIDATED BYLAW TEXT AND MAP AMENDMENTS

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

Table of Amendments			
Bylaw No.	Amendment Number	Date of Adoption	Date of Bylaw Consolidation

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# PROPOSED

## LASQUETI ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 98

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

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

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

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

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

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

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

#### 1. CITATION

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

#### 2. BYLAW REPEAL

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

#### 3. SCHEDULES

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

Schedule A – Official Community Plan

Schedule B – Land Use Designation Map

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

READ A SECOND TIME THIS 13th DAY OF AUGUST , 2021

PUBLIC HEARING HELD THIS DAY OF , 202X

READ A THIRD TIME THIS DAY OF , 202X

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

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

ADOPTED THIS DAY OF , 20XX

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SECRETARY

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CHAIRPERSON

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## SCHEDULE A – OFFICIAL COMMUNITY PLAN

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### PART 1 - PREAMBLE

#### 1.1 Official Community Plan

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

#### 1.2 Local Government

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

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

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

#### 1.3 Intergovernmental and Corporate Matters

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

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

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



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

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

## 1.4 Island Concerns and Issues

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

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

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

## 1.5 Consultation

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

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

## 1.6 Legal Basis

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

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

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## PART 2 – ADMINISTRATION

### 2.1 Advocacy Policies and Information Notes

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

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

### 2.2 Area of Jurisdiction

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

### 2.3 Severability

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

### 2.4 Units of Measurement

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

### 2.5 Numbering

The reference system used in this Bylaw is:

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

### 2.6 Covenants

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

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## 2.7 Amendment Procedure

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

## 2.8 Interpretation

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

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

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



## 2.9 Compliance

### 2.9.1 Conformity

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

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

## 2.9.2 Inspection

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

## 2.9.3 Enforcement

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

## 2.10 Owners Costs

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

## 2.11 Definitions

- **Adequate:** as much or as good as necessary for some requirement or purpose; fully sufficient, suitable, or fit.
- **Affordable:** within reasonable financial means of a person or group to access a service or good.
- **Appropriate access:** adequate and sensible.
- **Cultural resources:** physical evidence or place of past human activity: site, object, landscape, structure; or a site, structure, landscape, object or natural feature of significance to a group of people traditionally associated with it.
- **Density:** the number of dwelling units allowed on a lot based on the zoning and the lot size.
- **Encourage:** to promote, advance, foster and inspire with confidence.

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- **Ensure:** to make something certain to be or come to be.
- **Foster:** to promote the growth and development of.
- **Guest Cabin:** means a stand-alone, detached building used for the accommodation of non-paying guests of the occupants of a dwelling on the same parcel.
- **Health:** having, showing or encouraging good positive health, integrity of balance
- **Livestock:** means cattle, goats, horses, sheep, swine and game and includes any other animal designated by regulation.
- **Long- term rentals:** dwellings designated for rental arrangements longer than 1 month.
- **Low risk:** unlikely to result in loss, failure or harm.
- **Natural:** existing in or formed by nature.
- **Positive:** giving or being of hope, confidence, a sense of alignment.
- **Promote:** to encourage, further or advance in rank, dignity or position.
- **Renewable resource:** a natural resource that can regenerate after use.
- **Resource:** a stock or supply of natural or human assets that can be drawn on by, and to benefit, a person or organization.
- **Rural:** of, relating to, or characteristic of the country, country life, or country people.
- **Rural values:** values and interests pertaining to a lifestyle connected to a predominately natural environment.
- **Short-term vacation rentals:** means a cabin or residence that is rented as a single unit for commercial purposes for periods of less than 30 days to accommodate tourists, visitors and the travelling public.
- **Stewardship:** the careful and responsible management of something entrusted to one's care.
- **Support:** to sustain, endure or hold up.
- **Sustainable:** pertaining to a system that maintains its own viability by using techniques that allow for continual reuse. Includes practices that do not deplete the resource base and requires an attitude of stewardship and balance.
- **Watershed:** The area or region of land that collects and stores precipitation eventually overflowing through streams, creeks, rivers, and lakes eventually to the sea.

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## PART 3 – BACKGROUND

### 3.1 Introduction

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

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

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

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

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

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

### 3.2 Community Context

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

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

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

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

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

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

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



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

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

## 3.3 What is an Official Community Plan?

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

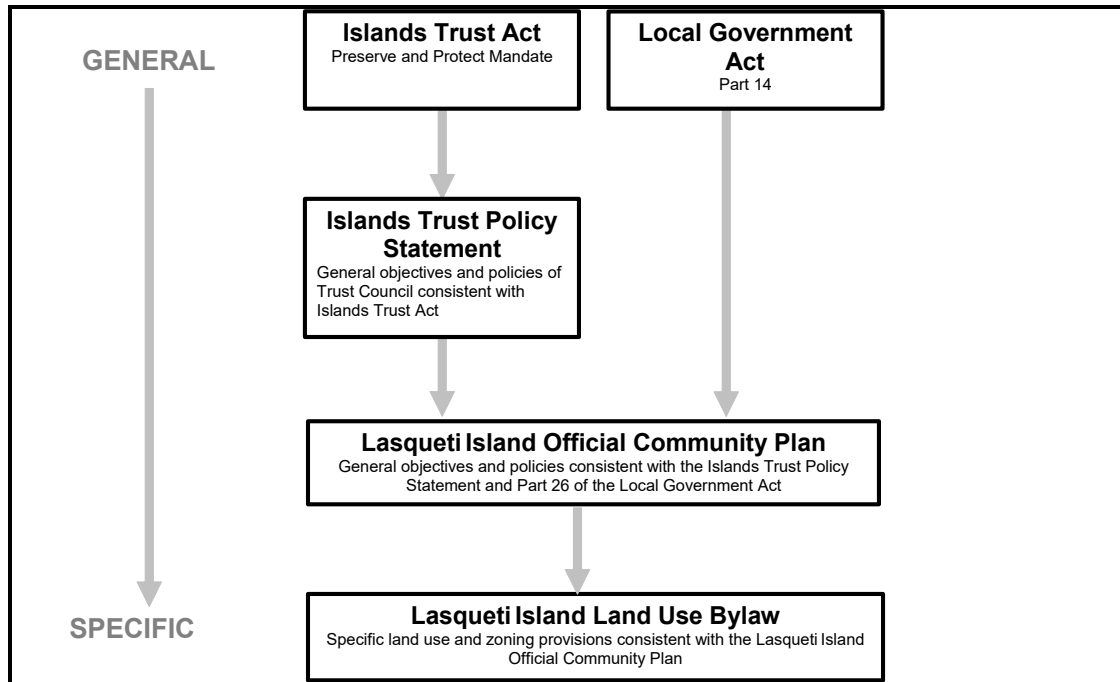
A Local Trust Committee is authorized to adopt an Official Community Plan by the *Islands Trust Act* and the *Local Government Act*. In the Islands Trust Area, an Official Community Plan must be consistent with the Islands Trust Policy Statement, which furthers the Object of the Islands Trust, as stated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

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

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



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

## 3.4 Goals

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

## 3.5 Approach

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

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## PART 4 OBJECTIVES AND POLICIES

### 4.1 Environmental Stewardship

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

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

#### General

##### 4.1.1 General Objectives

- a. To support and assist with the establishment and maintenance of protected areas, including (and not limited to) ecological reserves, parks, nature reserves, conservation covenants and marine protected areas.
- b. To avoid contamination of fresh and salt water.
- c. To support human use and management of land that retains native flora and fauna and conserves natural ecosystems.
- d. To protect and restore a diverse, productive, native forest understory with abundant natural regeneration of trees and other native species.
- e. To support the protection and restoration of abundant and productive native ecological communities in the terrestrial, freshwater, and marine ecosystems on and adjacent to Lasqueti.
- f. To promote a safe and healthy environment for all residents.
- ~~g.~~ To achieve low risk of loss to ecological integrity and biodiversity, supported by the best scientific understanding of ecosystems in the Lasqueti Local Trust area.
- h. To formally protect a sufficient proportion of the land and marine base of the Lasqueti Local Trust Area to help achieve low risk to ecological values, and that includes representation of all ecosystems and over-representation of rare or special areas.

##### 4.1.2 General Policies

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

- a. The Lasqueti Island Local Trust Committee should undertake initiatives to identify environmentally sensitive and important ecosystems and flora and fauna to assist in future decision making.
- b. The Local Trust Committee will assist with any efforts to protect sites of ecological significance or value, prioritizing conservation of the full range of terrestrial and aquatic/marine ecosystems in the local trust area.

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- c. Lasqueti Island's rural marine landscape and scenic views should be maintained and protected.
- d. The inherent resiliency of the Island's eco-systems should be maintained in conjunction with resource stewardship.
- e. Native flora and fauna should be retained to protect natural habitats of local significance.
- f. Measures to avoid and minimize the use of herbicides and other biocides should be undertaken.
- g. Domestic pets and livestock should be kept under control.
- h. When fill or debris is placed on land in such a way that it could lead to discharge of deleterious material into a water course, adequate mitigative design and construction measures are required in order to be acceptable to Fisheries and Oceans Canada and appropriate Provincial Ministries.
- i. The Lasqueti Local Trust Committee should support community-based environmental clean-up initiatives.
- j. The Lasqueti Local Trust Committee should Support initiatives to reduce pollution from vehicles, wood burning, power generation, waste, and any other sources.
- k. The Lasqueti Local Trust Committee should Support efforts that minimize consumption and maximize local self sufficiency.
- l. The Lasqueti Local Trust Committee should support maintaining a high level of forest connectivity on Lasqueti.
- m. The Lasqueti Local Trust Committee should support the preservation of quiet and darkness.

## 4.1.3 General Advocacy Policies

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

## **Conservation**

### 4.1.4 Conservation Objectives

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

## **Consumption and Pollution**

### 4.1.5 Consumption and Pollution Objectives

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

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

## 4.1.6 Consumption and Pollution Policies

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

## Climate Change

### 4.1.7 Climate Change Objectives

- a. To consider both climate change adaptation and mitigation in all land use decisions.
- b. To support individual and community-based initiatives that reduce greenhouse gas emissions.
- c. To reduce reliance on fossil fuels and move towards eliminating fossil fuel use.
- d. To encourage residents to minimize energy use, incorporate high energy efficiency into building design and construction and to use local, non-toxic, carbon efficient materials.

### 4.1.8 Climate Change Policies

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

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

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

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

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

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

- b. The Local Trust Committee should support community efforts to record and measure the use of fossil fuels and GHG emissions through an annual inventory.
- c. The development of cycling and walking trails to facilitate non-automobile based forms of travel is strongly encouraged, separated from the road grade where possible.
- d. The community is encouraged to consider options to purchase lands to protect ecosystems and the character of Lasqueti Island.
- e. The implementation of energy conserving buildings is strongly encouraged including the use of local materials and “small footprints”.
- f. The Local Trust Committee, government agencies, and Island residents are strongly encouraged to consider alternatives to slash burning.

## 4.1.9 Climate Change Advocacy Policies

- a. Provincial agencies, when considering changes to infrastructure on the Islands, are strongly encouraged to take a “small footprint” approach to any proposals for public infrastructure development. The investigation of opportunities to share resources or develop common facilities is strongly encouraged.
- b. The Province is strongly encouraged to support water conservation, rainwater catchment, and a wider range of options for sewage treatment for dwelling units.
- c. The community is encouraged to build on the community inventory completed in 2009 by developing a method (provided at no charge to each household) for continuing the collection of data on an ongoing basis. The inventory could collect data both on fuel use and estimated GHG emissions, and also record actions that are being taken to reduce GHG emissions, such as the installation of energy efficient stoves, windows, or improved insulation.
- d. The implementation of fuel saving measures at public and community buildings should be investigated by a team of island residents, and new methods proposed to reduce GHG emissions through the use of alternative energy sources.
- e. Education is recognized as the most powerful tool in reducing energy use, and Islanders are strongly encouraged to share their knowledge and assist other levels of government, agencies and Lasqueti Islanders in meeting the goals of this Plan.

## 4.2 Resource Stewardship

### Natural Resources

#### 4.2.1 General Objectives

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

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

## 4.2.2 General Policies

- a. Assess and report at least every 5 years the amount of land and marine area in the Lasqueti Trust Area that is in protected status, including a breakdown of the types of protected status, a map of protected areas, and the distribution of ecosystem types under protection relative to their overall abundance in the Lasqueti Trust Area.
- b. Assess and report at least every 10 years the status of land outside of formal protected status in relation to its potential for contributing to conservation objectives outside of protected areas.
- c. Conservation strategies between land, foreshore and sea shall be integrated where feasible.
- d. Initiatives to improve mapping of sensitive, rare and threatened ecosystems, arable land, hazardous land, etc. are supported.

## 4.2.3 General Advocacy Policies

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

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areas are or will be subject to demands which, without compatible land use and sensitive development, could impair the visual and environmental qualities which provide the rural marine atmosphere of the Island. With these factors in mind, policies applicable are:

## 4.2.4 Marine Coastal Policies

- a. Native flora and fauna should be retained to protect natural habitats of local significance along the foreshore and in the intertidal areas.
- b. The marine environment, including associated riparian areas, should be adequately protected from unreasonable adverse effects or inadequate mitigation measures resulting from development.
- c. Special consideration should be taken to eliminate the possibility of pollution from sewage or from commercial and industrial wastes.
- d. Designation and regulation of the foreshore and marine coastal areas should be designed to preserve and protect the natural environment and character and should recognize the need to dedicate areas of the foreshore for the following purposes:
  - (i) to provide for access;
  - (ii) to protect existing mariculture uses;
  - (iii) to encourage low impact public uses on and along the foreshore;
  - (iv) to provide for public transportation services;
  - (v) to maintain public access to shellfish;
  - (vi) to retain the undeveloped character of the marine coastal area;
  - (vii) to protect marine coastal habitats for conservation purposes with priority given to protection of threatened, rare and high value habitats such as eelgrass beds and other areas that support forage fish ;
  - (viii) to provide for appropriate commercial and industrial uses; and
  - (ix) to retain representative areas of natural foreshore.
- e. The type and use-level of foreshore and coastal water areas can significantly influence the rural/marine character of Lasqueti Island. Uses of Crown foreshore and water areas must be authorized by the appropriate Provincial Ministry, comply with the provisions of the *Navigable Waters Protection Act* administered by the Coast Guard, and also comply with the bylaws of the Local Trust Committee.

## 4.2.5 Marine Coastal Advocacy Policies

- a. The Coast Guard and other relevant government ministries are encouraged to regulate uses such that:
  - (i) marinas relate to the rural environment and are of small scale, providing appropriate sanitary facilities (and sewage pump-out facilities for boats) for shore and water-based patrons;
  - (ii) marinas are situated away from existing mariculture areas,
  - (iii) mariculture does not take precedence over those areas traditionally used as year round moorage for local vessels; and,
  - (iv) site-specific non-discharge zones are located in the waters surrounding Lasqueti.

## Water Source Area

### 4.2.6 Water Source Policies

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

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

- a. Watersheds and catchment areas should be protected from contamination and degradation.
- b. Fresh and salt water purity and quality should be protected from contamination and degradation.
- c. The Lasqueti Island Local Trust Committee supports initiatives to monitor groundwater and surface water resources and the related watersheds and catchment areas to assist in future decision making.
- d. Suitable surface water creeks should be identified with the intention of establishing salmon enhancement programs on Lasqueti Island.
- e. Provision of water should be done in ways that minimize environmental degradation. Development of water sources should evaluate all options - dug ponds, rainwater catchment, shallow or deep wells and choose the option involving the least long-term environmental degradation.
- f. Where possible, the Local Trust Committee encourages salmonid enhancement programs to identify and develop measures to protect fishery resources and to assist in restoration efforts.
- g. Particular care should be taken to ensure that contamination of the fresh water supply does not occur.
- h. Access to or along significant sources of fresh water should be by trail only, except as may be required for purposes of firefighting.
- i. Land development adjacent to sources of fresh water should include an environmental impact assessment prepared by the proponent.
- j. When fill or debris is placed on land in such a way that it could lead to discharge of deleterious material into a water course, adequate mitigative design and construction measures should be required acceptable to the appropriate Federal and Provincial Ministries.

## Water Resources

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

### 4.2.7 Water Resources Advocacy Policy

- a. The Local Trust Committee encourages the appropriate Provincial Ministry to:
  - (i) evaluate and monitor the Island's water resources prior to issuing surface water rights;
  - (ii) establish ground and surface water monitoring programs;
  - (iii) re-evaluate the requirement for drilled well regulations;
  - (iv) encourage surface water and catchments systems as an alternative to drilled wells provided such systems do not degrade the environment;



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- (v) encourage the Ministry to support microhydro electrical systems, including run-of-stream systems, recognizing that such systems are a viable and sustainable source of domestic electric power.
- b. The Local Trust Committee supports watershed planning to protect water supplies and ecosystems.

## Recreational Resources

### 4.2.8 Recreational Resources Objectives

- a. To encourage the creation of parks and recreation areas that are designed and located to provide recreational opportunities in addition to meeting conservation protection objectives.
- b. To promote trail systems throughout the island.
- c. To support the creation of a public trail network throughout the Island.

### 4.2.9 Recreational Resources Policies

- a. Provision of varied recreation use areas throughout the island that focus on the natural aspects of Lasqueti.
- b. The development of a comprehensive recreation plan should be undertaken that indicates provincial, regional, and community parks as well as trails, public shellfish reserves, and marine and land-based recreation areas.
- c. The Local Trust Committee supports the use of tax incentives that encourage landowners to dedicate trails, parks, and other types of protected areas.

### 4.2.10 Recreational Resources Advocacy Policies

- a. The appropriate Provincial Ministries with responsibilities and programs for recreation should regulate and maintain recreational activities that are compatible with the Island's rural nature, and provide facilities and supervision where needed to protect from adverse effects.
- b. The Local Trust Committee should request that the Regional District consider conducting regional park studies.
- c. The Local Trust Committee should request the Ministry of Transportation and the qathet Regional District to support the establishment of public outhouses and picnic tables on a site specific basis on public accesses to the foreshore.
- d. The Lasqueti Community Association is encouraged to establish a trails committee to explore options for trail development and maintenance that respects concerns regarding trails on or near private property, and to assemble information on options, risks, and mitigative actions regarding trails on private land.

## Cultural Resources

### 4.2.11 Cultural Resources Objectives

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

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## 4.2.12 Cultural Resources Policies

- a. To recognize the cultural and historical significance the Coast Salish First Nations in the Lasqueti Island Local Trust Area.
- b. To support mutual respect for interests by proactively consulting with local First Nations regarding changes to land-use, zoning designations, and protection of heritage and archaeological resources.
- c. To foster protection and stewardship of archaeological, historic and heritage sites.
- d. The Local Trust Committee will assist, when possible, the responsible Ministry in their efforts to establish and protect sites of archaeological or heritage significance or value.
- e. The Local Trust Committee recognizes that treaty negotiations with First Nations continue to be unresolved and until the resolution of First Nation interests within the Lasqueti Planning Area relationship building and cooperation between the Local Trust Committee and other First Nations may be developed over time.
- f. Avoid or minimize destruction of archaeological sites on Lasqueti Island by:
  - (i) educating the community about Lasqueti's archaeological heritage and making information available about best practices for heritage stewardship;
  - (ii) ensuring property sales inform new owners of all existing information about archaeological heritage on their property; and
  - (iii) encouraging landowners and builders to assess the presence and extent of archaeological heritage prior to establishing building plans or other developments, and modify development plans accordingly and/or, where damage is unavoidable, mitigate impacts by supporting the recovery of as much information as possible.

## 4.2.13 Cultural Resources Advocacy Policies

- a. The Local Trust Committee encourages and will assist the Coast Salish First Nations, the responsible Provincial and Federal agencies and the public generally, in their efforts to establish and protect sites designated or valued for heritage and historical significance.
- b. The Lasqueti Island Local Trust Committee encourages both the Federal and Provincial Governments to assist the local community and the Coast Salish First Nations with accurate and comprehensive First Nation assessments within the Lasqueti Island Local Trust Area.
- c. The Local Trust Committee encourages learning about and respecting Indigenous rights to, and uses and management of, land, sea, and resources (past and present).
- d. Community groups and other agencies are encouraged to develop educational material on First Nations rights to, and uses and management of, land, sea, and resources (past and present)

## 4.3 Community Stewardship

The small size of resident and visitor populations, significant areas of vacant Crown land, and the generally undeveloped nature of the Island provide for a variety of land and water-based recreation opportunities. 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

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## 4.3.1 General Objectives

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

## 4.3.2 General Policies

- a. The Local Trust Committee should support initiatives that benefit the community wellbeing, its safety, security and comfort.
- b. Public accesses, required as dedication at time of subdivision, may be consolidated to make larger more usable areas and in some cases a trail may be sufficient access to a development. Public access to the foreshore is encouraged to be identified by signs located on the public roads.

## 4.3.3 Advocacy Policies

- a. The residents of the Lasqueti Island Planning Area prohibit the storage or generation of nuclear materials, nuclear weapons or nuclear energy in the Planning Area.
- b. The residents of the Lasqueti Island Planning Area oppose Genetically Modified Organisms in the Planning Area, including propagation, cultivation, and raising of genetically engineered plants and animals by persons, firms, or corporations.
- c. Further to Transport Canada's recognition that Lasqueti Island and its surrounding area have sensitive habitats for birds and other animals; the community asks that aircraft do not fly low over the Lasqueti Planning Area and the islands within it.
- d. Low Flying aircraft over residential areas of the island are considered intrusive and generate excessive noise that affect residents, the traveling public, and the environmentally sensitive areas of the island; air traffic should be kept at a reasonable height of no less than 610 metres (2000 feet).
- e. To foster an environment that encourages owners to keep their dogs, domestic pets and livestock under direct control.
- f. To explore the establishment of a local land trust for multiple uses, including housing services, industry, recreation and conservation.
- g. The community supports the exploration of a local land trust for multiple uses, including housing services, industry, recreation and conservation.
- h. The Lasqueti Community Association, in cooperation with other agencies as appropriate, is encouraged to develop local, public education about community vision & objectives, emergency preparedness, including forest fire preparedness, regulations, etc.
- i. The Lasqueti Community Association is encouraged to develop methods for a community-driven dispute resolution process to handle concerns regarding bylaw noncompliance.
- j. The establishment of a monthly food market / food swap is encouraged.

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## Human Resources

### 4.3.4 Human Resources Objectives

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

### 4.3.5 Human Resources Advocacy Policies

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

## Resilience

### 4.3.6 Resilience Objectives

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

## Housing

### 4.3.7 Housing Objectives

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

## Food

### 4.3.8 Food Objectives

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

### 4.3.9 Food Policies

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

### 4.3.10 Food Advocacy Policies

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

## Economy

### 4.3.11 Economy Objectives

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

### 4.3.12 Economy Policies

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

## 4.4 Community Services

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

## General

### 4.4.1 General Objectives

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

### 4.4.2 General Policies

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

### 4.4.3 General Advocacy Policies

- a. Residents are encouraged to remove their own derelict vehicles.
- b. The abandonment of vehicles on public right of ways or Crown Land is acknowledged as a socially irresponsible action and not endorsed by the community.

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- c. The Local Trust Committee, Ministry of Transportation, Regional District, RCMP, businesses and residents should combine efforts to coordinate the removal of unwanted and derelict vehicles on a regular basis.
- d. The Ministry of Transportation is requested to assist with temporarily moving and storing of vehicles prior to transportation off island.
- e. Residents are requested to keep their derelict vehicles on their property until an opportunity to remove them from the island occurs.
- f. The qathet Regional District will adopt, amend, or repeal regional service establishment bylaws, or initiate withdrawal of a service, only with full consultation and support of the Community.
- g. The Lasqueti Internet Access Society should engage with the public on a site-specific basis around the erection of new local communication towers.
- h. The qathet Regional District Electoral Area Director representing Lasqueti Island should only consent on behalf of the electors to approval of a new regional service, or to significant modification or amendment of a regional service, if there is evidence of a clear majority of community support to justify not seeking approval via a referendum or an alternative approval process.
- i. The qathet Regional District Electoral Area Director representing Lasqueti Island should only initiate withdrawal of a regional service if there is evidence of a clear majority of community support for such withdrawal.

## Transportation

### 4.4.4 General Transportation Objectives

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

### 4.4.5 General Transportation Policies

- a. It is recognized that islands and islets within the Lasqueti Island Local Trust Area, excepting Lasqueti Island, do not have direct access to public roads or ferry service and that some

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waterfront parcels on Lasqueti Island were created without access to public roads. In these situations access from the water is needed and should be considered sufficient.

- b. The community recognizes that the existing foot passenger type of ferry system has partly contributed to the rural character of the community and should remain as foot passenger only in the future.
- c. Car-pooling, communal, and other alternative forms of transportation should be used by the community and visitors to reduce the overall number of vehicles and traffic on the island.
- d. Business should be supported to provide and maintain an adequate and appropriate regular marine freight service.

## Docks, Boats, Wharves, and Boat Ramps

### 4.4.6 Objectives

- a. To ensure continued government ownership and environmentally-sound upkeep of public docks.
- b. To encourage the communal use of docks and boat ramps and to limit the number of private docks and boat ramps located along the foreshore in order to alleviate cumulative ecological damage.

## Boats and Maritime Vessels

### 4.4.7 Boats and Maritime Vessel Policies

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

- a. In order to ensure that supplies reach Lasqueti Island, the development of barge, boat, and multi-use ramps accessible to all barge operators may be considered on a site specific basis. Because barge service is essential to the community, the Local Trust Committee should hold community discussions to explore possible locations and means to establish a public barge ramp.
- b. Development of additional barge ramps accessible to all barge, boat, and multi-use operators should be subject to designation and regulation. In considering an application for a barge ramp, environmental and social effects should be addressed.
- c. Hours of operations should be included in barge ramp Crown lease referrals.
- d. In recognition of the importance of providing suitable boat access for all residents, public boat ramps may be considered on a site specific basis through zoning. Development of public boat ramps should be subject to designation and regulation. In considering an application for a public boat ramp, environmental and social effects should be addressed.
- e. Private docks may be considered on a site specific basis in the Marine General (M-2) zone. In considering an application for a dock, environmental and social effects must be addressed.

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Structures should not be sited or extended towards the sea beyond 37 metres (120 feet) from the surveyed high water mark or where no plan exists, from the natural boundary of the sea.

- f. In order to reduce the overall number of docks located along the foreshore, and thereby alleviate the ecological damage that can be caused by the proliferation of docks, private boat ramps may be considered on a site specific basis in the Marine General (M2) zone. In considering an application for a boat ramp environmental and social effects must be addressed and the environmental effects of both private docks and boat ramps should be considered and the alternative with the least environmental impact chosen. Structures should not be sited or extended toward the sea more than 21 metres (70 feet) from the surveyed high water mark or where no plan exists, from the natural boundary of the sea. Applicants must submit proposals for construction of docks and boat ramps to the Department of Fisheries and Oceans Canada, as per the federal *Fisheries Act*, for review.
- g. Installation of a breakwater should be subject to designation and regulation to allow the community an opportunity to consider all effects. In considering an application for a breakwater, the following criteria must be satisfied: the breakwater must not reduce the area available to the public for mooring buoys and/or anchorage; the breakwater must not close off public access to the affected bay; the applicant addresses environmental and social effects; an environmental impact assessment is completed for the proposed breakwater; and a qualified registered engineer attests to the design of the breakwater.

## Ferry Service

### 4.4.8 Ferry Service Advocacy Policy

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

## Road System

### 4.4.9 Road System Advocacy Policy

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

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



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- (vi) identifying foreshore accesses by locating signs on the public roads;

## Communications

### 4.4.10 Communications Objectives

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

### 4.4.11 Communications Advocacy Policies

- a. The establishment of broadcast and transmission towers and facilities within the Lasqueti Island Planning Area is not supported without consultation and accommodation of community interests by the appropriate government, through a rezoning process of lands in question.
- b. Communication companies should continue the practice of placing telephone wires underground or at grade and should follow the same practice for electrical wires in the event that electrical service is extended to Island properties.

## Health Care

### 4.4.12 Health Care Objectives

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

## Garbage Disposal

### 4.4.13 Garbage Disposal Objectives

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

### 4.4.14 Garbage Disposal Advocacy Policies

- a. The Local Trust Committee encourages the appropriate Provincial Ministry and the qathet Regional District to:

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- (i) ensure regulatory compliance occurs; and
  - (ii) promote recycling.
- b. The Freestore should be kept open and maintained as part of the qathet Regional District Waste Management service consistent with the qathet Regional District Solid Waste Management Plan.
- c. The qathet Regional District, in cooperation with the community, should create a comprehensive educational plan that encourages reduced consumption and net solid waste, maximizes reuse, repurposing and recycling and ensures waste and recycling reach appropriate destinations consistent with the qathet Regional District Solid Waste Management Plan.

## Sewage Disposal

### 4.4.15 Sewage Disposal Advocacy Policies

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

## Utilities

### 4.4.16 Utilities Advocacy Policies

- a. The Local Trust Committee encourages:
  - (i) the appropriate Provincial Ministry and any company to avoid routings on Lasqueti for high tension electrical transmission lines and pipelines intended for large scale movement of fuels.

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## PART 5 LAND USE

### 5.1 Land Base (LB)

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

#### Residential Land Use

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

##### 5.1.1 Objectives

- a. To ensure that subdivided parcels provide adequate resources (firewood, freshwater, soil, etc.), waste assimilation capacity (e.g. greywater), and are capable of supporting a variety of possible sustainable lifestyles.
- b. To maintain existing low-density subdivision and land use rules in order to protect and preserve our natural environment.
- c. To maintain and encourage a pattern of low-density, low-impact land-use that supports sustainable, self-sufficient lifestyles.
- d. To encourage the establishment of owner-operated, small-scale, low intensity home based enterprises that prioritize having minimal impacts on neighbours, shared infrastructure, and environment.
- e. To ensure residential development is self-sufficient in terms of freshwater and self-contained sewage disposal.
- f. To ensure appropriate access to parcels is provided, taking into account special features such as water courses, old-growth trees, wildlife and topography, and existing trails and roads.
- g. To ensure home enterprises are in harmony with the rural residential neighbourhoods.

##### 5.1.2 Policies

- a. A pattern of low density residential land use should apply. Parcels should be at least 4 hectares (9.88 acres) in Subdivision District A, at least 8 hectares in Subdivision District B (19.77 acres), and at least 65 hectares (160.61 acres) in Subdivision District C as indicated on Schedule C of the Lasqueti Land Use Bylaw.
- b. Dwellings are meant for long term residential use occupied by the owner or a renter on a long term basis.
- c. Guest cabins and short-term vacation rentals are not intended to be used for long term residential purposes.
- d. Home enterprise may be conducted on any parcel but should not cause pervasive intrusions on the peaceful enjoyment of nearby properties that exceed or differ from what would otherwise be experienced if the property was used for rural residential purposes.
- e. Subdivided parcels of land should be able to have a garden area and woodlot.

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- f. Residential lots should have a source of fresh water and sufficient capacity for appropriate sewage disposal.
- g. Surface water and catchments are encouraged as an alternative to drilled wells, provided that such systems do not degrade the environment.
- h. Where access to the sea or a strip of Crown land contiguous to the sea is required at time of subdivision, such access should be located to provide physically convenient access to and from coastal areas for public uses such as barge ramps, boat ramps, recreation or slipways. Where roads are either not feasible or desirable, public walking trails should be required as an acceptable substitute.
- i. For each dwelling permitted, normally associated accessory buildings and structures plus a guest cabin should be permitted.
- j. Strata title subdivisions should provide sufficient individually or commonly owned land such that each owner has a sustainable living unit.
- k. The Lasqueti Island Local Trust Committee will seek to ensure that the subdivision of properties that border public water bodies requires provision of public highway access that is appropriately located to meet the objectives of the Lasqueti Island OCP.

## 5.1.3 Advocacy Policies

- a. All levels of government are encouraged to assist interested land owners and residents with enhancing resource management practices and conserving natural areas on their holdings.
- b. Other government agencies with responsibilities and expertise in the resource management disciplines and in the taxation or economic regulatory sections are encouraged to assist private land owners interested in implementing environmentally sensitive, long term economic resource management practices; all levels of government are encouraged to implement tax incentives for voluntary conservation on private lands.

## **Commercial and Industrial**

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

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

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## 5.1.4 Objectives

- a. While recognizing the benefits, to minimize the negative environmental and social impacts of agriculture, forestry, mariculture, and other industry;
- b. To encourage agriculture, forestry, mariculture, and industry are practised in a sustainable manner;
- c. To promote use and development of the land that is in sympathy with the landscape and that makes the most of each site's natural characteristics;
- d. To ensure appropriate industrial and commercial ventures are permitted that are respectful of the residents of Lasqueti Island (e.g. noise, light, air quality, traffic).
- e. To encourage ecologically based stewardship and sustainable use of renewable resources.

## 5.1.5 Policies

- a. Economic and industrial undertakings should have limitations and development control on the Island in such a way that existing ecosystems are maintained for the benefit of future generations.
- b. Economic activities should provide adequate sewage disposal systems that prevent contamination or degradation the environment.
- c. Hazardous industries including the transportation, handling, storage and use of radioactive materials or other dangerous or toxic materials in bulk are prohibited in the Lasqueti Island Local Trust Area; bulk storage of gasoline, kerosene, diesel fuel, propane, and similar fuels intended for utilization by the residents and visitors are accepted.
- d. The siting of commercial and industrial buildings should be at reasonable distances from lot lines to ensure a degree of privacy and the quiet tranquillity consistent with a rural environment.
- e. Alternatives to drilled wells are encouraged to provide freshwater.
- f. Rezoning procedures for commercial and industrial application proposals are contained in the development procedure bylaw of the Lasqueti Island Local Trust Committee; such proposals should be referred to the Advisory Planning Commission for review prior to final consideration by the Lasqueti Island Local Trust Committee.
- g. A range of commercial and industrial activities are permitted as home enterprise. The scale of home enterprises should be regulated to control impact.
- h. Existing established businesses which do not have adequate off-street parking at the adoption date of this Bylaw may continue to operate without the provision of such parking facilities; any expansion of such a business must conform to the parking standards of this Bylaw.
- i. The owner or operator of an existing home enterprise who proposes to expand a business beyond the scale of a home enterprise should apply for a rezoning or a Temporary Use Permit.
- j. In the review of commercial and industrial zoning applications the applicant should provide:
  - (i) adequate off-street vehicle, motorcycle and bicycle parking;
  - (ii) adequate fire protection measures;
  - (iii) adequate proof of sewage disposal capability;
  - (iv) adequate potable water supply and water conservation measures;
  - (v) a plan showing:
    - o location and size of all buildings;

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- the extent of the clearing of the area proposed to be zoned;
- that rural character is retained: setbacks of buildings, structures, parking, septic fields, sewage, sink waste or any other waste disposal system from lot lines;
- road rights of way;
- proposed and existing screening;
- location of outhouse/toilet facilities for public use, if appropriate;
- locations planned for sources of power generation;
- location of waste disposal specifying provisions for organic, inorganic and toxic wastes;
- high tide marks, lakes, watercourses, springs, swamps or sources of potable water;
- (vi) A narrative document describing:
  - how the rural character, scale, and density of development is in keeping with the character of the surrounding properties;
  - measures to reduce noise levels;
  - planned hours and days of operation (in particular any noise-making sources, e.g. cars, generators, machinery);
  - consideration of effect on island and neighbourhood services, ferry, phone, water sources, roads and traffic noise, and visual impact; and
  - how the proposal is compatible with objectives of this Bylaw.
- k. In recognition of the need for a place to store derelict vehicles that accumulate in the Local Trust Area, a vehicle holding compound may be considered on a site specific basis and will be subject to designation and regulation to allow the community an opportunity to consider all effects. When considering an application the following criteria must be satisfied: a screened buffer, appropriate setbacks from all property lines; protection from runoff of vehicle fluids; cost/benefit considerations; and environmental and social effects.
- l. In recognition of the need for gravel for residence, gravel extraction is allowed. Extraction beyond 3823 cubic metres (5,000 cubic yards) within a three-year period should be discouraged unless permitted in a commercial or industrial zone; gravel extraction activities and applications should be consistent with Policy 10 of this Section.
- m. The Local Trust Committee supports small-scale, organic and natural or low-input farming agriculture that contributes to the Island by developing local sources of farm products, maintaining the rural landscape and providing opportunity for development of individual initiative and self-reliance for the betterment of the community as a whole.
- n. In recognition of the need for a place to park vehicles, a commercial parking lot may be considered on a site specific basis and should be subject to designation and regulation after a community process has considered implications; when considering an application for a commercial parking lot the following criteria should be considered: setbacks from all property lines; protection from runoff of vehicle fluids, and environmental and social effects.
- o. Commercial and industrial activity should support forestry that utilizes practices sensitive to aesthetic, environmental, and social values, can contribute a modest source of revenue to private land owners while retaining land values, enhancing forest productivity, and supplying on-site fuel wood and other forest-related benefits.
- p. The Local Trust Committee should support proper utilization of marine resources in the Lasqueti Trust Area for mariculture that provides employment and other economic benefits to the community while retaining traditional resident and visitor access to marine resources and year round moorage.

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- q. Commercial and industrial undertakings often may not require or need long term zoning provisions; as such Temporary Use Permits may be considered in the Land Use Bylaw.
- r. This plan does not support the establishment of destination gaming facilities such as casinos and commercial bingo halls.
- s. The zoning bylaw may provide a zone in which short-term vacation rentals may be used for short-term visitor and tourist accommodation on a commercial basis.
- t. When rezoning to allow for short-term vacation rentals the Trust Committee should consider at a minimum matters of density on individual lots, water and sewage capacity available for tourist accommodation and the affect such a rezoning may have on the adjacent neighbourhood and the Island overall.

## 5.1.6 Advocacy Policies

- a. The Lasqueti Island Local Trust Committee encourages 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.
- b. The Local Trust Committee does not support the extraction of gravel for any use outside of the Lasqueti Island Local Trust Area.
- c. The Local Trust Committee supports the promotion and maintenance of appropriate preservation and protection of agricultural programs, as well as the Province's creation and administration of the Agricultural Land Reserve mandated to protect and preserve agricultural land.
- d. The Lasqueti Local Trust Committee encourages the Agricultural Land Commission and Ministry of Agriculture to revise existing Agricultural Land Reserve (ALR) boundaries to reflect actual agricultural capability, considering factors such as slope, aspect, drainage, and soil texture and depth.
- e.
- f. The Lasqueti Local Trust Committee encourages the Agricultural Land Commission and Ministry of Agriculture to recognize conservation of ecosystems as an important and valid use of Agricultural Land Reserve lands on Lasqueti Island and to support the establishment of nature reserves and the registration of conservation covenants on ALR lands with high conservation value
- g. The Lasqueti Local Trust Committee encourages the Agricultural Land Commission and Ministry of Agriculture to recognise that large-scale commercial agriculture is not necessarily the most productive use of ALR land on Lasqueti Island, and that successful food-production on Lasqueti Island is labour-intensive and often involves areas of 0.5 to 5 ha under cultivation. Restrictions on parcel sizes and residential density within ALR land on Lasqueti Island should be based on consideration of the benefits of small-scale farming and homesteading.
- h. 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.

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

## Hazardous Conditions

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

### 5.1.7 Objectives

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

### 5.1.8 Policies

- a. Development on lands known or suspected to be subject to flooding, landslide, avalanche or other hazardous conditions should be limited, unless protective measures are taken to prevent any detrimental consequences such as damage to property or risks to inhabitants.
- b. If the need arises for further identification or more precise delineation of hazardous areas, studies will be requested from the appropriate agencies or initiated by the Lasqueti Island Local Trust Committee.

## 5.2 Marine (M)

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

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

## 5.3 Parks and Protected Areas (PPA)

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

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



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## 5.4 Crown Lands (CL)

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

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

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

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

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

### 5.4.1 Objectives

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

## General

### 5.4.2 General Policies

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

### 5.4.3 General Advocacy Policies

- a. Land and Water BC is requested to add provisions in any approved license of occupation for boat, barge and multi-purpose ramps that certain hours of operation be specifically mentioned and adhered to.
- b. Land and Water BC is requested to offer the community first opportunity to acquire Crown land parcels prior to them being sold to private interests.
- c. Public access to the foreshore should be identified by signs located on the public roads.

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## Access On and Across Crown Land

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

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

### 5.4.4 Access On and Across Crown Land Policies

- a. Where an existing road on Crown land is currently in regular use for vehicle access to private lands and where no other legal land access exists, the community supports the granting of secure, long-term permission for landowners to continue such use and to maintain the road in drivable condition. Landowners should continue to maintain such roads in a condition that is compatible with conservation and community values.
- b. It is recognized that in some instances the only road access to private lands is across Crown land. Access to the private land is important for fire prevention, personal safety, as well as enjoyment of the private property by the resident; however, where these accesses are used they should be compatible with conservation and community values.
- c. Where permission for road access across Crown land is granted, such roads should generally follow the routes of any existing roads, except as necessary to avoid sensitive terrain and ecosystems, in order to prevent the environmental impact of creating new routes.
- d. Trails and unused roads on Crown land should remain as foot trails where they are compatible with conservation and community values.
- e. The Local Trust Committee shall consider the need to maintain community values, including conservation values and the interests of the land locked landowners, when providing input to the appropriate jurisdiction on applications for access across Crown land.

### 5.4.5 Access On and Across Crown Land Advocacy Policies

- a. The Local Trust Committee encourages Land and Water BC to maintain the current greenbelt function that exists on Crown Lands by accommodating a variety of land uses and ensuring their regulations are adhered to.
- b. The Local Trust Committee requests that Land and Water BC seek input from the community prior to changing uses on Crown Land.
- c. Land and Water BC and other appropriate Provincial Ministries should keep trails and disused roads located on Crown land to remain as foot trails.

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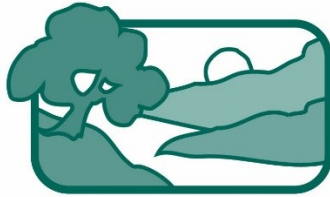
## SCHEDULE B LAND USE DESIGNATION MAP

# PROPOSED

Version Control Table

Version	Date	Description
1.0	Nov. 30, 2020	First Reading
1.1	April 26, 2021	Proposed amendments based on Comments received during referral period after 1 <sup>st</sup> reading
1.2	June 21, 2021	Version 1.1 plus: the addition of a Parks and Protected Areas land use designation with accompanying policy changes, FN Acknowledgement, log handling, and ALR recommendations according to LTC resolution.
2.0	June 21, 2021	Second Reading (rescinded August 13, 2021)
2.1	August 13, 2021	Second Reading, as amended (clean)
2.2	October 4, 2021	Version 2.1 + proposed numbering format + renaming part 3 from “Official Community Plan” to “Background” + removing Crown Lands Objective 4 + FLNRORD policy removal + “livestock” definition (track changes)

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Islands Trust

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

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

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[Back of front cover]

# PROPOSED

## CONSOLIDATED BYLAW TEXT AND MAP AMENDMENTS

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

Table of Amendments			
Bylaw No.	Amendment Number	Date of Adoption	Date of Bylaw Consolidation

# PROPOSED

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# PROPOSED

## LASQUETI ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 98

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

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

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

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

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

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

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

#### 1. CITATION

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

#### 2. BYLAW REPEAL

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

#### 3. SCHEDULES

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

Schedule A – Official Community Plan

Schedule B – Land Use Designation Map

# PROPOSED

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

READ A SECOND TIME THIS 13th DAY OF AUGUST , 2021

PUBLIC HEARING HELD THIS DAY OF , 202X

READ A THIRD TIME THIS DAY OF , 202X

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

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

ADOPTED THIS DAY OF , 20XX

---

SECRETARY

---

CHAIRPERSON

# PROPOSED

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## SCHEDULE A – OFFICIAL COMMUNITY PLAN

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### PART 1 - PREAMBLE

#### 1.1 Official Community Plan

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

#### 1.2 Local Government

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

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

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

#### 1.3 Intergovernmental and Corporate Matters

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

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

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

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

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

## 1.4 Island Concerns and Issues

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

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

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

## 1.5 Consultation

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

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

## 1.6 Legal Basis

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

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

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## PART 2 – ADMINISTRATION

### 2.1 Advocacy Policies and Information Notes

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

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

### 2.2 Area of Jurisdiction

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

### 2.3 Severability

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

### 2.4 Units of Measurement

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

### 2.5 Numbering

The reference system used in this Bylaw is:

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

### 2.6 Covenants

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

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## 2.7 Amendment Procedure

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

## 2.8 Interpretation

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

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

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



## 2.9 Compliance

### 2.9.1 Conformity

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



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

## 2.9.2 Inspection

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

## 2.9.3 Enforcement

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

## 2.10 Owners Costs

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

## 2.11 Definitions

- **Adequate:** as much or as good as necessary for some requirement or purpose; fully sufficient, suitable, or fit.
- **Affordable:** within reasonable financial means of a person or group to access a service or good.
- **Appropriate access:** adequate and sensible.
- **Cultural resources:** physical evidence or place of past human activity: site, object, landscape, structure; or a site, structure, landscape, object or natural feature of significance to a group of people traditionally associated with it.
- **Density:** the number of dwelling units allowed on a lot based on the zoning and the lot size.
- **Encourage:** to promote, advance, foster and inspire with confidence.



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- **Ensure:** to make something certain to be or come to be.
- **Foster:** to promote the growth and development of.
- **Guest Cabin:** means a stand-alone, detached building used for the accommodation of non-paying guests of the occupants of a dwelling on the same parcel.
- **Health:** having, showing or encouraging good positive health, integrity of balance
- **Livestock:** means cattle, goats, horses, sheep, swine and game and includes any other animal designated by regulation.
- **Long- term rentals:** dwellings designated for rental arrangements longer than 1 month.
- **Low risk:** unlikely to result in loss, failure or harm.
- **Natural:** existing in or formed by nature.
- **Positive:** giving or being of hope, confidence, a sense of alignment.
- **Promote:** to encourage, further or advance in rank, dignity or position.
- **Renewable resource:** a natural resource that can regenerate after use.
- **Resource:** a stock or supply of natural or human assets that can be drawn on by, and to benefit, a person or organization.
- **Rural:** of, relating to, or characteristic of the country, country life, or country people.
- **Rural values:** values and interests pertaining to a lifestyle connected to a predominately natural environment.
- **Short-term vacation rentals:** means a cabin or residence that is rented as a single unit for commercial purposes for periods of less than 30 days to accommodate tourists, visitors and the travelling public.
- **Stewardship:** the careful and responsible management of something entrusted to one's care.
- **Support:** to sustain, endure or hold up.
- **Sustainable:** pertaining to a system that maintains its own viability by using techniques that allow for continual reuse. Includes practices that do not deplete the resource base and requires an attitude of stewardship and balance.
- **Watershed:** The area or region of land that collects and stores precipitation eventually overflowing through streams, creeks, rivers, and lakes eventually to the sea.

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## PART 3 – ~~OFFICIAL COMMUNITY PLAN~~ BACKGROUND

### 3.1 Introduction

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

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

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

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

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

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

### 3.2 Community Context

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

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

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

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

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

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

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

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

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

## 3.3 What is an Official Community Plan?

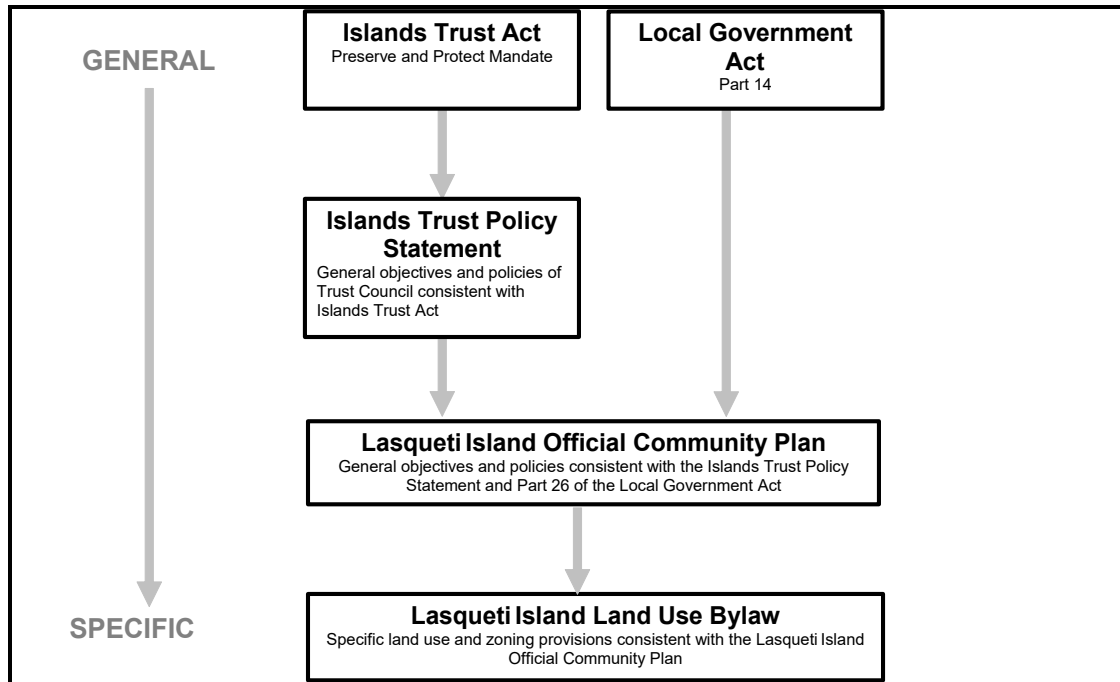
An Official Community Plan is a general statement outlining the planning goals of a community and the policies that will help the community to reach those goals. The intent of an Official Community Plan is to provide a framework that will guide the elected officials and members of the community in future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

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

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

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

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

## 3.4 Goals

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

## 3.5 Approach

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

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## PART 4 OBJECTIVES AND POLICIES

### 4.1 Environmental Stewardship

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

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

#### General

##### 4.1.1 General Objectives

- a. To support and assist with the establishment and maintenance of protected areas, including (and not limited to) ecological reserves, parks, nature reserves, conservation covenants and marine protected areas.
- b. To avoid contamination of fresh and salt water.
- c. To support human use and management of land that retains native flora and fauna and conserves natural ecosystems.
- d. To protect and restore a diverse, productive, native forest understory with abundant natural regeneration of trees and other native species.
- e. To support the protection and restoration of abundant and productive native ecological communities in the terrestrial, freshwater, and marine ecosystems on and adjacent to Lasqueti.
- f. To promote a safe and healthy environment for all residents.
- ~~g.~~ To achieve low risk of loss to ecological integrity and biodiversity, supported by the best scientific understanding of ecosystems in the Lasqueti Local Trust area.
- h. To formally protect a sufficient proportion of the land and marine base of the Lasqueti Local Trust Area to help achieve low risk to ecological values, and that includes representation of all ecosystems and over-representation of rare or special areas.

##### 4.1.2 General Policies

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

- a. The Lasqueti Island Local Trust Committee should undertake initiatives to identify environmentally sensitive and important ecosystems and flora and fauna to assist in future decision making.
- b. The Local Trust Committee will assist with any efforts to protect sites of ecological significance or value, prioritizing conservation of the full range of terrestrial and aquatic/marine ecosystems in the local trust area.

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- c. Lasqueti Island's rural marine landscape and scenic views should be maintained and protected.
- d. The inherent resiliency of the Island's eco-systems should be maintained in conjunction with resource stewardship.
- e. Native flora and fauna should be retained to protect natural habitats of local significance.
- f. Measures to avoid and minimize the use of herbicides and other biocides should be undertaken.
- g. Domestic pets and livestock should be kept under control.
- h. When fill or debris is placed on land in such a way that it could lead to discharge of deleterious material into a water course, adequate mitigative design and construction measures are required in order to be acceptable to Fisheries and Oceans Canada and appropriate Provincial Ministries.
- i. The Lasqueti Local Trust Committee should support community-based environmental clean-up initiatives.
- j. The Lasqueti Local Trust Committee should Support initiatives to reduce pollution from vehicles, wood burning, power generation, waste, and any other sources.
- k. The Lasqueti Local Trust Committee should Support efforts that minimize consumption and maximize local self sufficiency.
- l. The Lasqueti Local Trust Committee should support maintaining a high level of forest connectivity on Lasqueti.
- m. The Lasqueti Local Trust Committee should support the preservation of quiet and darkness.

## 4.1.3 General Advocacy Policies

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

## **Conservation**

### 4.1.4 Conservation Objectives

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

## **Consumption and Pollution**

### 4.1.5 Consumption and Pollution Objectives

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

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

## 4.1.6 Consumption and Pollution Policies

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

## Climate Change

### 4.1.7 Climate Change Objectives

- a. To consider both climate change adaptation and mitigation in all land use decisions.
- b. To support individual and community-based initiatives that reduce greenhouse gas emissions.
- c. To reduce reliance on fossil fuels and move towards eliminating fossil fuel use.
- d. To encourage residents to minimize energy use, incorporate high energy efficiency into building design and construction and to use local, non-toxic, carbon efficient materials.

### 4.1.8 Climate Change Policies

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

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

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

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

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



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

- b. The Local Trust Committee should support community efforts to record and measure the use of fossil fuels and GHG emissions through an annual inventory.
- c. The development of cycling and walking trails to facilitate non-automobile based forms of travel is strongly encouraged, separated from the road grade where possible.
- d. The community is encouraged to consider options to purchase lands to protect ecosystems and the character of Lasqueti Island.
- e. The implementation of energy conserving buildings is strongly encouraged including the use of local materials and “small footprints”.
- f. The Local Trust Committee, government agencies, and Island residents are strongly encouraged to consider alternatives to slash burning.

## 4.1.9 Climate Change Advocacy Policies

- a. Provincial agencies, when considering changes to infrastructure on the Islands, are strongly encouraged to take a “small footprint” approach to any proposals for public infrastructure development. The investigation of opportunities to share resources or develop common facilities is strongly encouraged.
- b. The Province is strongly encouraged to support water conservation, rainwater catchment, and a wider range of options for sewage treatment for dwelling units.
- c. The community is encouraged to build on the community inventory completed in 2009 by developing a method (provided at no charge to each household) for continuing the collection of data on an ongoing basis. The inventory could collect data both on fuel use and estimated GHG emissions, and also record actions that are being taken to reduce GHG emissions, such as the installation of energy efficient stoves, windows, or improved insulation.
- d. The implementation of fuel saving measures at public and community buildings should be investigated by a team of island residents, and new methods proposed to reduce GHG emissions through the use of alternative energy sources.
- e. Education is recognized as the most powerful tool in reducing energy use, and Islanders are strongly encouraged to share their knowledge and assist other levels of government, agencies and Lasqueti Islanders in meeting the goals of this Plan.

## 4.2 Resource Stewardship

### Natural Resources

#### 4.2.1 General Objectives

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

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

## 4.2.2 General Policies

- a. Assess and report at least every 5 years the amount of land and marine area in the Lasqueti Trust Area that is in protected status, including a breakdown of the types of protected status, a map of protected areas, and the distribution of ecosystem types under protection relative to their overall abundance in the Lasqueti Trust Area.
- b. Assess and report at least every 10 years the status of land outside of formal protected status in relation to its potential for contributing to conservation objectives outside of protected areas.
- c. Conservation strategies between land, foreshore and sea shall be integrated where feasible.
- d. Initiatives to improve mapping of sensitive, rare and threatened ecosystems, arable land, hazardous land, etc. are supported.

## 4.2.3 General Advocacy Policies

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

## Marine Coastal Areas

The intertidal area is that area from the high water mark to the lowest extremes of low tide. The water area is that area from the lowest extremes of low tide to a point 1,000 metres off-shore. Both of these

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marine coastal areas could be vulnerable to pollution from sewage and industrial wastes. Being highly valued for water-based mariculture, marinas, and other marine commercial enterprises, marine coastal areas are or will be subject to demands which, without compatible land use and sensitive development, could impair the visual and environmental qualities which provide the rural marine atmosphere of the Island. With these factors in mind, policies applicable are:

## 4.2.4 Marine Coastal Policies

- a. Native flora and fauna should be retained to protect natural habitats of local significance along the foreshore and in the intertidal areas.
- b. The marine environment, including associated riparian areas, should be adequately protected from unreasonable adverse effects or inadequate mitigation measures resulting from development.
- c. Special consideration should be taken to eliminate the possibility of pollution from sewage or from commercial and industrial wastes.
- d. Designation and regulation of the foreshore and marine coastal areas should be designed to preserve and protect the natural environment and character and should recognize the need to dedicate areas of the foreshore for the following purposes:
  - (i) to provide for access;
  - (ii) to protect existing mariculture uses;
  - (iii) to encourage low impact public uses on and along the foreshore;
  - (iv) to provide for public transportation services;
  - (v) to maintain public access to shellfish;
  - (vi) to retain the undeveloped character of the marine coastal area;
  - (vii) to protect marine coastal habitats for conservation purposes with priority given to protection of threatened, rare and high value habitats such as eelgrass beds and other areas that support forage fish ;
  - (viii) to provide for appropriate commercial and industrial uses; and
  - (ix) to retain representative areas of natural foreshore.
- e. The type and use-level of foreshore and coastal water areas can significantly influence the rural/marine character of Lasqueti Island. Uses of Crown foreshore and water areas must be authorized by the appropriate Provincial Ministry, comply with the provisions of the *Navigable Waters Protection Act* administered by the Coast Guard, and also comply with the bylaws of the Local Trust Committee.

## 4.2.5 Marine Coastal Advocacy Policies

- a. The Coast Guard and other relevant government ministries are encouraged to regulate uses such that:
  - (i) marinas relate to the rural environment and are of small scale, providing appropriate sanitary facilities (and sewage pump-out facilities for boats) for shore and water-based patrons;
  - (ii) marinas are situated away from existing mariculture areas,
  - (iii) mariculture does not take precedence over those areas traditionally used as year round moorage for local vessels; and,
  - (iv) site-specific non-discharge zones are located in the waters surrounding Lasqueti.

## Water Source Area

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## 4.2.6 Water Source Policies

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

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

- a. Watersheds and catchment areas should be protected from contamination and degradation.
- b. Fresh and salt water purity and quality should be protected from contamination and degradation.
- c. The Lasqueti Island Local Trust Committee supports initiatives to monitor groundwater and surface water resources and the related watersheds and catchment areas to assist in future decision making.
- d. Suitable surface water creeks should be identified with the intention of establishing salmon enhancement programs on Lasqueti Island.
- e. Provision of water should be done in ways that minimize environmental degradation. Development of water sources should evaluate all options - dug ponds, rainwater catchment, shallow or deep wells and choose the option involving the least long-term environmental degradation.
- f. Where possible, the Local Trust Committee encourages salmonid enhancement programs to identify and develop measures to protect fishery resources and to assist in restoration efforts.
- ~~g. When applications to log Crown land are referred to the Lasqueti Island Local Trust Committee, the Local Trust Committee should consider examination of the impact of the proposal on water supplies.~~
- ~~h.g.~~ Particular care should be taken to ensure that contamination of the fresh water supply does not occur.
- ~~i.h.~~ Access to or along significant sources of fresh water should be by trail only, except as may be required for purposes of firefighting.
- ~~j.i.~~ Land development adjacent to sources of fresh water should include an environmental impact assessment prepared by the proponent.
- ~~k.j.~~ When fill or debris is placed on land in such a way that it could lead to discharge of deleterious material into a water course, adequate mitigative design and construction measures should be required acceptable to the appropriate Federal and Provincial Ministries.

## Water Resources

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

## 4.2.7 Water Resources Advocacy Policy

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

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- (iii) re-evaluate the requirement for drilled well regulations;
  - (iv) encourage surface water and catchments systems as an alternative to drilled wells provided such systems do not degrade the environment;
  - (v) encourage the Ministry to support microhydro electrical systems, including run-of-stream systems, recognizing that such systems are a viable and sustainable source of domestic electric power.
- b. The Local Trust Committee supports watershed planning to protect water supplies and ecosystems.

## Recreational Resources

### 4.2.8 Recreational Resources Objectives

- a. To encourage the creation of parks and recreation areas that are designed and located to provide recreational opportunities in addition to meeting conservation protection objectives.
- b. To promote trail systems throughout the island.
- c. To support the creation of a public trail network throughout the Island.

### 4.2.9 Recreational Resources Policies

- a. Provision of varied recreation use areas throughout the island that focus on the natural aspects of Lasqueti.
- b. The development of a comprehensive recreation plan should be undertaken that indicates provincial, regional, and community parks as well as trails, public shellfish reserves, and marine and land-based recreation areas.
- c. The Local Trust Committee supports the use of tax incentives that encourage landowners to dedicate trails, parks, and other types of protected areas.

### 4.2.10 Recreational Resources Advocacy Policies

- a. The appropriate Provincial Ministries with responsibilities and programs for recreation should regulate and maintain recreational activities that are compatible with the Island's rural nature, and provide facilities and supervision where needed to protect from adverse effects.
- b. The Local Trust Committee should request that the Regional District consider conducting regional park studies.
- c. The Local Trust Committee should request the Ministry of Transportation and the qathet Regional District to support the establishment of public outhouses and picnic tables on a site specific basis on public accesses to the foreshore.
- d. The Lasqueti Community Association is encouraged to establish a trails committee to explore options for trail development and maintenance that respects concerns regarding trails on or near private property, and to assemble information on options, risks, and mitigative actions regarding trails on private land.

## Cultural Resources

### 4.2.11 Cultural Resources Objectives

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

## 4.2.12 Cultural Resources Policies

- a. To recognize the cultural and historical significance the Coast Salish First Nations in the Lasqueti Island Local Trust Area.
- b. To support mutual respect for interests by proactively consulting with local First Nations regarding changes to land-use, zoning designations, and protection of heritage and archaeological resources.
- c. To foster protection and stewardship of archaeological, historic and heritage sites.
- d. The Local Trust Committee will assist, when possible, the responsible Ministry in their efforts to establish and protect sites of archaeological or heritage significance or value.
- e. The Local Trust Committee recognizes that treaty negotiations with First Nations continue to be unresolved and until the resolution of First Nation interests within the Lasqueti Planning Area relationship building and cooperation between the Local Trust Committee and other First Nations may be developed over time.
- f. Avoid or minimize destruction of archaeological sites on Lasqueti Island by:
  - (i) educating the community about Lasqueti's archaeological heritage and making information available about best practices for heritage stewardship;
  - (ii) ensuring property sales inform new owners of all existing information about archaeological heritage on their property; and
  - (iii) encouraging landowners and builders to assess the presence and extent of archaeological heritage prior to establishing building plans or other developments, and modify development plans accordingly and/or, where damage is unavoidable, mitigate impacts by supporting the recovery of as much information as possible.

## 4.2.13 Cultural Resources Advocacy Policies

- a. The Local Trust Committee encourages and will assist the Coast Salish First Nations, the responsible Provincial and Federal agencies and the public generally, in their efforts to establish and protect sites designated or valued for heritage and historical significance.
- b. The Lasqueti Island Local Trust Committee encourages both the Federal and Provincial Governments to assist the local community and the Coast Salish First Nations with accurate and comprehensive First Nation assessments within the Lasqueti Island Local Trust Area.
- c. The Local Trust Committee encourages learning about and respecting Indigenous rights to, and uses and management of, land, sea, and resources (past and present).
- d. Community groups and other agencies are encouraged to develop educational material on First Nations rights to, and uses and management of, land, sea, and resources (past and present)

## 4.3 **Community Stewardship**

The small size of resident and visitor populations, significant areas of vacant Crown land, and the generally undeveloped nature of the Island provide for a variety of land and water-based recreation opportunities.

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Most recreational activities compatible with the Island's rural nature are not yet at levels of use where formal facilities are required or planning and regulatory management is needed to ensure retention of recreational quality that avoids user conflicts.

## General

### 4.3.1 General Objectives

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

### 4.3.2 General Policies

- a. The Local Trust Committee should support initiatives that benefit the community wellbeing, its safety, security and comfort.
- b. Public accesses, required as dedication at time of subdivision, may be consolidated to make larger more usable areas and in some cases a trail may be sufficient access to a development. Public access to the foreshore is encouraged to be identified by signs located on the public roads.

### 4.3.3 Advocacy Policies

- a. The residents of the Lasqueti Island Planning Area prohibit the storage or generation of nuclear materials, nuclear weapons or nuclear energy in the Planning Area.
- b. The residents of the Lasqueti Island Planning Area oppose Genetically Modified Organisms in the Planning Area, including propagation, cultivation, and raising of genetically engineered plants and animals by persons, firms, or corporations.
- c. Further to Transport Canada's recognition that Lasqueti Island and its surrounding area have sensitive habitats for birds and other animals; the community asks that aircraft do not fly low over the Lasqueti Planning Area and the islands within it.
- d. Low Flying aircraft over residential areas of the island are considered intrusive and generate excessive noise that affect residents, the traveling public, and the environmentally sensitive areas of the island; air traffic should be kept at a reasonable height of no less than 610 metres (2000 feet).
- e. To foster an environment that encourages owners to keep their dogs, domestic pets and livestock under direct control.
- f. To explore the establishment of a local land trust for multiple uses, including housing services, industry, recreation and conservation.
- g. The community supports the exploration of a local land trust for multiple uses, including housing services, industry, recreation and conservation.
- h. The Lasqueti Community Association, in cooperation with other agencies as appropriate, is encouraged to develop local, public education about community vision & objectives, emergency preparedness, including forest fire preparedness, regulations, etc.

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

## Human Resources

### 4.3.4 Human Resources Objectives

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

### 4.3.5 Human Resources Advocacy Policies

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

## Resilience

### 4.3.6 Resilience Objectives

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

## Housing

### 4.3.7 Housing Objectives

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

## Food

### 4.3.8 Food Objectives

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

### 4.3.9 Food Policies



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

#### 4.3.10 Food Advocacy Policies

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

### **Economy**

#### 4.3.11 Economy Objectives

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

#### 4.3.12 Economy Policies

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

## **4.4 Community Services**

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

### **General**

#### 4.4.1 General Objectives

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

#### 4.4.2 General Policies

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

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## 4.4.3 General Advocacy Policies

- a. Residents are encouraged to remove their own derelict vehicles.
- b. The abandonment of vehicles on public right of ways or Crown Land is acknowledged as a socially irresponsible action and not endorsed by the community.
- c. The Local Trust Committee, Ministry of Transportation, Regional District, RCMP, businesses and residents should combine efforts to coordinate the removal of unwanted and derelict vehicles on a regular basis.
- d. The Ministry of Transportation is requested to assist with temporarily moving and storing of vehicles prior to transportation off island.
- e. Residents are requested to keep their derelict vehicles on their property until an opportunity to remove them from the island occurs.
- f. The qathet Regional District will adopt, amend, or repeal regional service establishment bylaws, or initiate withdrawal of a service, only with full consultation and support of the Community.
- g. The Lasqueti Internet Access Society should engage with the public on a site-specific basis around the erection of new local communication towers.
- h. The qathet Regional District Electoral Area Director representing Lasqueti Island should only consent on behalf of the electors to approval of a new regional service, or to significant modification or amendment of a regional service, if there is evidence of a clear majority of community support to justify not seeking approval via a referendum or an alternative approval process.
- i. The qathet Regional District Electoral Area Director representing Lasqueti Island should only initiate withdrawal of a regional service if there is evidence of a clear majority of community support for such withdrawal.

## Transportation

### 4.4.4 General Transportation Objectives

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

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## 4.4.5 General Transportation Policies

- a. It is recognized that islands and islets within the Lasqueti Island Local Trust Area, excepting Lasqueti Island, do not have direct access to public roads or ferry service and that some waterfront parcels on Lasqueti Island were created without access to public roads. In these situations access from the water is needed and should be considered sufficient.
- b. The community recognizes that the existing foot passenger type of ferry system has partly contributed to the rural character of the community and should remain as foot passenger only in the future.
- c. Car-pooling, communal, and other alternative forms of transportation should be used by the community and visitors to reduce the overall number of vehicles and traffic on the island.
- d. Business should be supported to provide and maintain an adequate and appropriate regular marine freight service.

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

### 4.4.6 Objectives

- a. To ensure continued government ownership and environmentally-sound upkeep of public docks.
- b. To encourage the communal use of docks and boat ramps and to limit the number of private docks and boat ramps located along the foreshore in order to alleviate cumulative ecological damage.

## **Boats and Maritime Vessels**

### 4.4.7 Boats and Maritime Vessel Policies

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

- a. In order to ensure that supplies reach Lasqueti Island, the development of barge, boat, and multi-use ramps accessible to all barge operators may be considered on a site specific basis. Because barge service is essential to the community, the Local Trust Committee should hold community discussions to explore possible locations and means to establish a public barge ramp.
- b. Development of additional barge ramps accessible to all barge, boat, and multi-use operators should be subject to designation and regulation. In considering an application for a barge ramp, environmental and social effects should be addressed.
- c. Hours of operations should be included in barge ramp Crown lease referrals.
- d. In recognition of the importance of providing suitable boat access for all residents, public boat ramps may be considered on a site specific basis through zoning. Development of public boat ramps should be subject to designation and regulation. In considering an application for a public boat ramp, environmental and social effects should be addressed.

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- e. Private docks may be considered on a site specific basis in the Marine General (M-2) zone. In considering an application for a dock, environmental and social effects must be addressed. Structures should not be sited or extended towards the sea beyond 37 metres (120 feet) from the surveyed high water mark or where no plan exists, from the natural boundary of the sea.
- f. In order to reduce the overall number of docks located along the foreshore, and thereby alleviate the ecological damage that can be caused by the proliferation of docks, private boat ramps may be considered on a site specific basis in the Marine General (M2) zone. In considering an application for a boat ramp environmental and social effects must be addressed and the environmental effects of both private docks and boat ramps should be considered and the alternative with the least environmental impact chosen. Structures should not be sited or extended toward the sea more than 21 metres (70 feet) from the surveyed high water mark or where no plan exists, from the natural boundary of the sea. Applicants must submit proposals for construction of docks and boat ramps to the Department of Fisheries and Oceans Canada, as per the federal *Fisheries Act*, for review.
- g. Installation of a breakwater should be subject to designation and regulation to allow the community an opportunity to consider all effects. In considering an application for a breakwater, the following criteria must be satisfied: the breakwater must not reduce the area available to the public for mooring buoys and/or anchorage; the breakwater must not close off public access to the affected bay; the applicant addresses environmental and social effects; an environmental impact assessment is completed for the proposed breakwater; and a qualified registered engineer attests to the design of the breakwater.

## Ferry Service

### 4.4.8 Ferry Service Advocacy Policy

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

## Road System

### 4.4.9 Road System Advocacy Policy

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

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

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

## Communications

### 4.4.10 Communications Objectives

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

### 4.4.11 Communications Advocacy Policies

- a. The establishment of broadcast and transmission towers and facilities within the Lasqueti Island Planning Area is not supported without consultation and accommodation of community interests by the appropriate government, through a rezoning process of lands in question.
- b. Communication companies should continue the practice of placing telephone wires underground or at grade and should follow the same practice for electrical wires in the event that electrical service is extended to Island properties.

## Health Care

### 4.4.12 Health Care Objectives

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

## Garbage Disposal

### 4.4.13 Garbage Disposal Objectives

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

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## 4.4.14 Garbage Disposal Advocacy Policies

- a. The Local Trust Committee encourages the appropriate Provincial Ministry and the qathet Regional District to:
  - (i) ensure regulatory compliance occurs; and
  - (ii) promote recycling.
- b. The Freestore should be kept open and maintained as part of the qathet Regional District Waste Management service consistent with the qathet Regional District Solid Waste Management Plan.
- c. The qathet Regional District, in cooperation with the community, should create a comprehensive educational plan that encourages reduced consumption and net solid waste, maximizes reuse, repurposing and recycling and ensures waste and recycling reach appropriate destinations consistent with the qathet Regional District Solid Waste Management Plan.

## **Sewage Disposal**

### 4.4.15 Sewage Disposal Advocacy Policies

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

## **Utilities**

### 4.4.16 Utilities Advocacy Policies

- a. The Local Trust Committee encourages:
  - (i) the appropriate Provincial Ministry and any company to avoid routings on Lasqueti for high tension electrical transmission lines and pipelines intended for large scale movement of fuels.

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## PART 5 LAND USE

### 5.1 Land Base (LB)

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

#### Residential Land Use

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

##### 5.1.1 Objectives

- a. To ensure that subdivided parcels provide adequate resources (firewood, freshwater, soil, etc.), waste assimilation capacity (e.g. greywater), and are capable of supporting a variety of possible sustainable lifestyles.
- b. To maintain existing low-density subdivision and land use rules in order to protect and preserve our natural environment.
- c. To maintain and encourage a pattern of low-density, low-impact land-use that supports sustainable, self-sufficient lifestyles.
- d. To encourage the establishment of owner-operated, small-scale, low intensity home based enterprises that prioritize having minimal impacts on neighbours, shared infrastructure, and environment.
- e. To ensure residential development is self-sufficient in terms of freshwater and self-contained sewage disposal.
- f. To ensure appropriate access to parcels is provided, taking into account special features such as water courses, old-growth trees, wildlife and topography, and existing trails and roads.
- g. To ensure home enterprises are in harmony with the rural residential neighbourhoods.

##### 5.1.2 Policies

- a. A pattern of low density residential land use should apply. Parcels should be at least 4 hectares (9.88 acres) in Subdivision District A, at least 8 hectares in Subdivision District B (19.77 acres), and at least 65 hectares (160.61 acres) in Subdivision District C as indicated on Schedule C of the Lasqueti Land Use Bylaw.
- b. Dwellings are meant for long term residential use occupied by the owner or a renter on a long term basis.
- c. Guest cabins and short-term vacation rentals are not intended to be used for long term residential purposes.
- d. Home enterprise may be conducted on any parcel but should not cause pervasive intrusions on the peaceful enjoyment of nearby properties that exceed or differ from what would otherwise be experienced if the property was used for rural residential purposes.
- e. Subdivided parcels of land should be able to have a garden area and woodlot.

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- f. Residential lots should have a source of fresh water and sufficient capacity for appropriate sewage disposal.
- g. Surface water and catchments are encouraged as an alternative to drilled wells, provided that such systems do not degrade the environment.
- h. Where access to the sea or a strip of Crown land contiguous to the sea is required at time of subdivision, such access should be located to provide physically convenient access to and from coastal areas for public uses such as barge ramps, boat ramps, recreation or slipways. Where roads are either not feasible or desirable, public walking trails should be required as an acceptable substitute.
- i. For each dwelling permitted, normally associated accessory buildings and structures plus a guest cabin should be permitted.
- j. Strata title subdivisions should provide sufficient individually or commonly owned land such that each owner has a sustainable living unit.
- k. The Lasqueti Island Local Trust Committee will seek to ensure that the subdivision of properties that border public water bodies requires provision of public highway access that is appropriately located to meet the objectives of the Lasqueti Island OCP.

## 5.1.3 Advocacy Policies

- a. All levels of government are encouraged to assist interested land owners and residents with enhancing resource management practices and conserving natural areas on their holdings.
- b. Other government agencies with responsibilities and expertise in the resource management disciplines and in the taxation or economic regulatory sections are encouraged to assist private land owners interested in implementing environmentally sensitive, long term economic resource management practices; all levels of government are encouraged to implement tax incentives for voluntary conservation on private lands.

## **Commercial and Industrial**

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

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



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## 5.1.4 Objectives

- a. While recognizing the benefits, to minimize the negative environmental and social impacts of agriculture, forestry, mariculture, and other industry;
- b. To encourage agriculture, forestry, mariculture, and industry are practised in a sustainable manner;
- c. To promote use and development of the land that is in sympathy with the landscape and that makes the most of each site's natural characteristics;
- d. To ensure appropriate industrial and commercial ventures are permitted that are respectful of the residents of Lasqueti Island (e.g. noise, light, air quality, traffic).
- e. To encourage ecologically based stewardship and sustainable use of renewable resources.
- ~~f. a. 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.~~
- ~~g. a. To preserve and support balanced control of the local feral/heritage sheep which are a valued part of the community and its history.~~

## 5.1.5 Policies

- a. Economic and industrial undertakings should have limitations and development control on the Island in such a way that existing ecosystems are maintained for the benefit of future generations.
- b. Economic activities should provide adequate sewage disposal systems that prevent contamination or degradation the environment.
- c. Hazardous industries including the transportation, handling, storage and use of radioactive materials or other dangerous or toxic materials in bulk are prohibited in the Lasqueti Island Local Trust Area; bulk storage of gasoline, kerosene, diesel fuel, propane, and similar fuels intended for utilization by the residents and visitors are accepted.
- d. The siting of commercial and industrial buildings should be at reasonable distances from lot lines to ensure a degree of privacy and the quiet tranquillity consistent with a rural environment.
- e. Alternatives to drilled wells are encouraged to provide freshwater.
- f. Rezoning procedures for commercial and industrial application proposals are contained in the development procedure bylaw of the Lasqueti Island Local Trust Committee; such proposals should be referred to the Advisory Planning Commission for review prior to final consideration by the Lasqueti Island Local Trust Committee.
- g. A range of commercial and industrial activities are permitted as home enterprise. The scale of home enterprises should be regulated to control impact.
- h. Existing established businesses which do not have adequate off-street parking at the adoption date of this Bylaw may continue to operate without the provision of such parking facilities; any expansion of such a business must conform to the parking standards of this Bylaw.
- i. The owner or operator of an existing home enterprise who proposes to expand a business beyond the scale of a home enterprise should apply for a rezoning or a Temporary Use Permit.
- j. In the review of commercial and industrial zoning applications the applicant should provide:
  - (i) adequate off-street vehicle, motorcycle and bicycle parking;

# PROPOSED

- (ii) adequate fire protection measures;
- (iii) adequate proof of sewage disposal capability;
- (iv) adequate potable water supply and water conservation measures;
- (v) a plan showing:
  - 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;
- (vi) A narrative document describing:
  - how the rural character, scale, and density of development is in keeping with the character of the surrounding properties;
  - measures to reduce noise levels;
  - planned hours and days of operation (in particular any noise-making sources, e.g. cars, generators, machinery);
  - consideration of effect on island and neighbourhood services, ferry, phone, water sources, roads and traffic noise, and visual impact; and
  - how the proposal is compatible with objectives of this Bylaw.
- k. In recognition of the need for a place to store derelict vehicles that accumulate in the Local Trust Area, a vehicle holding compound may be considered on a site specific basis and will be subject to designation and regulation to allow the community an opportunity to consider all effects. When considering an application the following criteria must be satisfied: a screened buffer, appropriate setbacks from all property lines; protection from runoff of vehicle fluids; cost/benefit considerations; and environmental and social effects.
- l. In recognition of the need for gravel for residence, gravel extraction is allowed. Extraction beyond 3823 cubic metres (5,000 cubic yards) within a three-year period should be discouraged unless permitted in a commercial or industrial zone; gravel extraction activities and applications should be consistent with Policy 10 of this Section.
- m. The Local Trust Committee supports small-scale, organic and natural or low-input farming agriculture that contributes to the Island by developing local sources of farm products, maintaining the rural landscape and providing opportunity for development of individual initiative and self-reliance for the betterment of the community as a whole.
- n. In recognition of the need for a place to park vehicles, a commercial parking lot may be considered on a site specific basis and should be subject to designation and regulation after a community process has considered implications; when considering an application for a commercial parking lot the following criteria should be considered: setbacks from all property lines; protection from runoff of vehicle fluids, and environmental and social effects.
- o. Commercial and industrial activity should support forestry that utilizes practices sensitive to aesthetic, environmental, and social values, can contribute a modest source of revenue to private land owners while retaining land values, enhancing forest productivity, and supplying on-site fuel wood and other forest-related benefits.

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- p. The Local Trust Committee should support proper utilization of marine resources in the Lasqueti Trust Area for mariculture that provides employment and other economic benefits to the community while retaining traditional resident and visitor access to marine resources and year round moorage.
- q. Commercial and industrial undertakings often may not require or need long term zoning provisions; as such Temporary Use Permits may be considered in the Land Use Bylaw.
- r. This plan does not support the establishment of destination gaming facilities such as casinos and commercial bingo halls.
- s. The zoning bylaw may provide a zone in which short-term vacation rentals may be used for short-term visitor and tourist accommodation on a commercial basis.
- t. When rezoning to allow for short-term vacation rentals the Trust Committee should consider at a minimum matters of density on individual lots, water and sewage capacity available for tourist accommodation and the affect such a rezoning may have on the adjacent neighbourhood and the Island overall.

## 5.1.6 Advocacy Policies

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

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

~~c.b.~~ The Local Trust Committee does not support the extraction of gravel for any use outside of the Lasqueti Island Local Trust Area.

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

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

~~f.e.~~

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

~~h.g.~~ The Lasqueti Local Trust Committee encourages the Agricultural Land Commission and Ministry of Agriculture to recognise that large-scale commercial agriculture is not necessarily the most productive use of ALR land on Lasqueti Island, and that successful food-production

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on Lasqueti Island is labour-intensive and often involves areas of 0.5 to 5 ha under cultivation. Restrictions on parcel sizes and residential density within ALR land on Lasqueti Island should be based on consideration of the benefits of small-scale farming and homesteading.

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

j.i. The Local Trust Committee encourages the appropriate Ministries to only support mariculture that:

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

k.j. To consider short-term vacation rentals as commercial activities, and as distinct from long-term rentals.

## Hazardous Conditions

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

### 5.1.7 Objectives

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

### 5.1.8 Policies

- a. Development on lands known or suspected to be subject to flooding, landslide, avalanche or other hazardous conditions should be limited, unless protective measures are taken to prevent any detrimental consequences such as damage to property or risks to inhabitants.
- b. If the need arises for further identification or more precise delineation of hazardous areas, studies will be requested from the appropriate agencies or initiated by the Lasqueti Island Local Trust Committee.

## 5.2 Marine (M)

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

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

## 5.3 Parks and Protected Areas (PPA)

Scenic qualities provide a rural setting and pleasant pastoral views throughout Lasqueti Island. Voluntary stewardship of land is the primary means by which this feature of island living is maintained. Protection

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of environmentally sensitive areas and at-risk species and their habitats and significant natural sites is a fundamental Islands Trust policy.

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

## 5.4 Crown Lands (CL)

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

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

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

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

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

### 5.4.1 Objectives

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

## General

### 5.4.2 General Policies

- a. Increasing net density of Subdivision District C lands should not be permitted.

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- b. Development on Crown lands including, but not limited to, gravel extraction, road construction or community facilities must be compatible with overall conservation values.
- ~~c. Crown land parcels should remain largely undeveloped to ensure maintenance of a greenbelt.~~
- ~~d. Upon receipt of Crown land referrals, the Local Trust Committee should hold community discussions to allow for comment on the referral.~~

## 5.4.3 General Advocacy Policies

- a. Land and Water BC is requested to add provisions in any approved license of occupation for boat, barge and multi-purpose ramps that certain hours of operation be specifically mentioned and adhered to.
- b. Land and Water BC is requested to offer the community first opportunity to acquire Crown land parcels prior to them being sold to private interests.
- c. Public access to the foreshore should be identified by signs located on the public roads.

## **Access On and Across Crown Land**

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

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

## 5.4.4 Access On and Across Crown Land Policies

- a. Where an existing road on Crown land is currently in regular use for vehicle access to private lands and where no other legal land access exists, the community supports the granting of secure, long-term permission for landowners to continue such use and to maintain the road in drivable condition. Landowners should continue to maintain such roads in a condition that is compatible with conservation and community values.
- b. It is recognized that in some instances the only road access to private lands is across Crown land. Access to the private land is important for fire prevention, personal safety, as well as enjoyment of the private property by the resident; however, where these accesses are used they should be compatible with conservation and community values.
- c. Where permission for road access across Crown land is granted, such roads should generally follow the routes of any existing roads, except as necessary to avoid sensitive terrain and ecosystems, in order to prevent the environmental impact of creating new routes.
- d. Trails and unused roads on Crown land should remain as foot trails where they are compatible with conservation and community values.
- e. The Local Trust Committee shall consider the need to maintain community values, including conservation values and the interests of the land locked landowners, when providing input to the appropriate jurisdiction on applications for access across Crown land.

## 5.4.5 Access On and Across Crown Land Advocacy Policies

## PROPOSED

- a. The Local Trust Committee encourages Land and Water BC to maintain the current greenbelt function that exists on Crown Lands by accommodating a variety of land uses and ensuring their regulations are adhered to.
- b. The Local Trust Committee requests that Land and Water BC seek input from the community prior to changing uses on Crown Land.
- c. Land and Water BC and other appropriate Provincial Ministries should keep trails and disused roads located on Crown land to remain as foot trails.

# PROPOSED

## SCHEDULE B LAND USE DESIGNATION MAP



## Heather Kauer

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**From:** Peter Johnston  
**Sent:** Monday, September 20, 2021 10:08 AM  
**To:** Heather Kauer  
**Subject:** input on OcP draft

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Heather,

Here is my input on the current draft of our Lasqueti OcP. I apologize that it's long and detailed. I'm starting with the important issues, and will carry on to the minor ones. I thank you for your consideration and look forward to your knowledge and advice on these issues.

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

1. The OcP seems to begin at Goals on page 75 of the August 13 LTc agenda package. That's where the draft begins to talk about what the community desires and wants in the future. Nearly all the content before this is introductory or background material, which, though important, does not reveal much about the goals and desires of the community.
2. #3 Schedules on p 62 of the package says that Schedule A is the Official community Plan. The table of contents says that the OcP begins in Part 3, on page 72 of the package. The first part of this section contains many things that I do not consider to be part of the OcP, because they are also introductory and explanatory, but not at all about what the community wants. Examples of this are the community context, including the census data, the list of previous elected trustees from Lasqueti, and the section on What is an Official community Plan?
3. It would be far simpler to read and understand our OCP if the objectives were organized around the community's goals, and under each objective the relevant policies and advocacy policies were listed. Listing all the objectives and then all the goals (and then all the advocacy policies) makes it much more difficult than necessary to read and understand what the community wants, and how the policies relate to objectives, and vice versa. I request that a reorganization on this principle be undertaken before we proceed with further work and engagement with the public. Possibly this is part of the new Trust style guide or model for OCPs, which we haven't seen yet.
4. There are a considerable number of repetitions of policies and advocacy policies. Some sections of the OCP are written in a different voice or style than the rest of it, which seems a bit odd and could be confusing or misleading. A good editing job needs to be done before we proceed further, I believe.

Other fairly major questions and issues:

2.7 Amendment Procedure says, in its final sentence, "All amendments to this Plan shall be in keeping with the goals and objectives of this Plan." Does this mean that only minor changes can be made? What if a major change in an objective or a new objective is desired? An a major change be made, outside a comprehensive OCP review, and going through a lengthy process?

2.9 Compliance seems to be an issue for and about our Land Use Bylaw. I don't know what it's doing in our OCP, and I think it should be removed. The same is true for section 2.10 Owners Costs – there are no reports, etc. required under the OCP, so it's irrelevant. Possibly section 2.9.2 Inspection is relevant and should be left in.

Opinions and questions about a lot of points (mostly objectives or policies) of the OCP, starting at the beginning and working to the end:

P62

3. Schedules Schedule A – Official Community Plan Is Schedule A really the OCP?

P2/67

1.4 Island Concerns and Issues 3. Conservation of agricultural lands, forest lands, fresh water supplies, and foreshore areas; I think that the list should also include wetlands, in addition to or possibly instead of fresh water supplies.

1.5 Consultation last paragraph Is “final” needed or useful?

2.10 Owners Costs No reports, etc. are called for or required by the OCP. This section should be omitted from the OCP

2.11 Many of the “definitions” are vague and not very useful. A few of them will come up in comments below. All should be reviewed, I believe. e.g. long term rentals should specify that these are long term rental agreements, with the rent paid monthly and rental to be ongoing until one of the parties gives notice to end the rental agreement.

P7/72

Part 3 Official Community Plan Introduction first paragraph, last sentence “responsible for” should replace “with” so that it reads “Advocacy policies are included to encourage and guide decision makers responsible for matters outside of the authority of the Local Trust Committee.”

First bullet in Introduction include “and the Lasqueti community” at the end, or possibly substitute the community for the LILTC.

Community Context first paragraph Include list of other Nations with connections to and interests in the Lasqueti Trust Area, on land or the surrounding waters. Saying that Coast Salish people have lived on Lasqueti seems to imply that they still live here, or have been here in recent times.

Second paragraph It is true that “The history of Coast Salish Peoples is sustained in the language, place names, village sites, cultural and sacred sites that encompass the whole of the Islands Trust Area.” However, the language, place names, village sites, cultural and sacred sites on Lasqueti (like most or all of the Trust Islands) are almost totally unknown by current residents. As we make connections with First Nations Peoples (some of whom are not Coast Salish) and get to know them, we will learn more.

P9/74 The list of past Lasqueti trustees should be in the introduction or an appendix, not in the OCP section.

What is an Official Community Plan? This should clearly be in the introduction.

P10/75 Goals This is pretty clearly the beginning of the OCP The goals are not very clearly stated. I suggest:

Goals

The Lasqueti community wishes to maintain a rural island community where the Island people’s privacy and freedom are preserved;

The integrity of the island ecosystem is maintained;

Agricultural lands, forest land, fresh water supplies (wetlands?), and foreshore areas are conserved and protected; and Local employment, consistent with the protection of the community and natural environment, is provided.

I'm not sure who would be responsible for providing local employment. Surely not the LTC or the Trust. Perhaps this needs further thought.

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

P11/76 3.1 Environmental Stewardship second paragraph. In fact, the section is divided into four areas: General, Conservation, Consumption and Pollution, and Climate Change objectives.

#### General Objectives

Objective 2 – should avoiding contamination of land be added, too?

Objective 3 – I suggest deleting words “human use and”

Objective 8 – what proportion of the land being protected will be sufficient?

Minor editing and proof-reading comments:

Policy 11, p12/77, upper case S in not needed in Support

#### P14/79 3.2 Resource Stewardship Natural Resources General

Objective 2 rephrase as “are not harvested unsustainably”, or it sounds like we require them to be harvested.

Objective 3 What does this mean?

#### General Advocacy Policies

Advocacy policy 2 – remove the parenthetical phrase. It's not appropriate to recommend LINC.

Advocacy policy 9 – this isn't an advocacy policy, as it is directed to the community. It should be a policy.

#### P15/80 Marine Coastal Areas

This section comes from decades ago, when mariculture and aquaculture were going to be a huge economic driver of coastal prosperity. It is more or less irrelevant now in this formulation. There are many values that should be preserved: habitat, ecological processes, erosion & sedimentation, etc.

Any right to private use of the foreshore alienates the common area from public use and enjoyment, and should be done only carefully and thoughtfully.

Policy 3 – should also mention other sources of pollution, such as oil and fuels and other spills on or into the ocean.

Policy 4 – why is part of this emphasized by underlining?

Policy 5 – this reads like an information note. It doesn't seem like a policy to me. What does the LTC and the community want, or not want?

#### P16/81 Water Source Area Water Source Policies

Policy 5 - Deep/drilled wells have the highest probability of seriously affecting or degrading the water availability, as the volumes available are hard to monitor and adjust to. They are also a conduit for surface waters and contaminants to enter the groundwater rapidly and uncontrolled.

Policy 6 – Salmonid enhancement measures mostly enhance fishery resources, though protection of them is important, too

Policy 7 - Are applications to log crown land referred to LTC? If they are, how are the responses formulated? From staff? From LTC?

Policy 9 – Are not these sorts of issues regulated by our Riparian Area Regulations? Is this policy needed?

Policy 10 – Does this mean upon subdivision application? Is it possible to require an EIA? Should it specify the type of fresh water source this policy applies to?

Policy 11 – Is fill or debris allowed to be deposited anywhere on a person's property? Is this something we should consider regulating? If not, this should be an advocacy policy, shouldn't it?

Water resources Advocacy Policy – Is this section compatible with the recently new B water act? Should we refer this to William Shulba?

#### Recreational Resources

Objective 1 – do we really want to encourage provision of recreational resources? Like camping? Should we not limit or define which sorts we want?

Objectives 2 & 3 are repetitive and should be combined.

Advocacy Policy 2 – I believe that the qRD does include Lasqueti in its parks function, including planning and parks studies.

P18/83

#### Cultural Resources

Policy 2 – Does the LTC or the Trust have any current role in protection of heritage and recreational “resources”?

Policy 4 - Should not this simply say protect archaeological and heritage sites, without qualifying it to include only significant or valued ones?

Policy 5 - Relationship building and cooperation, both by LTC and the community, should not be linked to treaty negotiations. We should show respect and build relations.

Policy 6 – final bullet: damage is always avoidable

### 3.3 Community Stewardship

Introductory paragraph – it would probably be a good idea to list the recreational activities available on Lasqueti land and surrounding waters.

Objective 1 – add “to preserve the dark night and the quiet for everyone’s peace and enjoyment.”

Policy 2 – Would a trail ever be sufficient access to a development? or to the foreshore? Might this be an advocacy policy, directed to MOTI?

Advocacy Policy 1 – Are residents or the community able to prohibit this, or should we ask that other levels of government do so?

AP3&4 are similar, and probably should be combined. What is Transport Canada’s recognition of Lasqueti?

AP6&7 should be combined

AP9 – suggest adding “and other disputes within the community.”

#### Human Resources

Objective 3 – does this mean a school, and specifically False Bay School? Why not say so?

AP1 - Is this an advocacy policy? Advocate to whom? Who should do this?

#### Resilience

Objective 2 – this is a repeat of AP9 under General

#### Housing

Objective 1 – How will this be done? Should there be a policy or some direction or specifics?

#### Food Policies

AP1 is a repeat

#### Economy

Objective 2 – how would negative impacts of tourism be limited? By limiting short term rentals?

Policy 1 – This is from an era, decades ago, when it was thought that mariculture would be an important economic activity in the Trust Area. It isn’t particularly important now, I think.

### 3.4 Community Services

Introduction – Waste management service is provided by qRD, upon request and with support of the community.

Objectives 1&2 are pretty vague

Policy 6 – has LTC ever consulted with SD69? Is this needed or useful?

AP1-5 are all about derelict vehicles. Are they advocating to the community, or to qRD, or somewhere else?

#### Transportation

Objective 10&11 should be combined

Policy 1 – Is this a policy? What does "and should be considered sufficient" mean?

Policy 3 – I suggest saying that the Trust should encourage the public to use car-pooling ... etc.

Policy 4 - In what ways can the Trust, or the community, support this?

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

Objective 2 - In addition to ecological damage, docks infringe on the public foreshore, and privatize the public space, for an individual or family, rather than for cooperative and community use.

#### Boats and Maritime Vessels

Introduction - What does "and social effects would be addressed" mean?

Policy 1 - Do we need more than the one ramp at False Bay? Are community discussions the way to proceed to answer this question?

Policy 2 - I have no idea what "designation and regulation" mean, or "social effects should be addressed". This uncertainty and these phrases are repeated in many of the policies.

Policy 3 - Should they not be included in the permits or Land Use Bylaw? Why in the Crown lease referral?

Policy 6 - Policy 6 says structures may not extend beyond 21m from the shore, and Policy 4 says a dock may extend 37m. Why are these not consistent?

#### Ferry Service

AP1 - Why not name BC Ferry Corporation? second I suggest requesting baggage capacity, rather than freight, as BCF does carry passenger baggage, but not freight.

#### Road System

AP1 –

First bullet - Why not name BC Ferry Corporation? I suggest requesting baggage capacity, rather than freight, as BCF does carry passenger baggage, but not freight.

Fourth bullet – add "or the community" after LTC, or instead of the LTC

Fifth bullet - This is from a time, long gone, when they used local gravel. We didn't want our gravel exported from Lasqueti. Is it relevant or needed?

Last bullet - Would it be better to say "reside on Lasqueti", which gives the option of them sending a worker here?

#### Communications

Suggested additional objective: To require that any new radio towers are powered by solar, wind or other alternative power systems, and not by fossil fuel-using generators.

AP2 - Re-phrase the second part of this policy, as it is currently addressed to Communication companies. Period after "grade" then "The same practices should be followed for electrical wires ..."

#### Waste Management

##### Garbage Disposal

Objective 3 - Should this be a more general policy than just for Garbage Disposal? I think it should.

AP1 – first bullet - Not sure what this means. That we should follow the rules?

AP2 - Is this needed? What if qRD changes it's RD Solid Waste Management Plan - should our Freestore/Recycling Centre be kept open and maintained ...?

##### Sewage Disposal

AP1 - What should they do? Educate land & home-owners about safe alternatives to septic systems?

## Utilities

AP1 – add “and energy”

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## 3.5 Land Use

### Residential Land Use

Introduction - All of our existing land use patterns are not low density. There are several clusters of small-lot parcels and a considerable number of individual small lots.

Objectives 2&3 - I'd combine 2 and 3 to say "To minimize subdivision and structure land use rules in order to protect and preserve our natural environment and to encourage a pattern of low-density, low-impact land-use that supports sustainable, self-sufficient lifestyles." or something similar.

Objective 4 - Not sure what "shared infrastructure" is doing/meaning here.

Objective 5 - Why specify residential development only? Should it not say all Objective 6 - Not sure what this is asking for? Minimal disturbance to land and forest? Shorter roads and driveways that follow land contours and topography? development, and especially in the case of multi-lot subdivision?

Objective 7 - Isn't this included in Home Enterprise regulations? Need it be repeated?

Policy 3 – We should define what we mean by “long term”.

Policy 4 - Perhaps we should consider limits to home enterprise options, especially on lots smaller than 4ha, to be sure that neighbours are not disturbed, and maintain a residential atmosphere/ambiance.

Policy 5 - To make this effective, it should more clearly define what makes a garden and woodlot possible and sustainable.

Policy 7 - How do surface water and catchments degrade the environment, especially as alternatives to drilled wells? Is the surface/subsurface distinction relevant at all these days?

Policy 8 - Not sure what "or a strip of Crown land contiguous to the sea" is in here for, except that we should require public access to crown land that abuts the sea. Should we not require public access to all crown lands? Probably "physically convenient" should be outlined a bit better, to make sure that public accesses are physically possible for the public to use. There are far too many public access that are not usable because of (I assume) land surveyors who trained in the prairies.

Policy 10 - In addition to having the land, should not a Strata group agreement on how to provide for the owners' needs be required?

Policy 11 - I'd like to remove the word "highway" from this policy. I'd have it close to policy 8, which is also about public access at time of subdivision.

AP1 - I'd remove the word "management" which too often is synonymous with development and exploitation. Similar comment on phrase "long term economic resource management practices" in AP2

## Commercial and Industrial

First paragraph: Not sure it's good to center out the Hotel. Provisions also has relatively high density and use. Suggest just saying in the False Bay area.

The commercial enterprise with two residences is Provisions, and this use is grandfathered because it was in existence before any LUB was implemented. There is at least one LB/residential parcel with two residences, for the same reason, in the Lennie Road area.

Second paragraph: Road, not street. Is off-road parking a sign of rural areas? I think that parking vehicles beside a road, but off the traveled portion of it, is more a sign of a rural area, and should be perfectly acceptable.

Objective 1 - What sorts of negative impacts? Is it a matter of scale? Encourage subsistence and supplying community, but discourage large, for-profit industrial-scale industries? Suggest combining 1 and 2.

Objective 5 - What about non-renewable resources, like in mining or gravel extraction, etc.?

Objective 6 - This isn't a commercial/industrial objective. It's social and/or environmental.

Policy 1 - Don't know what "limitations and development control" means. Does it mean that owner and/or managers live on Lasqueti, or that the community or someone else has authority to limit and control?

Policy 2 - Sewage is only one of the possible harmful effluents or products of economic activities.

Policy 5 - This doesn't seem to be a commercial/industrial policy. It's also a repeat.

Policy 6 - Does "development procedure bylaw" mean our LUB

Policy 7 - Should not some of the limits be at least outlined in the OCP? Minimal disturbance of neighbours and neighbourhood, especially outside working hours, should be considered.

Policy 8 - Would any expansion trigger a requirement to meet all parking requirements of our LUB? How would this be determined, as we don't have building permits, inspections, etc.?

Policy 9 - We need to define the limits of a home enterprise, or this is meaningless..

Policy 10 - Is this adequate, from a planner's perspective?

Second last bullet of "a plan showing" bullet - Waste disposal? Don't we mean storage and handling facilities? Do we want to allow toxic wastes to be used, stored and handled?

Policy 12 - Do we need or want to permit gravel extraction on any parcel, up to 3823 cubic meters each 3-year period? Should not gravel extraction or moving beyond that done with a shovel and wheelbarrow require at least a permit, like soil removal and deposition permit?

Policy 15 - I'd rephrase the beginning of this policy by saying "Commercial and industrial forestry activity should utilize practices sensitive to ..."

Policy 16 - We should define "proper" to give this policy meaning. We should also remember and acknowledge that First Nations have long-standing history and practice of using marine resources, and enhancing and expanding them.

AP1 - manufacture? Ministry name - now Energy, Mines and Low Carbon Innovation

AP3 - This doesn't read like an advocacy policy, as it isn't asking anyone to do anything, just informing of the community's, or the LTC's, views

AP5 - It's not necessary to list factors to consider. They're experts in doing it.

AP10 - Which commercial/industrial objective does this belong to? I don't think that this is an advocacy policy, as it is up to us, in our LUB, to regulate and classify short-term rentals. It makes total sense to consider them as commercial, as they are commercial transactions.

#### Hazardous Conditions

Probably worth including that it is up to the landowner and developer to make sure that they assess the risks or hire expert help, and are responsible for avoiding hazardous sites, or mitigating their risks.

#### Marine

Second paragraph - What are the objectives and policies related to the Marine Coastal Areas?

#### Parks and Protected Areas

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

Are there any specific objectives and policies?

Is the Parks designation not for recreation, and the Protected designation for protected areas, with minimal recreational use?

#### Crown Lands

In the spirit of Reconciliation, it might be best to refer to Crown lands as provincially administered lands.

AP2 - No longer Land and Water BC. Also in other policies, like AP1, 2, & 3.

Suggest that the word "transferred" be used instead of sold, as they could be leased or given, not only sold.

AP3 - This is included elsewhere, and isn't particularly relevant to crown lands.

#### Access On and Across Crown Lands

Is there any objective for this section? Like to provide access to lands beyond, or to the parcel itself?

Policy 5 - Not sure at all what "the need to maintain community values" means.

AP3 - This is already covered in policy 4.

