



PUBLIC HEARING

LASQUETI ISLAND LOCAL TRUST COMMITTEE

February 10, 2025

**Judith Fisher Centre, #1 China Cloud Bay Road,
Lasqueti Island**

PROPOSED BYLAW NO. 104

(Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 2, 2024)

PLRZ20240104 Connected Coast

RELEVANT BACKGROUND INFORMATION REFERENCE BINDER

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Islands Trust

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9. **PUBLIC CORRESPONDENCE**

<u>ITEM</u>	<u>DATE</u>	<u>REPORT</u>
9.1	2024-12-28	Email dated 2024-12-28 from J. Barrett
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10. **PUBLIC HEARING SUBMISSIONS**

11. **COMMUNITY CONSULTATION - none**

12. **PREVIOUS APPLICATIONS or OTHER INFORMATION - none**

<u>ITEM</u>	<u>DATE</u>	<u>REPORT</u>
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Islands Trust

Public Hearing Procedure Script

Proposed Bylaw No. 104

1. OPENING THE PUBLIC HEARING

CHAIR:

The public hearing for Proposed Bylaw Nos. 104 is now open. I wish to welcome everyone in attendance and acknowledge that we are meeting in the territory of the Coast Salish First Nations.

My name is Trustee Tobi Elliott and I am the Chair of the Lasqueti Island Local Trust Committee.

I would like to introduce the Lasqueti Island Local Trust Committee Trustees: Mikaila Lironi and Tim Peterson.

I would like to introduce Islands Trust Planning Staff:

- Stephen Baugh Island Planner
- Nadine Mourao, Legislative Clerk
- Lisa Millard, Meeting Administrator/Recorder

NOTE: In the event of a large turnout and potential high number of speakers:

CHAIR: *Considering the number of speakers and our intent to give everyone the opportunity to speak with adequate time to present their comments, we are advising that this public hearing will start today and MAY be adjourned and reconvened. An announcement will be made later in the public hearing prior to the adjournment if the hearing is to be reconvened."*

2. CHAIR'S OPENING STATEMENT

"This Public Hearing is being convened pursuant to Section 465 of the Local Government Act in order to consider:

Proposed Bylaw No. 104 cited as "Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 2, 2024".



Islands Trust

Public Hearing Procedure Script Proposed Bylaw No. 104

All persons who believe that their interest in property is affected by the proposed bylaw(s) will be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed bylaw(s). Those wishing to speak should commence their presentation by clearly stating their name.

Members of the Local Trust Committee may, if they wish, ask questions of you following your presentation; however, the main function of the Local Trust Committee members is to listen to the views of the public. It is not the function of Committee members to debate the merits of the proposed bylaw(s) with individual citizens.

Everyone will be given a reasonable opportunity to be heard and none should feel discouraged from presenting their views.

In considering the proposed bylaw(s), the Local Trust Committee has received documents which may influence its decision. Those documents are available for review during this hearing, as available on our website and indicated in the Public Hearing notice.

Any person who wishes to present a written submission to the Local Trust Committee may do so, and all written submissions are available for review during this hearing. Written submissions must be received by the Local Trust Committee before the close of the hearing.

Your final opportunity to comment on the proposed bylaw(s) is during this hearing, as members of the Local Trust Committee may not receive further submissions, nor discuss the proposed bylaw with the public after the close of the hearing.

After this Public Hearing has concluded, the Local Trust Committee may, without further notice, make whatever decision it deems proper with respect to the bylaw(s) that are the subject of the hearing.”



Public Hearing Procedure Script

Proposed Bylaw No. 104

3. PLANNER/LEGISLATIVE CLERK REVIEW

CHAIR:

Planner Baugh will now summarize the public hearing notice, key points of the bylaw and referral agency responses.

PLANNER:

A copy of this notice was advertised in two consecutive editions of the **Parksville Qualicum Beach News** on **January 29** and **February 5, 2025**. All notification requirements under the *Local Government Act* have been completed.

There is a copy of the **complete** public hearing binder available during this public hearing and it is located **on the Islands Trust Website at:**

<https://islandstrust.bc.ca/island-planning/lasqueti/current-applications/>

What is Bylaw No. 104?

The bylaw amendments to the Lasqueti Island Land Use Bylaw (LUB) include:

- Permitting fibre-optic cable telecommunication public service utility use in the location of a proposed fibre optic cable which will come from Vancouver Island, extend through False Bay, and terminate at the end of Weldon Boat Ramp Rd.

Proposed Bylaw No. **104** were referred to:

- **1** Federal Agency
- **2** Regional Agencies
- **1** Non-Agency; and
- **18** First Nations

The following comments and responses were received by the Local Trust Committee (*summarize comments by Agency and First Nations*).

Planner to summarize referral responses.

Note the number of public submissions received. _____ as of February 9, 2025.

We have received _____ so far at _____ am, I will advise and send any others.



Public Hearing Procedure Script

Proposed Bylaw No. 104

1. HEARING THE PUBLIC

NOTE: *(If there are many speakers, a speakers list should be made available to the public BEFORE the hearing commences. Time limits to speak can also be set by the chair AS LONG AS the Chair states that speakers will have another opportunity to be recognized after everyone has been heard a first time.)*

CHAIR:

Submissions can be made at any time during and until the close of the hearing.

If any submissions are received during the meeting the Local Trust Committee will pause prior to closing to ensure that the LTC has time to review those submissions.

I will begin with the Speakers List, after which I invite members of the public who wish to speak to line up. Please state your name prior to making comments. After your presentation to the Local Trust Committee, the Trustees may ask you questions but they are primarily here to listen and will not debate the issues with you.

I will call three times for speakers before closing the hearing at which point no further written or oral submissions can be made.

(Mid-meeting reminder)

Just a reminder for anyone who has come in late please submit any comments you may have prior to the close of the public hearing.

(When it appears there may be no more speakers - Chair or Planner to note the number of written submissions that have been received during the public hearing -if any).

IF THERE ARE SUBMISSIONS - AT THIS POINT YOU SHOULD STAY IN VIEW, TURN OFF MICS AND REVIEW SUBMISSIONS SO THE PUBLIC SEES THAT YOU HAVE DONE THAT PRIOR TO CLOSING THE PUBLIC HEARING.

PROCEDURE TO CLOSE THE PUBLIC HEARING



Public Hearing Procedure Script

Proposed Bylaw No. 104

CHAIR:

We will now proceed to close the public hearing. Please note, after the public hearing closes, the Local Trust Committee will no longer be able to receive public submissions prior to making a decision.

Asking ONCE for any more speakers. (*LONG PAUSE ~ 10 seconds*)
(*If there are any more speakers at any point in the “asking for speakers” the Chair repeats the call for speakers three times.*)

Asking A SECOND TIME for any more speakers. (*LONG PAUSE ~10 seconds*)

Asking A THIRD TIME for any more speakers. (*LONG PAUSE ~10 seconds*) This is now the final opportunity for you to hand in a written submission to the Local Trust Committee. Once the hearing is closed, no additional submissions will be accepted.

3. CLOSING THE PUBLIC HEARING

CHAIR:

ADDITIONAL COMMENTS BY CHAIR:

Please be advised that we are now in the ‘post public hearing’ stage of the legislative review of Proposed Bylaw No. 104

The Lasqueti Island Local Trust Committee can now no longer receive information pertaining to the proposed bylaws; however, you can still submit any outstanding questions and comments directly to the Planner.

The Local Trust Committee may give further readings to the bylaw or defeat the bylaw or make minor amendments that do not affect the use or density without further notice or hearings.

NOTE:



Islands Trust

Public Hearing Procedure Script Proposed Bylaw No. 104

If the public hearing has a large turnout and needs to be reconvened, the Chair must state the time and place for the resumption of the hearing to those present at the time the hearing is adjourned.

Trust Area: Lasqueti Island Local Trust Committee

Type: Land Use Bylaw

Bylaw No.: LA-104

Application No.: PLRZ20240104

Trust Initiated: No

Proofread By:

Clerk: Yes
Planner: Yes

Technical Staff: Yes

First Reading Date: 16-Dec-2024

Bylaw Sent to Referrals: Yes
Date Proposed Bylaw to Web: 13-Jan-2025

Resolutions:

Resolution Waiving Public Hearing: No
Resolution Authorizing Public Hearing: Yes
Resolution to Proceed no Further Date:

Secretary Signature Block:

Secretary's Signature: Mourao, Nadine

Date: 23-Jan-2025

File complete and ready for Public review: Yes

Public Hearings:

Location: Judith Fisher Centre, #1 China Cloud Bay Road
Proofread By: Mourao, Nadine

Legal Paper: Parksville Qualicum Beach News
First Publish Date: 29-Jan-2025 Second Publish Date: 05-Feb-2025

Alternate Paper: Parksville Qualicum Beach News
First Publish Date: Second Publish Date:

Mailout Date: 21-Jan-2025 Delivery Notices:
Second Reading Date: Date Public Hearing Held: 10-Feb-2025
Third Reading Date:



Lasqueti Island Local Trust Committee

PUBLIC HEARING NOTICE

Proposed Bylaw No. 104
PLR220240104 Connected Coast

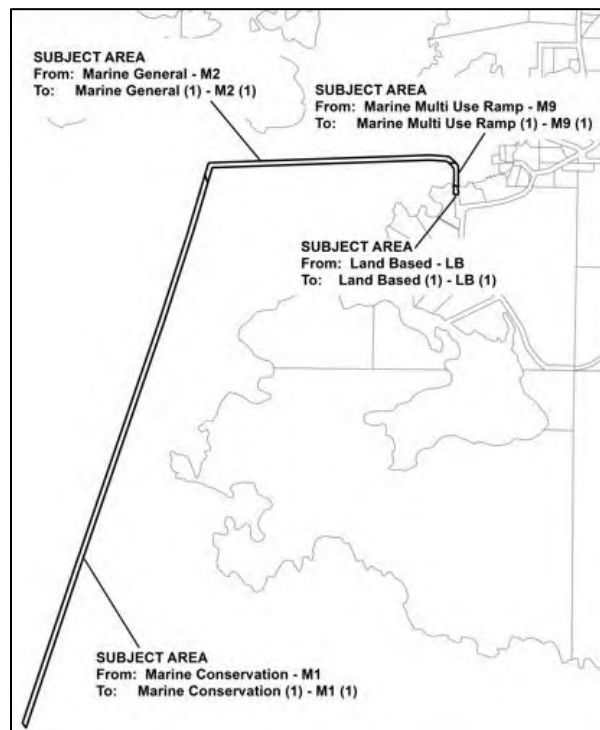
The Lasqueti Island Local Trust Committee invites the public to attend a Public Hearing beginning at **11:30 am, Monday, February 10, 2025, Judith Fisher Centre, #1 China Cloud Bay Road, Lasqueti Island**, to hear your views regarding **Proposed Bylaw No. 104**.

- **11:15 AM – Community Information Meeting** will be held before the Public Hearing for you to learn more about the bylaws and to ask questions
- **11:30 AM – Public Hearing**

What is Bylaw No. 104 about?

The bylaw amendments to the Lasqueti Island Land Use Bylaw (LUB) include:

- Permitting fibre-optic cable telecommunication public service utility use in the location of a proposed fibre optic cable which will come from Vancouver Island, extend through False Bay, and terminate at the end of Weldon Boat Ramp Rd.



How Do I Get More Information?

Copies of the proposed bylaw, the Public Hearing Binder and other information is available **online** from January 27, 2025 to February 9, 2025 here: <https://islandstrust.bc.ca/island-planning/lasqueti/current-applications/> and at the Islands Trust Northern Office, 700 North Road, Gabriola, BC V0R 1X3 from 8:30 a.m. to 4:00 p.m., excluding statutory holidays.

Enquiries?

Contact the Islands Trust Northern Office, by **email:** northinfo@islandstrust.bc.ca, or **phone:** 250-247-2063.

Written submissions?

Written submissions will be accepted until 4:30 p.m., February 9, 2025 to: Islands Trust, 700 North Road, Gabriola Island, BC, V0R 1X3 or **email:** northphsub@islandstrust.bc.ca

Written submissions made in response to this notice will be available for public review.

NO WRITTEN OR ORAL REPRESENTATIONS WILL BE RECEIVED BY THE LASQUETI ISLAND LOCAL TRUST COMMITTEE, OR ITS MEMBERS, AFTER THE CONCLUSION OF THE PUBLIC HEARING.

**Nadine Mourao,
Deputy Secretary**

PROPOSED

LASQUETI ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 104

A BYLAW TO AMEND LASQUETI ISLAND LAND USE BYLAW NO. 78, 2005

The Lasqueti Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Lasqueti Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 2, 2024”.

2. Lasqueti Island Local Trust Committee Bylaw No. 78, cited as “Lasqueti Island Land Use Bylaw No. 78, 2005”, is amended as per Schedule “1” attached to and forming part of this bylaw.

READ A FIRST TIME THIS 16TH DAY OF DECEMBER , 2024

READ A SECOND TIME THIS _____ DAY OF _____ 20____

PUBLIC HEARING HELD THIS _____ DAY OF _____ 20____

READ A THIRD TIME THIS _____ DAY OF _____ 20____

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS
_____ DAY OF _____ 20____

ADOPTED THIS _____ DAY OF _____ 20____

Chair

Secretary

DRAFT BYLAW NO. 104 (LUB)

LASQUETI ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 104

Schedule "1"

1. **Schedule "A"** of Lasqueti Island Land Use Bylaw No. 78, 2005 is amended as follows:

1.1. **PART 4 ZONE PROVISIONS**, Section **4.2. LAND BASED (LB)**, is amended by adding the following new Subsection after Subsection (3) **Regulations**:

"(4) Site Specific Regulations

(a) The regulations listed in Subsections (1) through (3) of this Section apply to the land identified on Schedule B (Land Use Zoning Map) by the Site Specific Zone listed in the table in Article (b) of this Subsection, except as varied by the relevant Site Specific Regulation.

(b)

Site Specific Zone	Site Specific Regulation
LB (1)	In addition to the Permitted Uses listed in Subsection (1) of this Section, fibre-optic cable telecommunication public service utility is a permitted use.

1.2. **PART 4 ZONE PROVISIONS**, Section **4.14. MARINE CONSERVATION (M1)**, is amended by adding the following new Subsection after Subsection (2) **Permitted Structures**:

"(3) Site Specific Regulations

(a) The regulations listed in Subsections (1) through (2) of this Section apply to the land identified on Schedule B (Land Use Zoning Map) by the Site Specific Zone listed in the table in Article (b) of this Subsection, except as varied by the relevant Site Specific Regulation.

(b)

Site Specific Zone	Site Specific Regulation
M1 (1)	<p>In addition to the Permitted Uses listed in Subsection (1) of this Section, fibre-optic cable telecommunication public service utility is a permitted use.</p> <p>In addition to the Permitted Structures listed in Subsection (2) of this Section, fibre-optic cable is a permitted structure.</p>

1.3. **PART 4 ZONE PROVISIONS**, Section **4.15. MARINE GENERAL (M2)**, is amended by adding the following new Subsection after Subsection (3) **Regulations**:

"(4) Site Specific Regulations

(a) The regulations listed in Subsections (1) through (3) of this Section apply to the land identified on Schedule B (Land Use Zoning Map) by the Site Specific

DRAFT BYLAW NO. 104 (LUB)

Zone listed in the table in Article (b) of this Subsection, except as varied by the relevant Site Specific Regulation.

(b)

Site Specific Zone	Site Specific Regulation
M2 (1)	<p>In addition to the Permitted Uses listed in Subsection (1) of this Section, fibre-optic cable telecommunication public service utility is a permitted use.</p> <p>In addition to the Permitted Structures listed in Subsection (2) of this Section, fibre-optic cable is a permitted structure.</p>

1.4. **PART 4 ZONE PROVISIONS, Section 4.22. MULTI USE RAMP (M9)**, is amended by adding the following new Subsection after Subsection (3) **Regulations**:

“(4) Site Specific Regulations

(a) The regulations listed in Subsections (1) through (3) of this Section apply to the land identified on Schedule B (Land Use Zoning Map) by the Site Specific Zone listed in the table in Article (b) of this Subsection, except as varied by the relevant Site Specific Regulation.

(b)

Site Specific Zone	Site Specific Regulation
M9 (1)	<p>In addition to the Permitted Uses listed in Subsection (1) of this Section, fibre-optic cable telecommunication public service utility is a permitted use.</p> <p>In addition to the Permitted Buildings and Structures listed in Subsection (2) of this Section, fibre-optic cable is a permitted structure.</p>

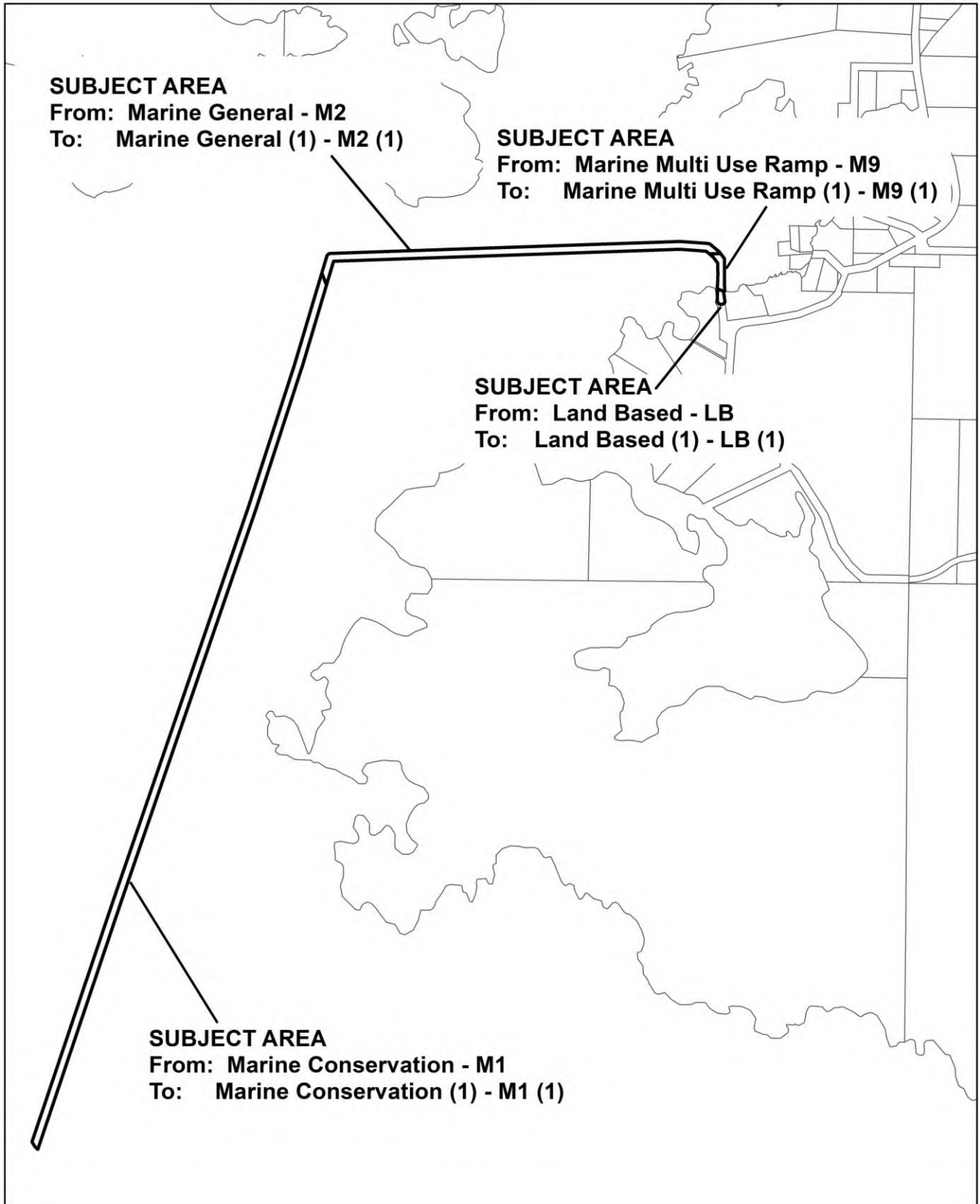
2. **Schedule “B”** of Lasqueti Island Land Use Bylaw No. 78, 2005 is amended as follows:

2.1 Schedule “B” – is amended by changing the zoning classification to site specific zones as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “B” of Bylaw No. 78 as are required to effect this change.

DRAFT BYLAW NO. 104 (LUB)

LASQUETI ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 104

Plan No. 1





Victoria Office
 200 - 1627 Fort Street
 Victoria, BC V8R 1H8
 (250) 405-5151
southinfo@islandstrust.bc.ca

Galiano, Mayne, North Pender,
 Saturna, South Pender Islands

Salt Spring Office
 1 – 500 Lower Ganges Road
 Salt Spring Island, BC V8K 2N8
 (250) 537-9144
ssiinfo@islandstrust.bc.ca

Salt Spring Island

Northern Office
 700 North Road
 Gabriola Island, BC V0R 1X3
 (250) 247-2063
northinfo@islandstrust.bc.ca

Denman, Gabriola, Gambier, Hornby,
 Lasqueti, Thetis, Ballenas-
 Winchelsea Islands

Planning Application Authorization Form

Applicant:

<i>Name</i>	<i>Company</i>
Renée LaBoucane	Strathcona Regional District
<i>Mailing Address</i>	
990 Cedar St. Campbell River, BC V9W 7Z8	
<i>Phone</i>	
250 830 6711	<i>Email</i> rlaboucane@srd.ca

Declaration: N/A as the application areas are located on crown land

As the owner or agent authorized to act on behalf of the owner(s) of the subject property, I declare the information submitted in support of this application is true and correct in all respects.

Signature

Owner Authorization:

As the registered owner(s) of the subject property, I/we declare that the information submitted in support of this application is true and correct in all respects. I/we hereby authorize Islands Trust staff or their contractors to conduct site inspections of the subject property for the purpose of processing this application, and hereby authorize and appoint:

Print Name (Complete if applicant is not the owner(s))

... to serve as the agent for this application, and communicate with Islands Trust staff and Islands Trust bodies on our behalf.

All registered owners on title must be listed on and sign the application. Corporations must include a list of directors.

<i>Name/Company Name</i>	<i>Signature</i>
<i>Mailing Address</i>	
<i>Phone</i>	
<i>Email</i>	
	<i>Print Name</i>
	<i>Date</i>

<i>Name/Company Name</i>	<i>Signature</i>
<i>Mailing Address</i>	
<i>Phone</i>	
<i>Email</i>	
	<i>Print Name</i>
	<i>Date</i>

Freedom of Information

The collection of personal information, for the purpose of processing this application, is authorized under the Local Government Act, Community Charter and section 26(c) of the Freedom of Information and Protection and Privacy Act. Enquiries may be directed to a Deputy Secretary at any of the Islands Trust Offices, as noted on page 1 of this form. A request for information, under the Freedom of Information and Protection of Privacy Act may be made to: FOI Coordinator, Islands Trust, 200-1627 Fort Street, Victoria, BC V8R 1H8, Tel. (250) 405-5151, Fax (250) 405-5155.

Schedule A: Bylaw Amendments / Rezoning Requirements

Purpose of Application:

Strathcona Regional District Connected Coast Corporation (SRDCCC) is submitting a amendment request for the installation of the Connected Coast Project (CCP) at Lasqueti Island. The CCP will bring high-speed internet access to rural and remote communities along coastal B.C., Haida Gwaii, and Vancouver Island. It will connect communities to a subsea fiber-optic network that will run from Prince Rupert to Haida Gwaii, down the Sunshine Coast, and around Vancouver Island. The cable will provide more than 150 landings at rural and remote coastal communities, including 48 indigenous communities representing 44 First Nations, providing the opportunity to connect to high-speed internet. It is anticipated that the project will be completed by March 2024.

Amendment Requested:

SRDCCC is requesting a text amendment to the Land Based Zone, Marine Conservation (M1) Zone and Marine Multi-Use Ramp (M9) as described in Lasqueti Island Land use bylaw No. 78 . We are requesting the text amendment to include utility use to allow the installation and operation of the fiber optic telecommunication cables.

Written description of Marine General Zone

M1 – Marine Conservation The following uses and no others are permitted in the Marine Conservation zone:

- (a) Ecological reserves and other reserves designated for protection of marine ecosystems and habitat;
- (b) Public shellfish reserves;
- (c) Underwater Conservancy;
- (d) Marine Protected Areas;
- (e) Marine navigation aids; and
- (f) Emergency log boom tie ups

M9 – Marine Multi-Use Ramp (1) Permitted Uses

The uses permitted in Section 4.14, plus the following uses and no others are permitted in the Multi Use Ramp zone:

- (a) Multi use ramp

LB – Land Based (1) Permitted Uses Except where otherwise regulated in this Bylaw, the following uses and no others shall be permitted on any parcel of land:

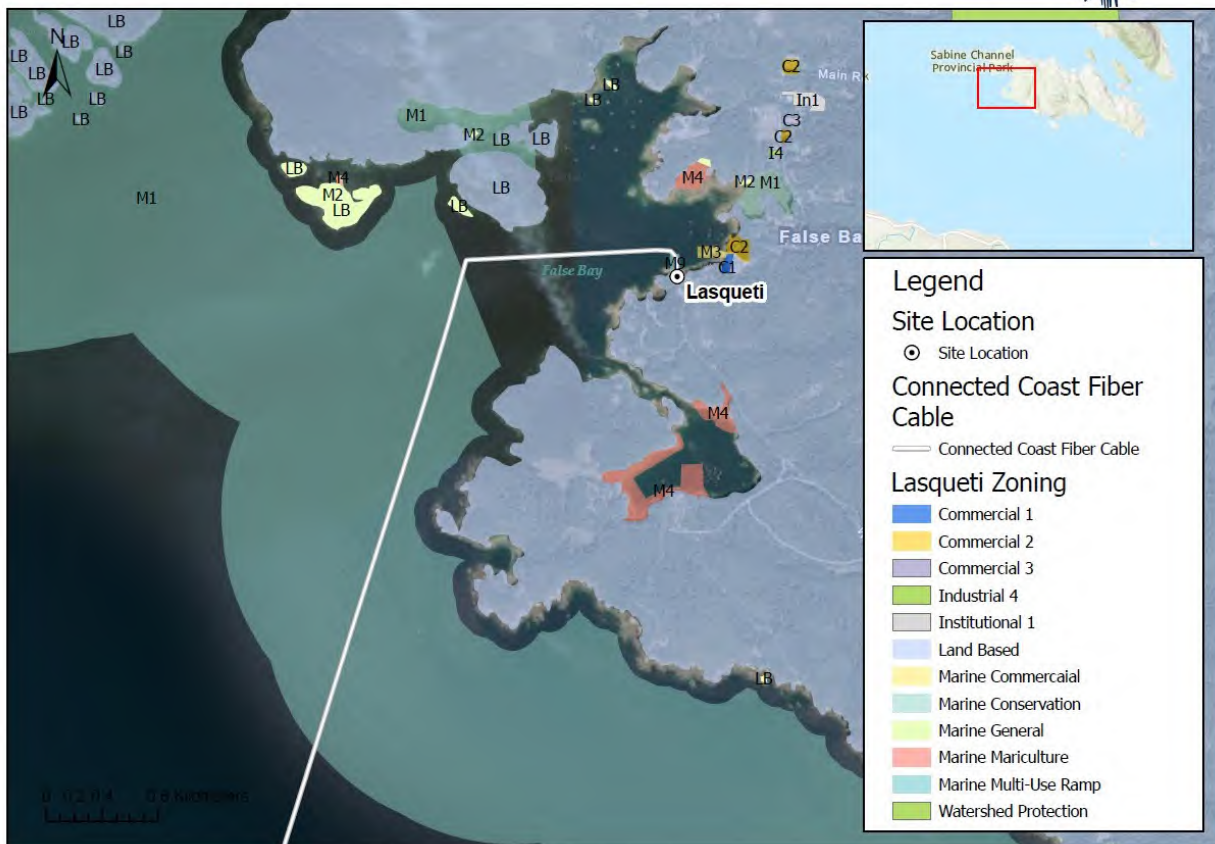
- (a) Residential;
- (b) Agriculture;

- (c) Forestry;
- (d) Mariculture facilities;
- (e) Home enterprise, subject to Subsection 3.6;
- (f) Slipways.

Proposed Uses of the Land and Buildings on Subject Property:

CCP is proposing to lay a fiber optic cable within the Marine General Zone to connect Lasqueti Island Residents to the network, improving connectivity for the residents of Lasqueti Island. The cable would need to connect to the proposed landing site at Lasqueti Island on Weldon Road. The cable goes through the M1, M9, and LB zones as seen below.

Connected Coast Project - Proposed Installation at Lasqueti



Proposed Timing of the Development or commencement of use:

The Connected Coast installation must occur between November 2024 and March 2025. It will take approximately 3-4 days to complete the intertidal construction and cable lay operation.

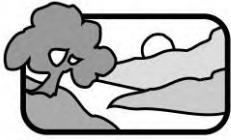
Existing uses of the land and Buildings on Adjacent Properties:

The proposed landing on Weldon Road is located within the LB Zone, the surrounding area is also within the LB zone. This area is primarily residential.

Reasons in support of the Bylaw amendment request:

Islands Trust as well as Lasqueti Island Residents stand to benefit from improved connectivity through the Connected Coast Network. The Fiber installation will provide the highest quality connectivity. This installation would bring backbone fiber to communities and would allow residents in this community access to many essential services such as online education, health and e-commerce.

The community has had the opportunity to comment on the project through public consultation through Connected Coast's provincial application as well as Transport Canada's Federal consultation process.



Islands Trust

BYLAW REFERRAL FORM

700 North Road
Gabriola Island BC V0R 1X3
Ph: (250) 247-2063
Fax: (250) 247-7514
northinfo@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: Lasqueti Island Local Trust Area Bylaw No.: 104 Date: December 20, 2024

You are requested to comment on the attached Bylaw for potential effect on your Nation/Agency's interests. We would appreciate your response within 30 days, no later than January 20, 2025. If no response is received within that time, it will be assumed that your Nation/Agency's interests are unaffected. For your information a Public Hearing to consider the Bylaw will be held February 10, 2025.

APPLICANTS NAME / ADDRESS:

Renée LaBoucane

PURPOSE OF BYLAW:

This application is a request to amend the Lasqueti Island Land Use Bylaw to permit a fibre optic cable through the marine area and at a landing site at the Weldon Rd. barge ramp.

GENERAL LOCATION:

False Bay and at the end of Weldon Rd, Lasqueti Island

LEGAL DESCRIPTION:

Proposed fibre optic utility will be located in marine areas and on a road right of way.

SIZE OF PROPERTY AFFECTED:

Approximately 10m x 3000m area is proposed to be rezoned.

ALR STATUS:

Not ALR

OFFICIAL COMMUNITY PLAN DESIGNATION:

Marine and Land Based

OTHER INFORMATION:

The Lasqueti Island Local Trust Committee gave First Reading to proposed Bylaw No. 104 on December 16, 2024. A copy of the staff report and the proposed bylaw is included in this referral for background information. All relevant background information, including staff reports and public correspondence received is posted to the Lasqueti Island Current Applications webpage: <https://islandstrust.bc.ca/island-planning/lasqueti/current-applications/>
Please direct any communications regarding this referral to Nadine Mourao at 250-247-2206, or by email to nmourao@islandstrust.bc.ca.

Please fill out the Response Summary on the back of this form. If your Nation or Agency's interests are "Unaffected", no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this Bylaw.

(Signature)

Name: Nadine Mourao

Title: Legislative Clerk/Deputy Secretary

This referral has been sent to the following agencies:

Federal Agencies

Fisheries & Oceans, Canada - Pacific Region

Ts'uubaa-asatx First Nation

We Wai Kai Nation

Wei Wai Kum Nation

First Nations

Cowichan Tribes,

Da'naxada'xw First Nation

Halalt First Nation

K'omoks First Nation

Lyackson First Nation

Mamalilikulla First Nation

Nanwakolas Council

Penelakut Tribe

Qualicum First Nation

Snaw-Naw-As First Nation

Snuneymuxw First Nation

Stz'uminus First Nation

Te'mexw Treaty Association

Tla'amin Nation

Tlowitsis Nation

Regional Agencies

qathet Regional District

Lasqueti Advisory Planning Commission

Non-Agency Referrals

Lasqueti Internet Access Society

BYLAW REFERRAL FORM RESPONSE SUMMARY

Approval Recommended for Reasons Outlined Below

Approval Recommended Subject to Conditions Outlined Below

Interests Unaffected by Bylaw

Approval Not Recommended Due to Reason Outlined Below

Lasqueti Island Trust Area
(Island)

(Signature)

(Date)

104
(Bylaw Number)

(Printed Name & Title)

(Nation/Agency)



Referrals: Bylaw 104

Agency	Sent	Received
<p>Cowichan Tribes <i>Referrals Coordinator</i> Comments: Thank you for the referral. Cowichan Tribes at this time will defer to the local First Nation. Eduardo G. Sousa, Acting Lead Referrals Coordinator</p>	20-Dec-2024	27-Jan-2025
<p>Da'naxda'xw/Awaetlala First Nation <i>Referrals Coordinator</i> Comments: The DFN has no comment or concern. Robert Duncan, Administrator</p>	20-Dec-2024	28-Jan-2025
<p>Fisheries and Oceans Canada (DFO) – Fish and Fish Habitat Protection Program <i>Referrals Coordinator</i> Comments: The conservation and protection of Canada’s marine and freshwater resources is a top priority for Fisheries and Oceans Canada (DFO). DFO’s Fish and Fish Habitat Protection Program (FFHPP) helps conserve and protect fish and fish habitat and restore fish habitat for future generations. The FFHPP administers and ensures compliance for development projects taking place in and around fish habitat, under the Fisheries Act and relevant provisions of the Species at Risk Act. DFO’s FFHPP is not providing detailed comments on the referenced bylaw. However, DFO recommends that land use planning processes consider establishing clear environmental conservation and protection objectives that are reflected in designation of environmentally sensitive areas, setback requirements, stormwater retention/detention requirements, land use restrictions and bylaws (e.g., tree removal). Protection of freshwater and marine resources provides long-term benefits to fish and fish habitat, as well as to the public, by regulating water quality and quantity, providing for stream channel and foreshore stability, and increasing resiliency to climate change impacts. Stephen Tessovitch, Referrals and Client Services Coordinator</p>	20-Dec-2024	24-Dec-2024
<p>Halalt First Nation <i>Referrals Coordinator</i> Comments:</p>	20-Dec-2024	
<p>K'omoks First Nation <i>Referrals Coordinator</i> Comments:</p>	20-Dec-2024	All environmental referrals



Islands Trust

<p>KFN is currently at capacity for environmental referrals and cannot meaningfully engage at this time. Please note that even if KFN does not respond to a referral within a given deadline, we may choose to address the issues of Aboriginal rights and/or title infringement and compensation through the treaty process, the courts, or other dispute resolution processes. We also reserve the right to raise objections if any cultural use, archaeological sites, or environmental impacts are identified when work is carried out or if we discover impacts on our rights or interest that we had not foreseen.</p>		
<p>Lasqueti Advisory Planning Commission Comments:</p>	20-Dec-2024	
<p>Lasqueti Internet Access Society <i>Referrals Coordinator</i> Comments:</p>	07-Jan-2025	
<p>Lyackson First Nation <i>Referrals Coordinator</i> Comments:</p>	20-Dec-2024	
<p>Mamalilikulla First Nation <i>Referrals Coordinator</i> Comments:</p>	20-Dec-2024	
<p>Nanwakolas Council <i>Referrals Coordinator</i> Comments:</p>	20-Dec-2024	
<p>Penelakut Tribe <i>Referrals Coordinator</i> Comments:</p>	20-Dec-2024	
<p>Qathet Regional District <i>Referrals Coordinator</i> Comments:</p> <ul style="list-style-type: none"> • Lasqueti Barge Ramp is very busy, with barges shipping freight and vehicles and users launching boats. • Lasqueti Barge Ramp is used for the temporary storage of freight. The CAO's of qathet Regional District and Islands Trust have been communicating with the BC Ministry of Transportation about expanding the footprint of the current lease area to accommodate the temporary storage of freight. • False Bay is very susceptible to the westerly winds, the area is quite rough, so rough that the concrete block protective wall must be replaced every ten years or so due to the pounding of rock and waves against it. Four photos attached of the ramp in early 2024, and one of the new wall installed in summer of 2024. *see 6.3 Qathet Regional District Referral Response Detail for more information. 	20-Dec-2024	10-Jan-2025
<p>Qualicum First Nation <i>Referrals Coordinator</i></p>	20-Dec-2024	



Islands Trust

Comments:		
Snaw-Naw-As First Nation <i>Referrals Coordinator</i> Comments:	20-Dec-2024	
Snuneymuxw First Nation <i>Referrals Coordinator</i> Comments:	20-Dec-2024	
Stz'uminus First Nation <i>Referrals Coordinator</i> Comments:	20-Dec-2024	
Te'mexw Treaty Association <i>Referrals Coordinator</i> Comments:	20-Dec-2024	
Tla'amin Nation <i>Referrals Coordinator</i> Comments: Thank you for your submission. This application is for an area outside of Tla'amin Nation's core territory. As such, we will defer to the directly affected Nation(s) and support their decision making. č'ēč'ēha°ēč (I thank you), Rachael Sydenham, Referrals Coordinator	20-Dec-2024	14-Jan-2025
Tlowitsis First Nation <i>Referrals Coordinator</i> Comments:	20-Dec-2024	
Tsu'uubaa-asatx First Nation <i>Referrals Coordinator</i> Comments: This area appears to be on/in an area that Ts'uubaa-asatx Nation would recognize as being in close proximity to other First Nation territorial lands. As such, I would categorize this as a Level 2 rights area for Ts'uubaa-asatx Nation. Level 2 identifies that Ts'uubaa-asatx Nation had harvesting, trade and Nation to Nation relations, but not necessarily Title and governing authorities, which would be Ts'uubaa-asatx Nation's highest S.35 interests and would require high end of the Haida spectrum consultation. However, Level 2, is still considered to be a very high consultation matter as it represents our marine fishing and harvesting areas. Despite this we would generally defer to the First Nation(s) whose traditional territory fronts this area. Should Ts'uubaa-asatx Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected. 'Uy' Skweyul, Monty Horton	20-Dec-2024	02-Jan-2025



We Wai Kai Nation <i>Referrals Coordinator</i> Comments:	20-Dec-2024	
We Wai Kum Nation <i>Referrals Coordinator</i> Comments:	20-Dec-2024	

From: Stephen Baugh
Sent: Monday, January 13, 2025 9:01 AM
To: Nadine Mourao
Subject: FW: Lasqueti Island Bylaw 104 Referral - For Response
Attachments: 20220602_134925.jpg; 20220602_135032.jpg; 20220602_135036.jpg; 20220602_135152.jpg; DJI_0801.jpg

Referral Response from qRD

Stephen Baugh

Island Planner, Local Planning Services
Islands Trust | T 250-247-2201

From: Laura Roddan <LRoddan@qathet.ca>
Sent: Friday, January 10, 2025 1:59 PM
To: Stephen Baugh <sbaugh@islandstrust.bc.ca>
Cc: Patrick Devereaux <PDevereaux@qathet.ca>
Subject: RE: Lasqueti Island Bylaw 104 Referral - For Response

Hi Stephen – in follow up to our Zoom call this morning with Patrick Devereaux, these are the concerns of qathet Regional District:

- Lasqueti Barge Ramp is very busy, with barges shipping freight and vehicles and users launching boats.
- Lasqueti Barge Ramp is used for the temporary storage of freight. The CAO's of qathet Regional District and Islands Trust have been communicating with the BC Ministry of Transportation about expanding the footprint of the current lease area to accommodate the temporary storage of freight.
- False Bay is very susceptible to the westerly winds, the area is quite rough, so rough that the concrete block protective wall must be replaced every ten years or so due to the pounding of rock and waves against it. Four photos attached of the ramp in early 2024, and one of the new wall installed in summer of 2024.

Sincerely,

Laura Roddan, MA, RPP, MCIP
General Manager of Planning Services



This Coast Salish name *qathet*, pronounced 'KAW-thet', means working together.

qathet Regional District
#202 – 4675 Marine Avenue
Powell River, BC V8A 2L2

FW: Lasqueti Island Bylaw 104 Referral - For Response

T. 604.485.2260
F. 604.485.2216
qathet.ca

Save a tree. Do not print this e-mail unless it is necessary.

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From: Stephen Baugh <sbaugh@islandstrust.bc.ca>
Sent: Thursday, January 9, 2025 11:02 AM
To: Laura Roddan <LRoddan@qathet.ca>
Cc: Patrick Devereaux <PDevereaux@qathet.ca>
Subject: RE: Lasqueti Island Bylaw 104 Referral - For Response

See attached for the plans.

See you tomorrow,

Stephen Baugh
Island Planner, Local Planning Services
Islands Trust | T 250-247-2201

From: Laura Roddan <LRoddan@qathet.ca>
Sent: Thursday, January 9, 2025 10:49 AM
To: Stephen Baugh <sbaugh@islandstrust.bc.ca>
Cc: Patrick Devereaux <PDevereaux@qathet.ca>
Subject: RE: Lasqueti Island Bylaw 104 Referral - For Response

Thanks for sending the outlook invite with zoom link. I forwarded the invite to Patrick Devereaux and we look forward to meeting you tomorrow.

A copy of the site plan which shows where the cable and vault are proposed would be very helpful.

Sincerely,

Laura Roddan, MA, RPP, MCIP
General Manager of Planning Services

FW: Lasqueti Island Bylaw 104 Referral - For Response



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From: Laura Roddan
Sent: Thursday, January 9, 2025 9:58 AM
To: 'Stephen Baugh' <sbaugh@islandstrust.bc.ca>
Subject: RE: Lasqueti Island Bylaw 104 Referral - For Response

Good morning Stephen,

Patrick Devereaux, General Manager of Operational Services, and I would like to meet with you tomorrow morning. Anytime between 9 and 11 am could work for us. Can you send a Zoom link?

Sincerely,

Laura Roddan, MA, RPP, MCIP
General Manager of Planning Services



This Coast Salish name *qathet*, pronounced 'KAW-thet', means working together.

qathet Regional District
#202 – 4675 Marine Avenue
Powell River, BC V8A 2L2
T. 604.485.2260

FW: Lasqueti Island Bylaw 104 Referral - For Response

F. 604.485.2216

qathet.ca

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From: Stephen Baugh <sbaugh@islandstrust.bc.ca>
Sent: Thursday, January 9, 2025 9:24 AM
To: Laura Roddan <LRoddan@qathet.ca>
Subject: RE: Lasqueti Island Bylaw 104 Referral - For Response

Hi Laura,

It might be helpful to meet to discuss this referral. I am free tomorrow or we can find a time next week (Monday, Tuesday, and Friday are all fairly open).

I can provide a bit of background about this application and also the site plan provided by the applicant which shows more specifically where the cable and vault are proposed. I know that False Bay Road was considered as a landing site earlier, but the applicant decided to amend the location to avoid disturbing an archaeological site.

Regards,

Stephen Baugh
Island Planner, Local Planning Services
Islands Trust | T 250-247-2201

From: Laura Roddan <LRoddan@qathet.ca>
Sent: Wednesday, January 8, 2025 11:51 AM
To: Stephen Baugh <sbaugh@islandstrust.bc.ca>
Subject: RE: Lasqueti Island Bylaw 104 Referral - For Response

Hi Stephen – the proposed fibre optic cable landing site is adjacent to qRD leased Weldon Road barge landing site. In discussing the proposal with qRD General Manager of Operational Services, he has identified the following concern and suggestion. The barge ramp is a busy and important link for Lasqueti Island, as every bit of freight comes over this landing site. We wouldn't want a loose cable or utility box at the beach or on the road, as it is already pretty crowded there. Perhaps False Bay Road at the wharf is a better location?

FW: Lasqueti Island Bylaw 104 Referral - For Response

Can we address these concerns and suggestion at a staff level?

Sincerely,

Laura Roddan, MA, RPP, MCIP
General Manager of Planning Services



This Coast Salish name *qathet*, pronounced 'KAW-thet', means working together.

qathet Regional District
#202 – 4675 Marine Avenue
Powell River, BC V8A 2L2
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F. 604.485.2216
qathet.ca

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From: Nadine Mourao <nmourao@islandstrust.bc.ca>
Sent: Friday, December 20, 2024 3:58 PM
To: Laura Roddan <L.Roddan@qathet.ca>
Subject: Lasqueti Island Bylaw 104 Referral - For Response

⚠ CAUTION: This email originated from an external sender. Verify the source before responding to the email or opening links or attachments. ⚠

Dear Referrals Coordinator(s),

We are contacting your Agency in regards to a referral of Bylaw No. 104 (attached), which affects the use of the marine area adjacent to Lasqueti Island and on a small portion of a road right of way. Our planner is available to discuss this referral with you if you would like to ensure that your Agency's concerns or comments are considered by our elected officials.

FW: Lasqueti Island Bylaw 104 Referral - For Response

The purpose of the bylaw amendments are to permit a fibre optic cable connection to a landing site on Lasqueti Island. The fibre optic cable is part of the Connected Coast project which is bringing fibre optic connections to many rural communities in BC.

Staff reports and other materials related to the proposed bylaw can be viewed on our website at:

<https://islandstrust.bc.ca/island-planning/lasqueti/current-applications/>.

Please contact Stephen Baugh, Island Planner at 250-247-2201 or sbaugh@islandstrust.bc.ca if you have any questions, or if you wish for staff to bring forward your concerns or comments to the Lasqueti Island Local Trust Committee for their consideration of next steps.

Thank you for your time,

Nadine Mourao

Legislative Clerk / Deputy Secretary (she, her, hers)

Islands Trust

700 North Road | Gabriola BC V0R 1X3

T 250-247-2206 | www.islandstrust.bc.ca

You can also reach us toll-free via Service BC 1-800-663-7867 | 604-660-2421

Preserving and protecting over 450 islands and surrounding waters in the Salish Sea

I respectfully acknowledge that the Islands Trust Area is located within the treaty lands and territories of the BOKÉĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEŁ, Qualicum, scəwəθən, səliwətəł, SEMYOME, shíshálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', SÁÁUTW, Stz'uminus, łaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOLÉŁP, WŚIKEM, Xeláltxw, Xwémalhkwu, Xwsepsum, and x^wməθk^wəyəm First Nations. Islands Trust is committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea.

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DJI_0801.jpg



File No.: PLRZ20240104

DATE OF MEETING: October 21, 2024

TO: Lasqueti Island Local Trust Committee

FROM: Stephen Baugh, Island Planner
Northern Team

COPY: Renée Jamurat, Regional Planning Manager

SUBJECT: PLRZ20240104 – Bylaw Amendment application to facilitate the Connected Coast project
Applicant: Renée LaBoucane and Christina Owens

RECOMMENDATION

1. That the Lasqueti Island Local Trust Committee request staff to prepare a draft bylaw to amend the Lasqueti Island Land Use Bylaw No. 78 cited as “Lasqueti Island Land Use Bylaw No. 78, 2005” to proceed with application PLRRZ20240104 (Connected Coast) and permit the public utility use in all zones.
2. That the Lasqueti Island Local Trust Committee is not required to hold a public hearing on Bylaw No. 104 cited as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 2, 2024” as the Bylaw is consistent with the Lasqueti Island Official Community Plan Bylaw, 2005, and request Staff to proceed with public notification as per Section 467 of the Local Government Act.
3. That the Lasqueti Island Local Trust Committee request staff to refer Bylaw No. 104 to the following First Nations, agencies, and organization:

Cowichan Tribes, Da’naxada’xw First Nation, Halalt First Nation, K’omoks First Nation, Lyackson First Nation, Mamalilikulla First Nation, Nanwakolas Council, Penelakut Tribe, Qualicum First Nation, Snaw-Naw-As First Nation, Snuneymuxw First Nation, Stz’uminus First Nation, Te’mexw Treaty Association, Tla’amin Nation, Tlowitsis Nation, Ts’uubaa-asatx First Nation, We Wai Kai Nation, Wei Wai Kum Nation, Shishalh, qathet Regional District, Ministry of Water, Land, and Resource Stewardship, Department of Fisheries and Oceans, Transport Canada, and the Lasqueti Internet Access Society.

REPORT SUMMARY

The purpose of this report is to introduce an application for a bylaw amendment to the Lasqueti Island Land Use Bylaw No. 78 in order to permit a fibre optic cable connection to Lasqueti Island. Staff recommend that the LTC request staff to draft an amendment bylaw, refer the draft bylaw to First Nations and agencies, and send a public notice of First Reading.

BACKGROUND

In March 2024, Islands Trust received a Crown lease referral for multiple locations and landing sites of fibre-optic cable within different Local Trust Areas including the Lasqueti Island Local Trust Area. On July 2, 2024, the Strathcona Regional District Connected Coast Corporation (SRDCCC) submitted the rezoning request for the installation of the Connected Coast Project (CCP) to Lasqueti Island.

The Connected Coast Project provides ‘backbone’ infrastructure only. It does not include last-mile connectivity for communities to connect to the high-speed infrastructure. ‘Last-mile’ generally refers to running the cable from a landing site directly to individual properties, and providing internet service packages to customers.

The referral response to Ministry of Water, Land and Resource Stewardship regarding the placement of the fibre-optic cable on Crown land identified that neither the marine or land area where the fibre optic cable is proposed are zoned to permit the proposed utility.

Other proposed marine locations for the Connected Coast Project with the Islands Trust Area are compatible with zoning, aside from the marine area surrounding Valdes Island in the Thetis Island Local Trust Area, which has also received a bylaw amendment application, and the marine area around Keats Island which has now been rezoned to permit the utility use. Fibre optic cables are generally a permitted use as ‘public utility’ in many existing Islands Trust Land Use Bylaws.



Aerial images of the landing site location.



ANALYSIS

Islands Trust Policy Statement:

Staff note that an ITPS Checklist will be completed at the time that draft bylaw amendment is presented to the LTC. The ITPS does contain the following Commitment of Trust Council related to this application:

5.3.1 Trust Council holds that local trust committees and island municipalities should be consulted and involved in the decision-making process regarding provision of utilities, transportation services or facilities that might affect land use in their local planning areas.

This bylaw amendment application serves as the LTC's opportunity to be consulted and involved in the decision-making process regarding the provision of fibre optic utilities that may affect land use on Lasqueti Island.

Official Community Plan:

A detailed analysis of the Lasqueti Island Official Community Plan (OCP) is provided as Attachment 2. Overall, staff find that this application is consistent with the relevant OCP policies.

Land Use Bylaw:

This application proposes to permit a utility use on Lasqueti Island and in the surrounding marine area to facilitate the installation of a fibre optic cable connection to Lasqueti Island. The cable is proposed to pass through the Marine Conservation (M1), Marine General (M2), Marine Multi-Use Ramp (M9) and Land Based (LB) zones.

Currently, there are no zones on Lasqueti Island which permit utilities. Since the proposed routing of the cable will pass through 4 separate zones and future 'last mile' connections may necessitate utility cable routing through other zones, staff recommend the LTC direct staff to draft a bylaw amendment to permit public utilities in all zones.

Consultation

Staff are also recommending that the draft bylaw be referred to the First Nations and agencies listed in recommended motion 3 prior to First Reading. If the LTC wishes to refer the bylaw to additional First Nations, agencies or organizations they should indicate that at this time.

The *Local Government Act* (LGA) states that a Public Hearing is not required for a proposed zoning bylaw if an OCP is in effect for the area and the proposed bylaw is consistent with the OCP. When a Public Hearing is not held, the *LGA* requires that a local government give notice of First Reading of the bylaw. Since Lasqueti Island has an OCP and the proposed bylaw would be consistent with the OCP, staff recommend that the LTC does not hold a Public Hearing and that the LTC send a public notice for consideration of First Reading.

Local Government Act

464(2) Subject to this section, a local government is not required to hold a Public Hearing on a proposed zoning bylaw if

- (a) an official community plan is in effect for the area that is the subject of the zoning bylaw, and
- (b) the bylaw is consistent with the official community plan.

467(1) If a local government decides not to hold, or is prohibited from holding, a public hearing referred to in section 464 (2), (3) or (4) [public hearing not required, or prohibited, for certain zoning bylaws] on a proposed zoning bylaw, it must give notice in accordance with this section.

(2) The notice must state the following:

- (a) in general terms, the purpose of the zoning bylaw;

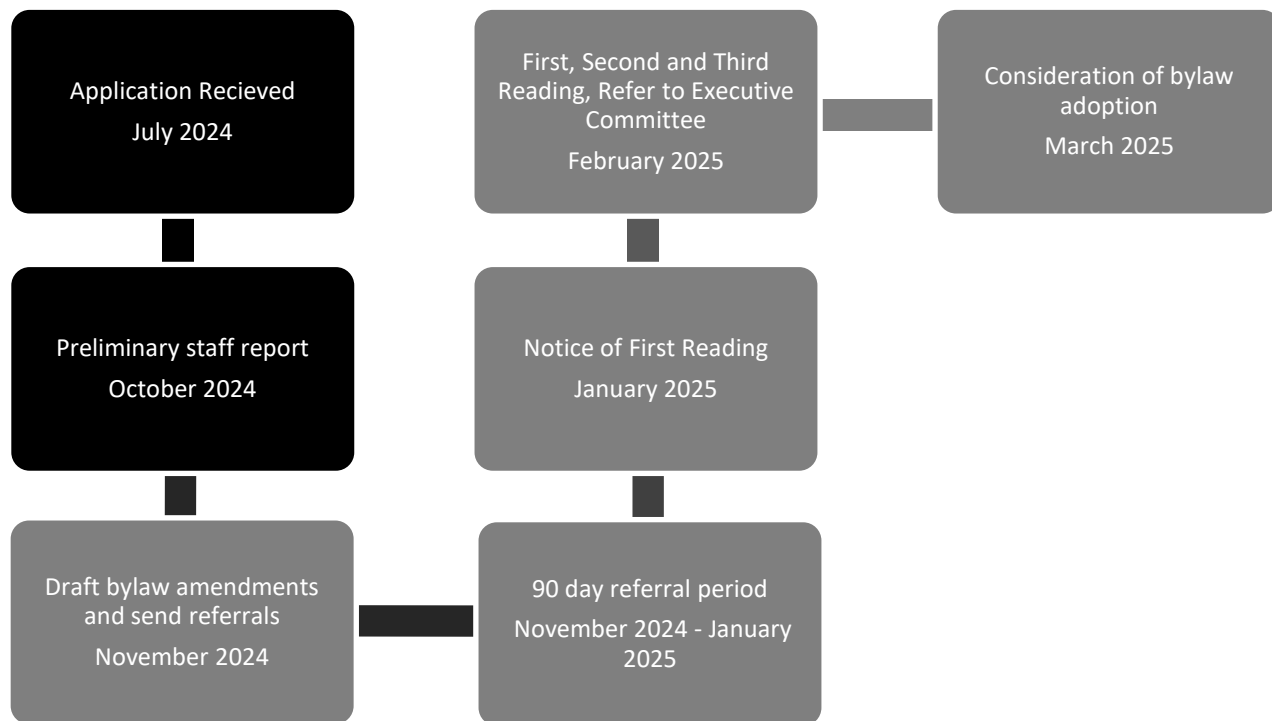
- (b) the land or lands that are the subject of the bylaw;
- (c) the date of the first reading of the bylaw;
- (d) the place where and the times and dates when copies of the bylaw may be inspected

Issues and Opportunities

This application proposes to amend the Land Use Bylaw to facilitate fibre optic cable installation on Lasqueti Island. Staff find the application is consistent with the OCP policies and is recommending the LTC proceed with this application. Staff are also recommending that the LTC request staff to draft bylaw amendments to permit public utilities in all zones. This will enable the proposed fibre optic cable to be routed through the marine area and onto the landing site at the corner of Weldon Road and Weldon Boat Ramp Road, and ensure that additional bylaw amendment applications would not be required for future ‘last mile’ connections to bring the fibre optic connection to different parts of Lasqueti Island. In addition, by allowing public utilities instead of limiting the bylaw amendment to only permitting a fibre optic utility, the bylaw amendment would enable other types of public utilities on Lasqueti Island.

Timeline

This timeline reflects the progress on this application up to today in black and illustrates the possible timeline if the staff recommendations are moved by the LTC.



First Nations

The Islands Trust reviews all applications to ensure the preservation and protection of cultural heritage, archaeological sites, and ancestral places. As reviewed, the application is consistent with respect to LTC Standing Resolutions on reconciliation. Notwithstanding, to provide applicants with awareness regarding unknown archaeological areas, staff forwarded the Islands Trust Chance Find Protocol and the provincial Archaeological Branch guidelines on Heritage Act directly to the applicants.

Staff recommend the draft bylaw be referred to First Nations prior to First Reading.

Rationale for Recommendation

As this application is consistent with OCP policies, staff recommend that the LTC direct staff to draft an amendment bylaw to permit public utilities in all zones, refer the draft bylaw to First Nations and agencies, and that the LTC send notice of consideration of First Reading.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

1. Request further information

The LTC may request further information prior to making a decision. Staff advise that the implications of this alternative are additional staff and longer application processing time. 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 the applicant submit to the Islands Trust [insert specific information].

2. Proceed with the application and hold a public hearing

The LTC may choose to proceed with this application and hold a Public Hearing, in this case there would be no notice of First Reading. Implications of this alternative are that the processing time for the application would be longer. To give this direction the LTC can move recommended motions 1 and 3.

3. Proceed no further with this application

The LTC may proceed no further with the application. The application would be closed. Staff advise that an implication of this alternative is that Lasqueti Island may not be able access the fibre-optic cable telecommunications utility through the Connected Coast project.

NEXT STEPS

If the LTC moves forward with the staff recommendations, staff will draft an amendment bylaw, send the bylaw referral to agencies and First Nations, and send a public notice of First Reading for the bylaw.

Submitted By:	Stephen Baugh, Island Planner	September 19, 2024
Concurrence:	Renée Jamurat, RPP MCIP, Regional Planning Manager	October 7, 2024

ATTACHMENTS

- 1. Site Context
- 2. OCP Policies
- 3. Plans
- 4. Management Plan

ATTACHMENT 1 – SITE CONTEXT

LOCATION

Location	Weldon Road Boat Ramp, Lasqueti Island
Lot Size	N/A

LAND USE

Current Land Use	Marine, Boat Ramp, Road Right of Way
Surrounding Land Use	Residential, Marine

HISTORICAL ACTIVITY

File No.	Purpose
N/A	N/A

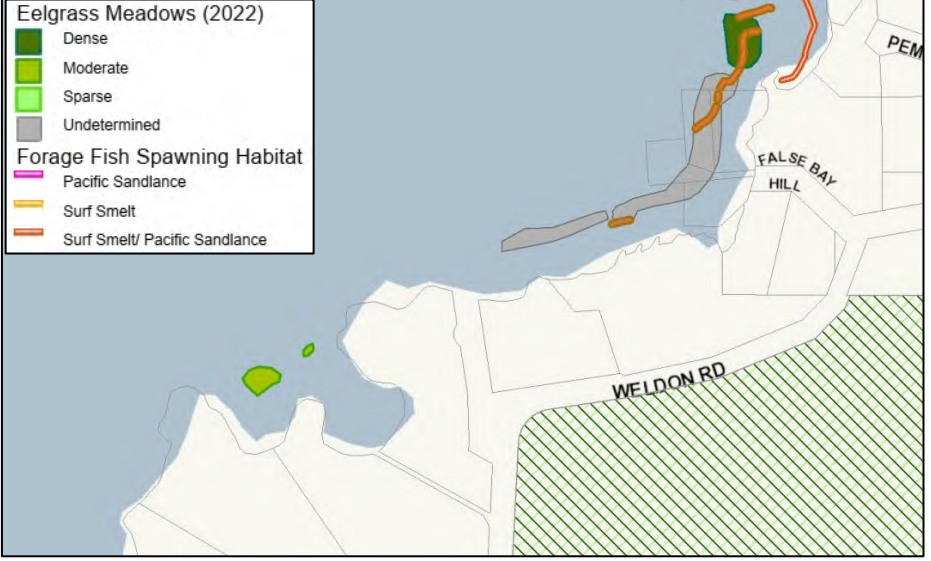

POLICY/REGULATORY

Official Community Plan Designations	Marine (M) and Land Based (LB)
--------------------------------------	--------------------------------

Land Use Bylaw	Marine Conservation (M1), Marine General (M2), Multi Use Ramp (M9), Land Based (LB)
Other Regulations	<i>Fisheries Act, Land Act</i>
Covenants	N/A
Bylaw Enforcement	N/A

SITE INFLUENCES

Islands Trust Conservancy	The proposal does not directly affect an Islands Trust Conservancy Board (ITC) –owned property or conservation covenant, nor directly affects a property adjacent to an ITC-owned property or conservation covenant. Referral to ITC for comment is not required
Regional Conservation Strategy	This application has no considerations for the Regional Conservation Plan.
Species at Risk	None mapped

Sensitive Ecosystems	
Hazard Areas	None mapped
Archaeological Sites	<p>RAAD mapping does not indicate an archaeological site. There is a registered archaeological site mapped within 200m of the subject property. Notwithstanding the foregoing, and by copy of this report, the owners and applicant should be aware that there is still a chance that the lot may contain previously unrecorded archaeological material that is protected under the <i>Heritage Conservation Act</i>. If such material is encountered during development, all work should cease and Archaeology Branch should be contacted immediately as a <i>Heritage Conservation Act</i> permit may be needed before further development is undertaken. This may involve the need to hire a qualified archaeologist to monitor the work.</p>
Climate Change Adaptation and Mitigation	n/a
Shoreline Classification	Low Rock/Boulder
Shoreline Data in TAPIS	

ATTACHMENT 2 – OCP POLICIES

LASQUETI ISLAND OFFICIAL COMMUNITY PLAN BYLAW No. 77, 2005

OCP Objective/Policy	Complies	Planner Comments
3.3 Heritage, Archaeologic and Historic Matters		
Policy 3 The Lasqueti Island Local Trust Committee wishes to support proactive and mutually respectful interests by consulting with the Tla'amin (Sliammon) First Nation.	Yes	Staff are recommending the bylaw be referred to First Nations with interest in the Lasqueti Local Trust Area, including the Tla'amin First Nation.
Policy 4 The Local Trust Committee recognizes that past, present and future generations have shared and will share experiences on Lasqueti Island and the Trust Area; it is encouraged that fair and reasonable discussion and action occurs to preserve the natural and human-made sites.	Yes	The site has been chosen, in part, to avoid conflict with a known archaeological site. Notwithstanding, the proposed cable will be installed within 200m of a known archaeological site and in an area of high archaeological potential. The applicant states they have engaged Baseline Archaeological Services Ltd. to review the installation area.
Policy 6 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.	Yes	Staff are recommending the bylaw be referred to First Nations with interest in the Lasqueti Local Trust Area, including the Tla'amin First Nation.
3.5 Lands Identified as Subject to Hazardous Conditions		
Policy 1 Development on lands known or suspected to be subject to flooding, landslide, avalanche or other hazardous conditions should be limited, unless protective measures are taken to prevent any detrimental consequences such as damage to property or risks to inhabitants.	Yes	Fibre optic cable will be installed on the sea bed and foreshore areas and is designed to withstand the conditions in these areas.
3.6 Environmental Management – General Policies		
Policy 1 The Lasqueti Island Local Trust Committee should undertake initiatives to identify environmentally sensitive and important ecosystems and flora and fauna to assist in future decision making.	Yes	For LTC information.

Policy 3 Lasqueti Island's rural marine landscape and scenic views should be maintained and protected.	Yes	Fibre optic cable is expected to have negligible visual impact to the marine landscape, structures to support the utility except for the cable itself are set back from the shoreline. The applicant has stated that when possible the split pipe covering the cable is covered in order to obscure it from view.
Policy 5 Native flora and fauna should be retained to protect natural habitats of local significance.	Yes	The utility will be installed in an area that has been previously disturbed at the edge of a road right of way. As a result there will be minimal disruption to flora and fauna. In addition, the applicant states that an Environmental Monitor will be on site during construction. The Management Plan provided by the applicant contains strategies to minimize impacts to flora and fauna.
Policy 8 When fill or debris is placed on land in such a way that it could lead to discharge of deleterious material into a water course, adequate mitigative design and construction measures are required acceptable to Fisheries and Oceans Canada, Ministry of Sustainable Resource Management, and the Ministry of Water, Land and Air Protection.	Yes	Applicant states that no fill will be used on this project and that backfilling will be done using native materials. In addition, the cable routing for each segment has included engagement with First Nations, fishing associations, Pacific Pilotage Authority/BC Coast Pilots and Transport Canada. The applicants have also worked with DFO on mitigations for installation.
3.6 Environmental Management – Marine Coastal Policies		
Policy 9 Native flora and fauna should be retained to protect natural habitats of local significance along the foreshore and in the intertidal areas.	Yes	The utility will be installed in an area that has been previously disturbed at the edge of a road right of way. As a result there will be minimal disruption to flora and fauna. In addition, the applicant states that an Environmental Monitor will be on site during construction. The Management Plan provided by the applicant contains strategies to minimize impacts to flora and fauna including eelgrass beds.
Policy 10 The marine environment, including associated riparian areas, should be adequately protected from unreasonable adverse effects or inadequate mitigation measures resulting from development.	Yes	There are potential impacts to the marine environment and riparian areas, the applicant does have a Management Plan with mitigation measures.

<p>Policy 12 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:</p> <ul style="list-style-type: none"> • to provide for access; • to protect existing mariculture uses; • to encourage low impact public uses on and along the foreshore; • to provide for public transportation services; • to maintain public access to shellfish; • to retain the undeveloped character of the marine coastal area; • to protect marine coastal habitats for conservation purposes; • to provide for commercial and industrial uses; and • to retain representative areas of natural foreshore. 	<p>Yes</p>	<p>This application is not expected to have any long term adverse effects on the natural environment.</p>
<p>Policy 13 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.</p>	<p>Yes</p>	<p>Application is seeking to amend the Lasqueti Land Use Bylaw to permit the utility as a use. Islands Trust has received a referral from the Ministry of Water, Land and Resource Stewardship for use of the crown land. The applicant is also seeking a permit from the Ministry of Transportation and Infrastructure to install the utility in the road right of way.</p>
<p>3.7 Community Servicing and Utilities</p>		
<p>Policy 3 Community services should provide a level and be conducted in a manner appropriate to the Island's needs.</p>	<p>TBD</p>	<p>For LTC consideration.</p>
<p>Policy 7 A precautionary approach should be used when considering additional and more sophisticated service facilities as they typically have significant associated costs.</p>	<p>TBD</p>	<p>For LTC consideration.</p>

<p>Advocacy Policy 11 The Local Trust Committee encourages:</p> <ul style="list-style-type: none"> • the appropriate Provincial Ministry and any company to avoid routings on Lasqueti for high tension electrical transmission lines and pipelines intended for large scale movement of fuels; and • communication companies to continue the practice of placing telephone wires underground or at grade and to follow the same practice for electrical wires in the event that electrical service is extended to Island properties. 	<p>Yes</p>	<p>Although the utility is a fibre optic cable and not electrical or telephone wires, the terrestrial portion of the fibre optic cable and the vault will be installed underground.</p>
<p>3.8 Crown Lands</p>		
<p>Policy 2 Development on Crown lands including, but not limited to, gravel extraction, road construction or community facilities must be compatible with overall conservation values.</p>	<p>Yes</p>	<p>The proposed development is not expected to have significant impacts to the natural environment. Applicant states that habitat such as eelgrass is addressed by routing, float and lower and transplants over the buried split pipe and that they have worked with DFO on mitigations for installation. The Management Plan does contain mitigation measures for impacts of the placement of the cable.</p>
<p>3.9 Climate Change Adaptation and Mitigation</p>		
<p>Advocacy Policy 8 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.</p>	<p>TBD</p>	<p>For LTC consideration.</p>

Attachment 3

Client:

CityWest & Strathcona Regional District

Site Location

Lasqueti

Project Description:

Bringing high-speed Internet accessibility to rural & remote communities along coastal BC, Haida Gwaii & Vancouver Island.

Revision

Revision R03

Prepared by:

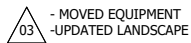
Baylink Networks

1923 McLean Ave, Port Coquitlam,
BC. V3C 1N1

baylinknetworks.com
e-mail: info@baylinknetworks.com
Phone: (604) 786-5074




Drawings List

Sheet Number	Sheet Title
01	00200 - Cover Sheet
02	A0201 - Legend
03	B0101 - Keymap
04	C0101 - Route Drawing
11	D0201 - Site Overview
12	D0202 - Site Detail
13	D0203 - Site Detail
14	E0201 - Trench & Splitpipe Specification
15	E0202 - Vault Specification
16	E0203 - Pole Mounted Solar Panel Specification
17	E0204 - Pole Mounted Solar Panel Specification
18	E0205 - Earthquake Sensor Specification
19	E0206 - Earthquake Sensor Specification



- MOVED EQUIPMENT
- UPDATED LANDSCAPE

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PREPARED FOR: 				BLOCK: Connected Coast CLASS: SRD TYPE: Lasqueti SIZE: Permit Block 12		TITLE: 00200 - Cover Sheet			
				BYL CCN PB12 LQT P20002	00200 R03	Sheet: 01 of 18			











LEGEND

EXISTING PLANT













Parcel Data ——— P/L ——— P/L ———
 Shore Line - Low Water Mark ——— LWM ———
 Shore Line - High Water Mark ——— HWM ———
 Construction ———
 Tenures ———
 Landscaping ———
 BC Front Counter ———











EXISTING UTILITIES

Electric Power Line ——— E ——— E ———
 Gas ——— G ——— G ———
 Storm ——— ST ——— ST ———
 Sanitary ——— S ——— S ———
 Water ——— W ——— W ———
 Existing Telecom ——— T ——— T ———

Private Electrical Pole 
 Electrical Pole 
 BCHydro Main Switch 
 BCHydro Underground Transformer 
 BCHydro Service Box 
 Gas Valve 
 Live Gas Service Present 
 Manhole 
 Culvert 
 Gutter 

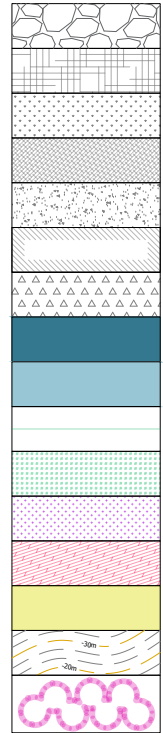
PROPOSED PLANT

Telecom  T  T  T
 Armor Protection  ARM  ARM  ARM
 Power Conduit  PC  PC  PC
 Telecom Conduit  TC  TC  TC



Pole 
 Structural Pole 
 Cabinet 
 Pole Mounted Cabinet 
 Propane Tank 
 Generator 
 Baylink Vault 
 Pull Box 
 Junction Box (JB) 
 Solar Panel 

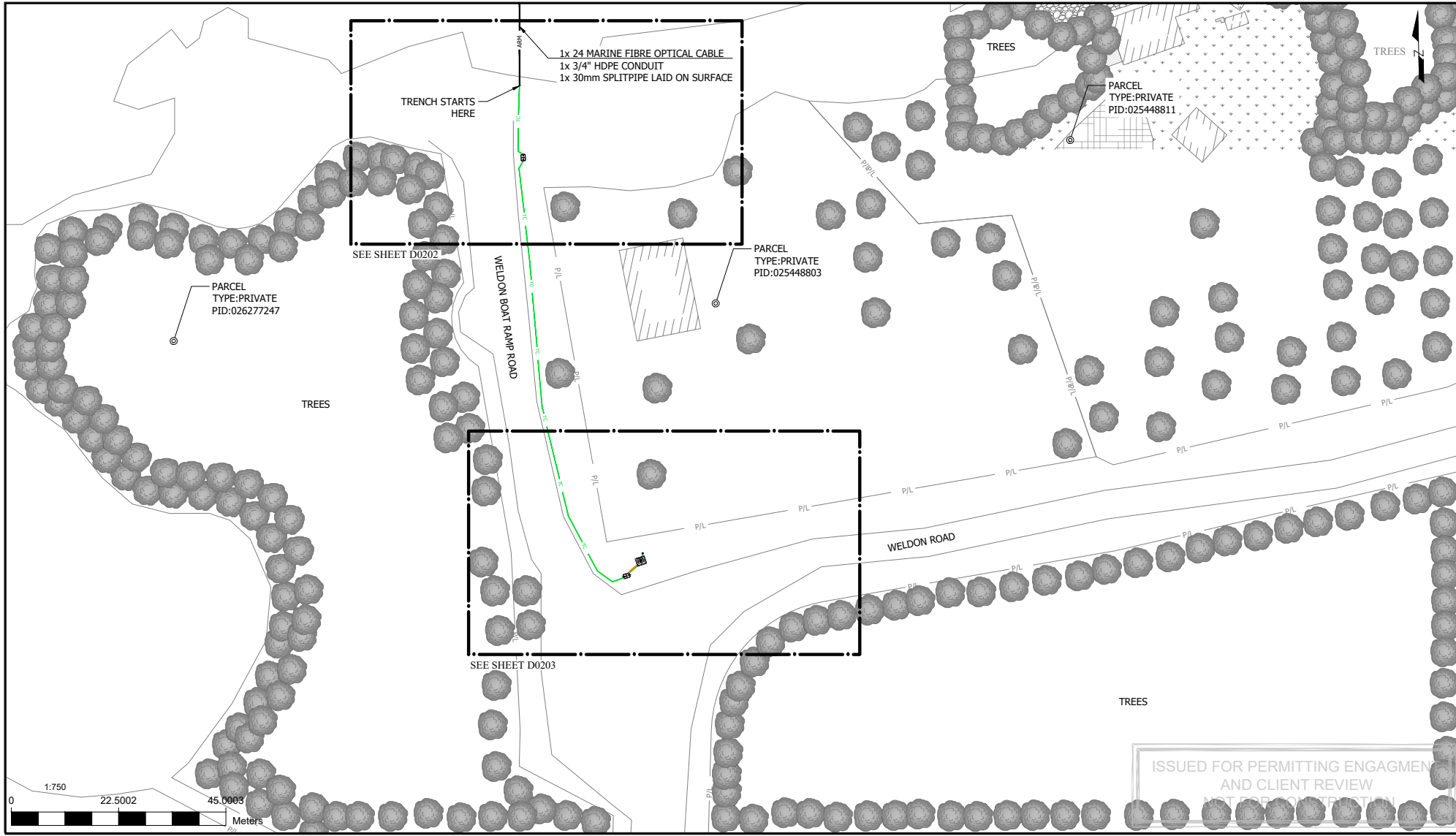
TERRAIN ILLUSTRATION

Rock
 Vegetation
 Grass
 Asphalt
 Concrete
 Roof
 Trees
 Low Water Mark(LWM)
 High Water Mark (HWM)
 Eel Grass (Polyline)
 Eel Grass
 Clam Bed
 Kelp Bed
 Sponge
 Bathymetric Contour
 Contaminated Area



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PREPARED FOR: 		BLOCK: Connected Coast TITLE: A0201 - Legend						
CLASS: SRD		TYPE: Lasqueti						
SIZE: Permit Block 12		BYL	CCN	PB12	LQT	P20002	A0201	R03



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EXISTING PLANT		EXISTING UTILITIES		PROPOSED PLANT		TERRAIN	
Parcel Data	Low Water Mark	Gas	Storm	Telecom	Armor Protection	Rock	LWM
High Water Mark	Construction	Sanitary	Priv. Elect. Pole	Power Conduit	Telecom Conduit	Vegetation	HWM
Tenures	Landscaping	Main Switch	Gas Serv.	Vault	Pole	Grass	Eel Grass
Water	Existing Telecom	BC Hydro Transf.	Manhole	Propane Tank	Generator	Asphalt	Eel Grass
Front Counter BC		Culvert		Pole Mounted Cabinet		Trees	Clam Bed
						Roof	Kelp Bed
						Contour	Sponge
						Con.Area	

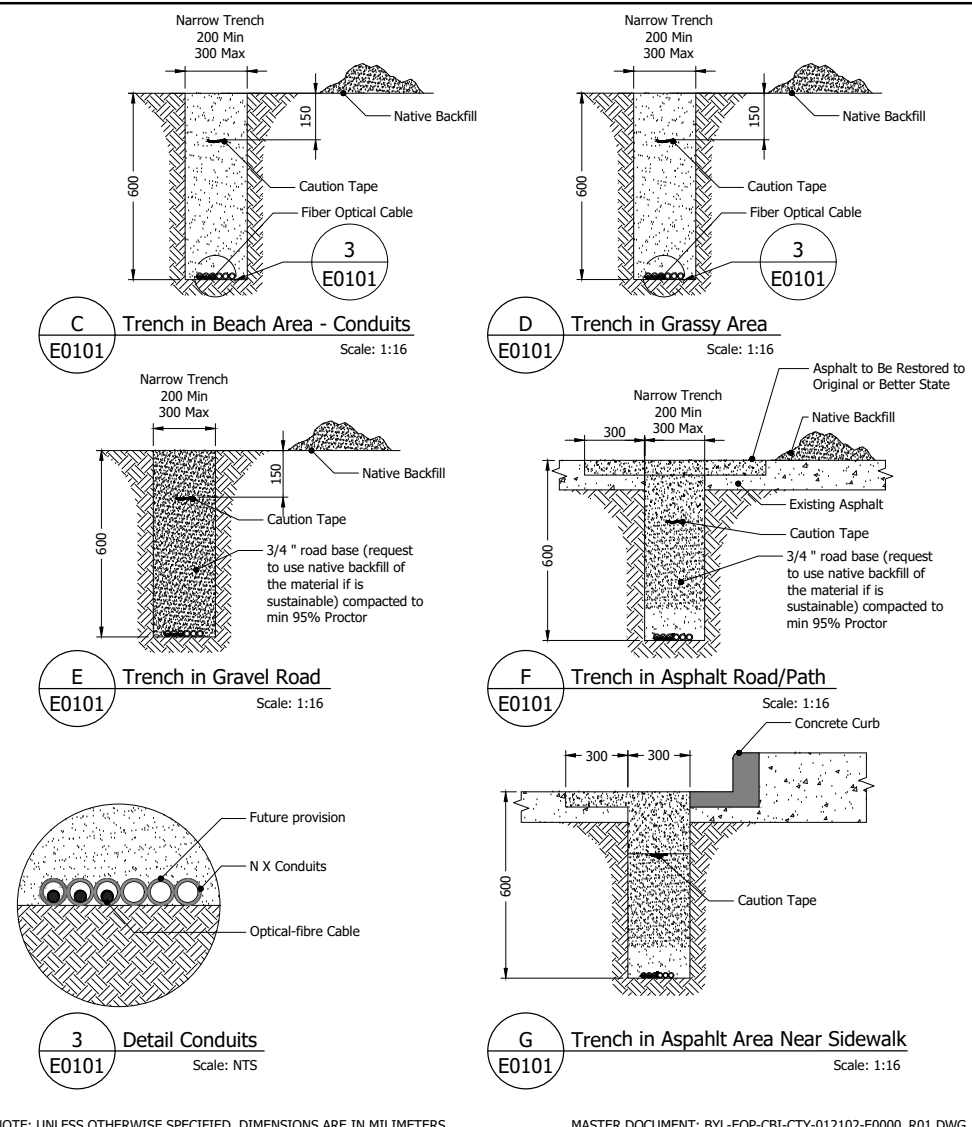
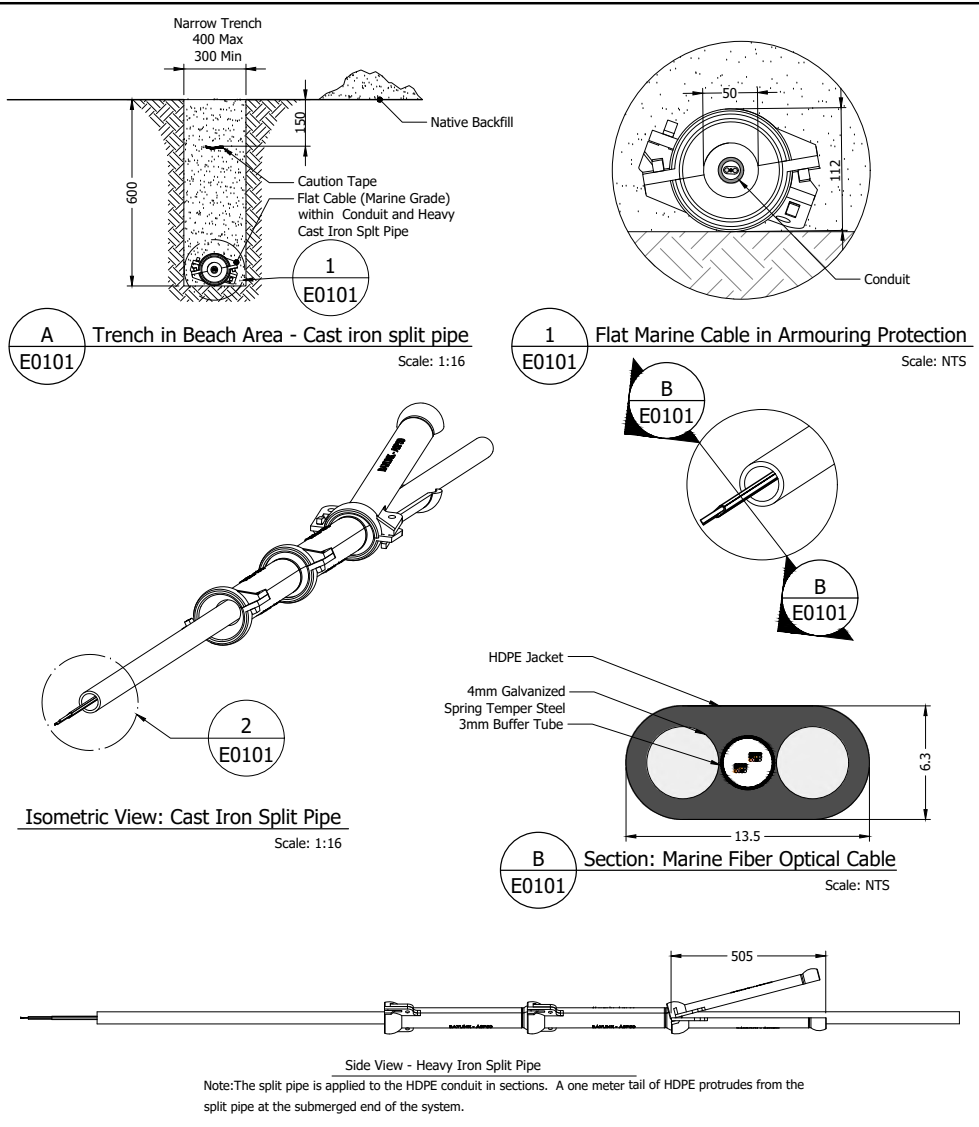
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PREPARED FOR: 		BLOCK: Connected Coast CLASS: SRD TYPE: Lasqueti SIZE: Permit Block 12	TITLE: D0201 - Site Overview	<table border="1"> <tr> <td>BYL</td> <td>CCN</td> <td>PB12</td> <td>LQT</td> <td>P20002</td> <td>D0201</td> <td>R03</td> </tr> </table>	BYL	CCN	PB12	LQT	P20002	D0201	R03	Sheet 11 of 18 <small>Sheet Book 11 of 18</small>
BYL	CCN	PB12	LQT	P20002	D0201	R03						



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LEGEND			
EXISTING PLANT	EXISTING UTILITIES	PROPOSED PLANT	TERRAIN
Parcel Data	Electrical	Telecom	Rock
Low Water Mark	Gas	Armor Protection	Vegetation
High Water Mark	Storm	Power Conduit	Grass
Construction	Sanitary	Telecom Conduit	Asphalt
Tenures	Priv. Elect. Pole	Vault	Trees
Landscaping	Main Switch	Pole	Eel Grass
Water	Gas Valve	Propane Tank	Clam Bed
Existing Telecom	BC Hydro Transf.	Generator	Kelp Bed
Front Counter BC	Culvert	Pole Mounted Cabinet	Sponge

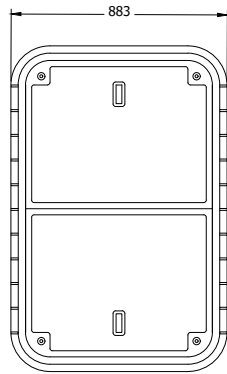
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PREPARED FOR: 		PROJECT: Connected Coast CUSTOMER: SRD LOCATION: Lasqueti SECTION: Permit Block 11		TITLE: E0101 - Trench & Splitpipe Specification		
				BYL CCN PB11 LQT P20002	E0101 Sheet	R03 13 of 17

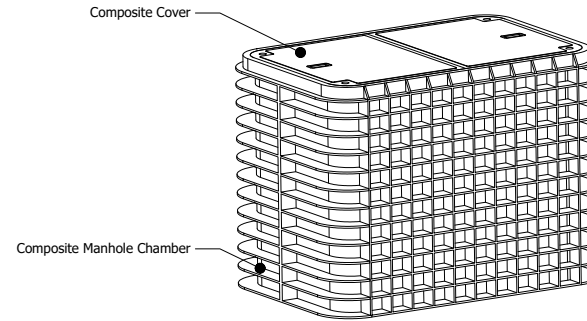
General notes:

1. Unless otherwise specified, dimensions are in millimeters.



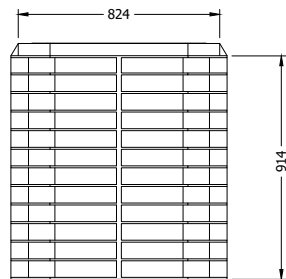
Top View: Composite Manhole Chamber

Scale: 1:20



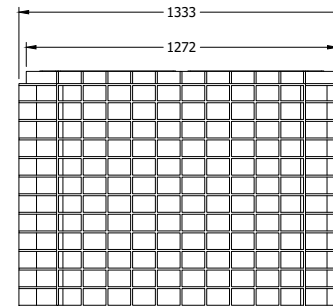
Isometric View: Composite Manhole Chamber

Scale: 1:20



Front View: Composite Manhole Chamber

Scale: 1:20



Side View: Composite Manhole Chamber

Scale: 1:20

MASTER DOCUMENT: BYL-EQP-ENC-VLT-032001-E0000_R01.DWG

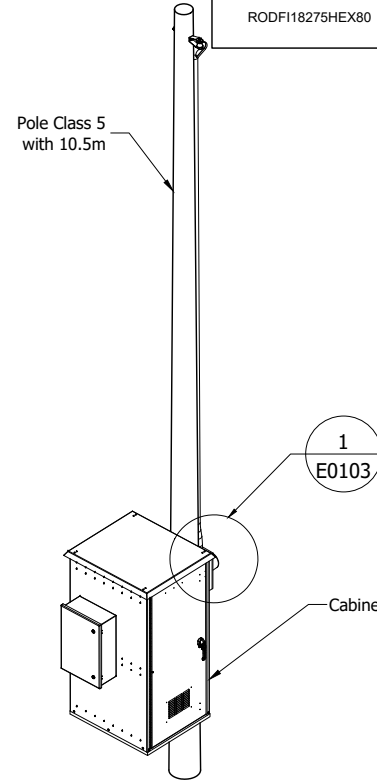
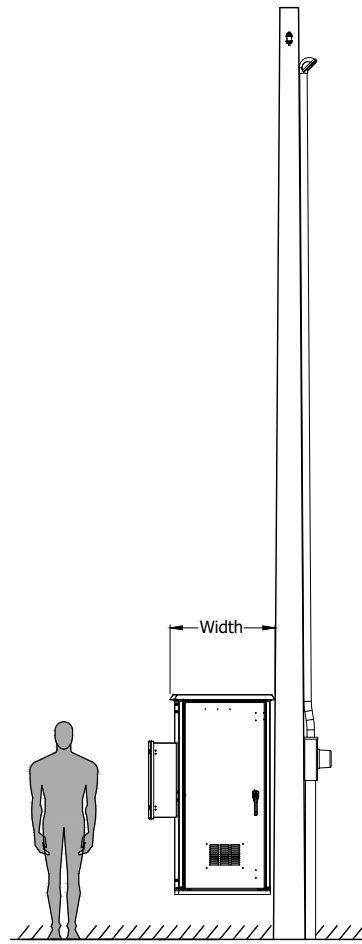
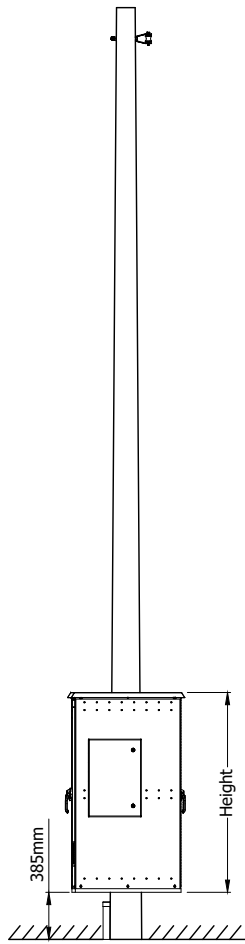
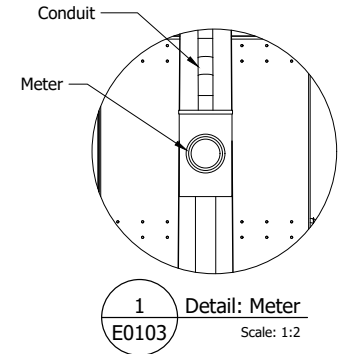
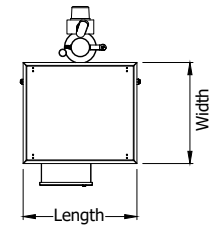
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	PREPARED FOR: 	PROJECT: Connected Coast CUSTOMER: SRD LOCATION: Lasqueti SECTION: Permit Block 11	TITLE: E0102 - Vault Specification	BYL CCN PB11 LQT P20002 E0102 R03	SHEET: 14 of 17 Sheet Size: 11x17				

CABINET MODEL DIMENSIONS

MODEL NUMBER	HEIGHT	LENGTH	WIDTH
RODFI27275HEX120/ RODFE278275HEX120ACK6W	1610 mm (63")	820 mm (32")	750 mm (30")
RODFI18275HEX80	1260 mm (50")	820 mm (32")	750 mm (30")

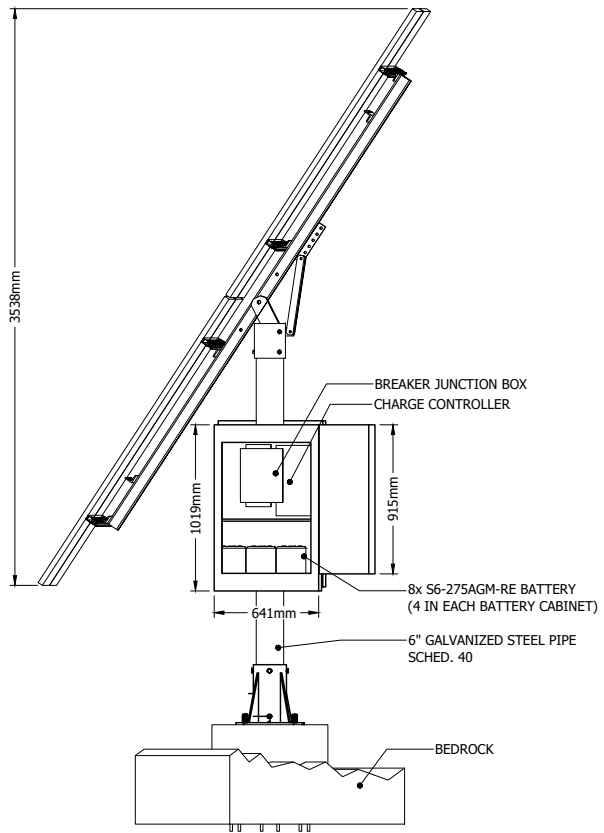
General notes:

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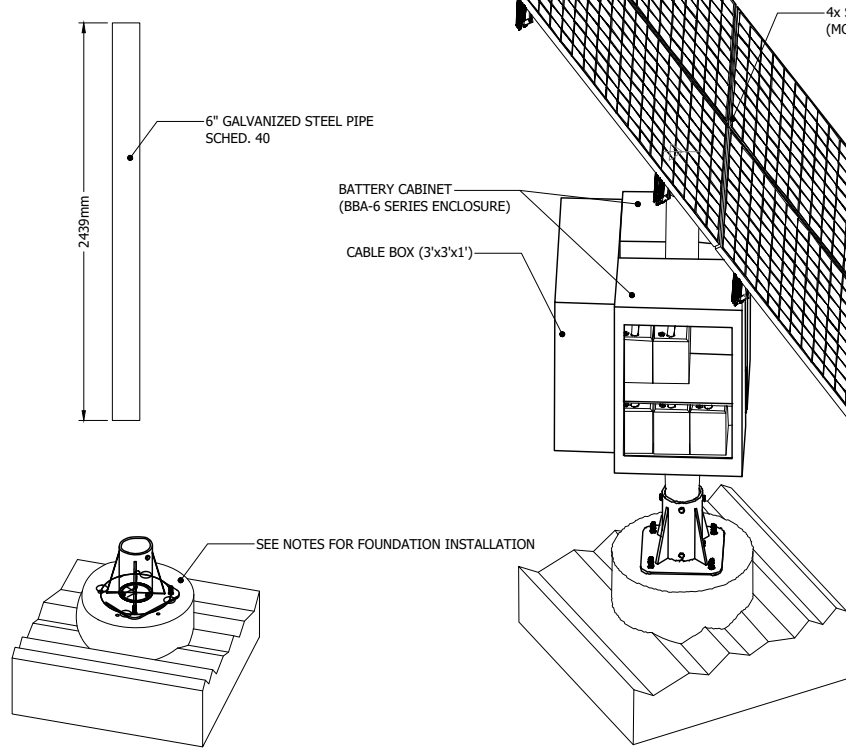
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PREPARED FOR: 		PROJECT: Connected Coast CUSTOMER: SRD LOCATION: Lasqueti SECTION: Permit Block 11		TITLE: E0103 - Pole Mounted Cabinet Specification				
		BYL	CCN	PB11	LQT	P20002	E0103	R03
		Sheet: 15 of 17						



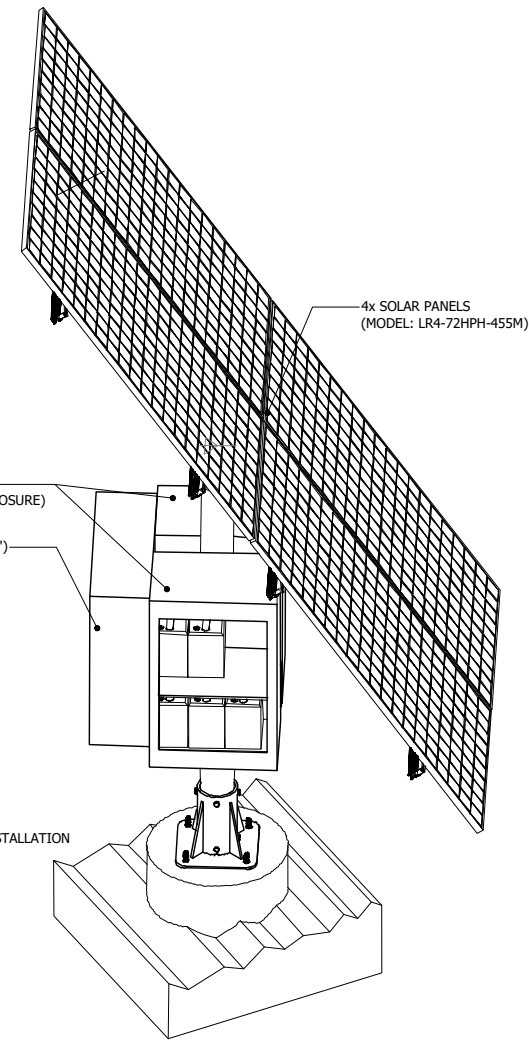
Front View: Pole Mounted Solar Panel

Scale: NTS



Detail View: Pole & Assembly Base

Scale: NTS



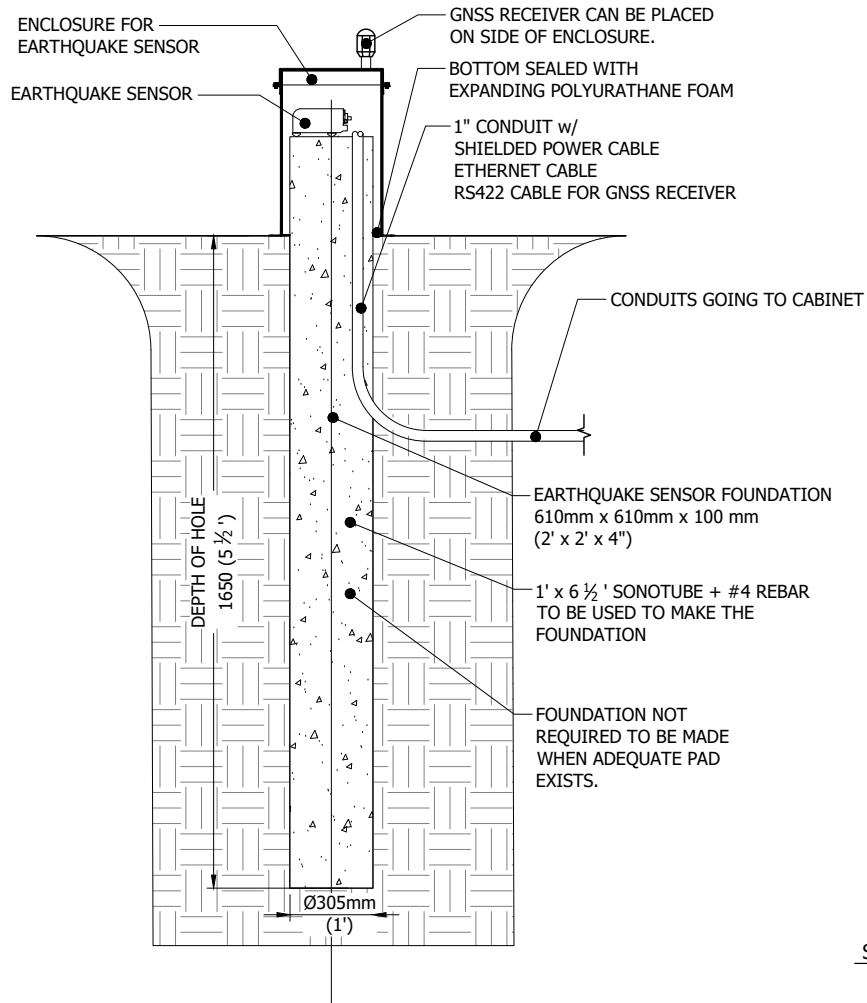
Isometric View: Pole Mounted Solar Panel

Scale: NTS

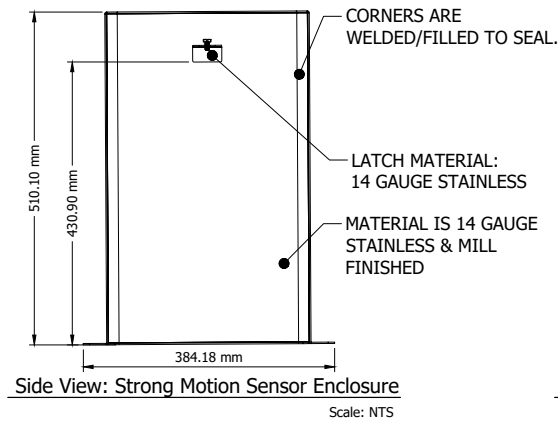
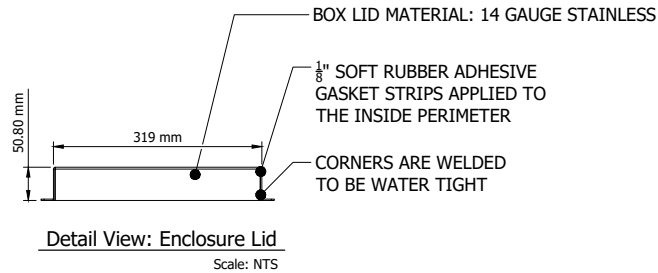
- General notes:**
1. Unless otherwise specified, dimensions are in millimeters.
 2. Installation Notes
 - 2.1. Drill 3/4" holes 12" deep, Epoxy 16mm x 24" long dowels (6 pcs.) into position as per HILTI standards and procedures.
 - 2.2. Set 5/8" L-anchors into position.
 - 2.3. Build a rebar cage to tie dowels to the L-anchors.
 - 2.4. Cut 28" sonotube to the shape of the rack.
 - 2.5. Plug any holes and gaps with duct seal.
 - 2.6. Pour rapid set cement into sonotube form.
 - 2.7. After setting up, remove the plywood form and bolt the base in place.
 - 2.8. Install the pole and the solar panel framing and panels.
 3. Materials Used:
 - 3.1. Hilti RE 500 V3 Adhesive
 - 3.2. 91587A330 - 12" x 5/8 Galvanized L-Anchors
 - 3.3. Rapid Set 60 lb. Concrete Mix Model # 12402027
 - 3.4. 16mm Rebar
 - 3.5. 6"Ø Galvanized Steel Pipe Sched. 40
 - 3.6. 10mm Rebar for Tie Rings
 - 3.7. Tie Wire

MASTER DOCUMENT: BYL-EQP-SOP-PSF-092204-E0000_R00.DWG

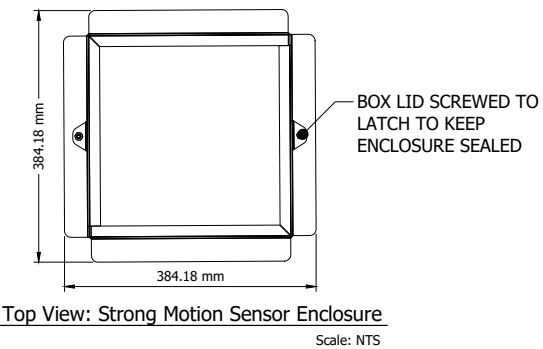
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PREPARED FOR: 		PROJECT: Connected Coast CUSTOMER: SRD LOCATION: Lasqueti SECTION: Permit Block 11	TITLE: E0104 - Pole Mounted Solar Panel Specification <table border="1"> <tr> <td>BYL</td> <td>CCN</td> <td>PB11</td> <td>LQT</td> <td>P20002</td> <td>E0104</td> <td>R03</td> </tr> </table>	BYL	CCN	PB11	LQT	P20002	E0104	R03
BYL	CCN	PB11	LQT	P20002	E0104	R03				



Detail: Strong Motion Sensor Vault w/ Concrete Base
Scale: NTS



Side View: Strong Motion Sensor Enclosure
Scale: NTS



Top View: Strong Motion Sensor Enclosure
Scale: NTS

General notes:

1. Unless otherwise specified, dimensions are in millimeters.

MASTER DOCUMENT: BYL-EQP-EQS-SMT-102205-E0000_R02.DWG

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BYL	CCN	PB11	LQT	P20002	E0105	R03	Sheet: 17 of 17 <small>Sheet Size: 11x17</small>			

Management Plan

Please describe the details of your project to the extent known. Consult the guidance document for further information on regulatory requirements, rationale for why the information is required, and how to find required information.

The scope and the timing for response will be provided. If information is requested and not received, it may result in the disallowance of the application.

Information on these topics may be required as part of the application processing and if further detail is necessary that is not part of the application and management plan received, you will be contacted and requested to provide additional information. In some circumstances, the use of a qualified professional to complete the plan may be required.

1.0 Background

1.1 Project Overview

Describe project for which authorization is requested, including construction and/or phased development details:

The Connected Coast project, once completed, will provide up to 139 rural and remote communities including 48 Indigenous communities representing 44 First Nations. This encompasses the BC coast from north of Prince Rupert, to Haida Gwaii, south to Vancouver and around Vancouver Island. The fully complete project will include 3,400 km of subsea fibre-optic cable (placed on the seabed), between Prince Rupert (the existing CityWest infrastructure) to Vancouver, where it will link to existing infrastructure, then around Vancouver Island. The Connected Coast program is anticipated to take approximately three-years.

The project will be constructed in 4 phases which are generally defined as:

Phase 1: Vancouver to Prince Rupert primary route with Discovery Islands spurs and some other spurs

Phase 2: All connections between Port Hardy and Gold River plus all remaining spurs on Phase 1

Phase 3a: All connections between Gold River and Nanaimo going South

Phase 3b: All connections on the Sunshine Coast plus connections to Texada Island and Lasqueti Island.

Construction phases may shift based on when permits are received.

Permit applications will be submitted in blocks which represent a subset of a construction phase.

This application is for permit Block 12 and represents the following sites and segments:

6000,1,COM-PWR,Qualicum Beach,Lasqueti

Site 1: Qualicum Beach

Site 2: Lasqueti

1.2 Investigative Work

If any preliminary investigative work has been carried out, with or without an investigative authorization, provide details on work completed, incomplete or on-going from previous term. Please provide comments on any archaeological work, new technology or any First Nations agreements undertaken.



Activity	Brief Description of Activity	Status (e.g. Complete, incomplete, ongoing)	Comments / Milestones

Add Row

1.4 First Nations Consultation

Describe any contact you may have had, including the name of the First Nation(s) and representatives contacted including a description of any discussion of potential adverse effects from the proposed activity and any discussed mitigation measures.



The Connected Coast Project team has been engaging Indigenous groups, based on the BC Consultative database beginning in February 2021 and will continue to, as is suitable. The groups and engagement to date following initial outreach includes the following, further outlined in a supporting attachment:

2.0 Location

2.1 Description

Provide a general description of the location of the project. Include activities such as traffic patterns and volume; parking; drilling and sampling etc.



The undersea fiber optic cable will be laid onto the sea floor using a cable installation vessel. As the cable comes to shore it will transition into a rugged conduit system which will be installed through the intertidal zone as well as the beach and upland area. In the upland area a telecommunications vault (flush with grade) will be placed as well as a private power pole and an equipment cabinet. The crown land boundary is generally at the beach therefore the on shore components are within a MOTI, Municipal or other jurisdiction. The conduit system will be buried in the beach and upland area using a small excavator.

Segment specific details can be found on the overall route detailed drawing package.

6000,1,COM-PWR,Qualicum Beach,Lasqueti

Site specific details can be found in the attached detailed drawing package.

Site 1: Qualicum Beach
Site 2: Lasqueti

2.2 Location Justification

Provide your reasons/justification of the need for this type of project at this location. For example, is the activity close to a main highway for truck access purposes; or adjacent to other examples of this use - ie. is the proposed marina close to an existing marina



The landing sites have been selected based on the following criteria:

- There is a need at this location or near this location for broadband telecommunications services.
- There is a reasonable method available at the site to extend the network to the homes and businesses in the area (example: aerial infrastructure)
- The landing site is such that the installations will have a very low impact to the area.
- There is a power line connection available at the location.
- The landing site is governed by a public entity such as MOTI or a Municipality or similar that will grant a right of way for the installation.

2.3 Seasonal Expectations of Use

When will the Project require use of the land? Include information on key works during construction phases as well as operations phase and indicate seasons or full year activities. Please reference [reduced risk fish windows](#) as required by DFO:



Project Phase (Construction / Operations)	Brief Description of Activity / Works	Season
---	---------------------------------------	--------

Project Phase (Construction / Operations)	Brief Description of Activity / Works	Season
Construction	<p>Excavation for and installation of telecommunications vault, equipment cabinet and private power pole in the upland area.</p> <p>Excavation of trench and installation of protected cable in intertidal zone.</p> <p>Placement of cable on seabed surface.</p>	<p>Project funding requires a commitment to installation within a certain time frame. The schedule of installation is weather and regulatory permitting dependent and may be adjusted as the program progresses. The Project is continually pursuing regulatory and stakeholder authorizations and will target the earliest possible installation dates available.</p> <p>Landing construction will be completed over one to two days per site. Landing construction may occur outside DFO's recommended least risk window for some sites within the respective area. Construction impacts are expected to be minimal and there will be a Qualified Environment Professional (QEP) or delegate, and Environmental Monitor (EM) on site at all times during construction. Peak herring and squid spawn periods will be avoided. However, if unforeseen Project delays occur resulting in construction occurring within these time periods, measures will be in place to observe for spawning activity. If spawning is observed the within the Project Study Area, works will be stopped and will not proceed until embryos have hatched.</p>
Operations	<p>The operations phase will be minimal. The only required activities during the operational phase will be routine inspections of the below grade terrestrial vault and above grade terrestrial cabinet, and repairs of damaged cable on an as needed basis.</p>	As needed basis.

Add Row

3.0 Infrastructure and Improvements

3.1 Facilities and Infrastructure

Detail any new and existing facilities, infrastructure or processes proposed and any ancillary uses. Provide details of planned construction methods and materials, and construction scheduling.

Facility/Infrastructure/Process	Construction Methods/Materials	Construction Schedule
The landing sites, a 24" wide x 36" long x 36" road rated telecommunications Bulk 7 vault will be installed within 125 meters of the shore. A 1.25" HDPE conduit will be trenched in at a 2ft deep using a chain trencher and/or a small excavator. The trench will extend from the vault to the inlet shore and also beyond (into the inlet) for approximately 20 meters. In the wave crash area, additional protection will be applied to the HDPE conduit via a 42mm (ID) articulating ductile iron split pipe. The fibre optic cable will travel through the conduit system then out onto the inlet floor, towards deep water.	The vault will be 24" wide x 36" long x 36" deep. The body is constructed of HDPE and the lid is composite material designed for forces greater than a 20000 lbs. The conduit is heavy wall HDPE 1.25" The additional protection in the wave crash area is created by articulating ductile iron split pipes which snap together over the top of the HDPE conduit.	2 to 3 days of work are required per landing site. Please refer to above 2.3
The underwater cable will be installed by unreeling the cable off of the back of a cable laying vessel. The cable vessel will drive the designed route. A GPS log will be taken in the event of any deviations in the course (for as-built purposes).	The cable is a custom designed marine grade fiber optic cable (14mm wide x 7mm high).	The rate of which cable is laid is at 3-4 km/hr. Total installation time depends on the length of cable section to be laid. Please refer to above 2.3.

Add Field

3.2 Access

Identify existing and proposed roads used for access and their use by season. Include any proposed connections that require either a Ministry of Transportation and Infrastructure permit for connection or use of a Forest Service Road and what type of FS road and types of vehicles expected. Include information on any road use agreements and include the volume of traffic during construction/operation and phase or season that the traffic is expected.



Roadway/Proposed Connection	Existing/Proposed	Existing Road Classification	Road Permittee Information and Road Use Agreements	Traffic Volume		Mitigation of Traffic Effects
				Construction Phase	Operations Phase	
Landing Type : MOTI The landing will be located on a Ministry of Transportation and				A small construction vehicle pulling trailer arriving at each cable landing site in the morning and leaving in the evening (2 to 3 days	Negligible	Landing sites are not on highway roadways therefore will be little to no impact to traffic during construction or operational phases.

3.5 Waste Collection Treatment and Disposal

Identify any waste disposal (note septic system required), sewage, sanitation facilities and refuse disposal proposed. Include agreements in place or underway such as Health Regional Board Sewage Disposal Permits etc.



Project Phase (Construction/ Operation)	Is there a water requirement (e.g. Surface water or ground water, etc)	Discharge distance to closest body of water (well, lake, etc.)	Volume of daily discharge	Infrastructure Description	Existing Agreements
not applicable to our activity					
Add Field					

4.0 Environmental

Describe any significant impacts and proposed mitigation for the following environmental classes:

4.1 Land Impacts

4.1.1 Vegetation Removal

Is any timber removal required?

Yes No

Are any areas of vegetation to be cleared, outside of timber removal?

Yes No

Removal Type	Impacts	Proposed Mitigation
<p>Clearing of grasses and shrubbery will be required at the Lasqueti Site 25 m² landing site.</p>	<p>Potential to destroy wildlife and wildlife habitat (see Section 4.4.1). Potential to unintentionally disturb and spread invasive species.</p>	<p>The area for clearing will be delineated and appropriate buffers placed around any sensitive environmental features.</p> <ul style="list-style-type: none"> - Vegetation clearing will be minimized to construction specified dimensions. - Cleared vegetation, expected to consist of primarily shrubbery, foliage, and woody debris, will be retained and dispersed on site to serve as wildlife habitat and minimize soil erosion and siltation. Removal of mature trees will be avoided. - Where trenching is conducted in close proximity to trees: <ul style="list-style-type: none"> o Cable route will be adjusted to maximize distance from tree bases. If possible, trenching will be conducted outside of tree drip lines. At a minimum, a 1 m excavation exclusion zone will be maintained around the base of all trees. o Trenching will be conducted by hand in vegetated areas. An air spade will be used to expose the root system and allow strategic pruning of roots. o The trench will be limited to 30 cm deep and 30 cm wide in the vicinity of tree roots systems. - Backfilled or disturbed areas in the upland zone will be seeded with a suitable reclamation seed mix approved by the property owner and covered with straw (or equivalent erosion control matting). - An Invasive Species Management Plan has been prepared.

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Add Field

4.1.2 Soil Disturbance

Yes No

Disturbance Type	Impacts	Proposed Mitigations
Trenching through upland and intertidal zone up 1 m wide and 60 cm deep.	Potential erosion and sediment control (ESC) issues.	See ESC measures in Section 4.4.1.
Upland excavations for subsurface telecommunications vault, private power pole and generator/propane tank setup (if applicable).	Potential ESC issues.	See ESC measures in Section 4.4.1.

Add Field

Is the area to be excavated a Brownfield site or has the potential to be contaminated?

Yes No

Is there potential for disturbance of archaeological, paleontological fossils or historical artifacts?

Yes No

4.1.3 Riparian Encroachment

Will any works be completed within or adjacent to the riparian zone of any water body? If your project is within 30 meters of a watercourse and you intend to: disturb soil, remove plants, construct, install works for flood protection, develop drainage systems or service sewer or water systems the Riparian Areas Regulation may affect your development.



Yes No

Identify all works that may affect the Riparian zone, the impacts, and proposed mitigations:

Work Type	Impacts	Proposed Mitigations
A trench will be created from the low water mark of the beach area up to the terrestrial zone	minimal	See Section 4.4 for proposed mitigation measures in this zone.

Add Field

4.1.4 Pesticides and Herbicides

Will there be any use of pesticides or herbicides during construction, operations and/or maintenance?

Yes No

4.1.5 Visual Impacts

Will there be any adverse effects of the projects, and any potential adverse effects on sight lines to the project area from surrounding areas likely to be used for scenic viewing by residents or other users?

Yes No

4.1.6 Archaeological Sites

Are there any known or high potential (Arch Procedure) archaeological sites within the project area?

Yes No

Have you conducted an AIA or engaged an archaeologist to assist with your investigations?

Yes No

Please include information or reports generated:

Baseline Archaeological Services Ltd. has been contacted to review the proposed installation area.

4.1.7 Construction Methods and Materials

Identify the types of construction materials, the methods used, their impacts, and any mitigations:

Construction Material/Method	Impacts	Mitigations
The fiber optic cable itself is armoured with galvanized steel rods packaged in High Density Polyethylene (HDPE) 1.35 centimetre (cm) wide. With the exception of the portion of cable installed offshore, the cable will be encased within a 3.18 cm diameter HDPE conduit. The portion of cable installed in the intertidal zone will be additionally armoured with 44 or 81 mm diameter ductile iron split pipe casing to provide long term protection from anthropogenic and ecological influences in the intertidal zone.	None - The cable and protective casing is composed of inert material that will not react with the environment. The cable does not emit anything that would be harmful to the environment.	N/A

Construction Material/Method	Impacts	Mitigations
<p>Fiber optic cables will tie into subsurface telecommunication vaults. The excavation required to accommodate the installation of the subsurface telecommunication vaults is expected to be approximately 1.5 m x 1.5 m x 1.5 m in dimension. Select landing sites will also require the installation of a wooden private power pole requiring an excavation approximately 0.4 m wide x 1.5 m long x 1.7 m deep in dimension or a propane tank/generator requiring an excavation 1 m x 1 m x 0.1 m in dimension.</p>	<p>See potential impacts and proposed mitigation measures described below in Sections 4.2.1 to 4.4.1.</p>	<p>N/A</p>
<p>From the terrestrial subsurface vault to the low intertidal zone, the conduit with split pipe armouring will be buried within a trench approximately 60 cm deep and up to 1 m wide. Trenching will be completed with a mini excavator unless site access is limited in which case the trench will be dug with hand tools.</p>	<p>See potential impacts and proposed mitigation measures described below in Sections 4.2.1 to 4.4.1.</p>	<p>N/A</p>
<p>In the subtidal zone, the cable with protective split pipe will either be pulled out across the seabed or floated out during high tide, facilitated by a skiff, and gently lowered onto the seabed surface.</p>	<p>See potential impacts and proposed mitigation measures described below in Sections 4.2.1 to 4.4.1.</p>	<p>N/A</p>
<p>In the open ocean, cable will be installed via a cable lay vessel. The cable will be laid on the ocean floor (cable burial via jetting or ploughing is not proposed).</p>	<p>See potential impacts and proposed mitigation measures described below in Sections 4.2.1 to 4.4.1.</p>	<p>N/A</p>
<p>A record of line placement into the watercolumn of +/- 1m accuracy will be created as the line is placed. If it is determined that the line location as placed, at any location along the authority, differs from the centerline of the authority for Crown land use by more than the measurements specified below an application for amendment to the Crown land use authority will be made within 45 days of line laying completion. (The table below recognizes the greater risk of Crown land use conflict occurring as water depths decrease and the line approaches landfall, and provides information on where the line can be expected to be encountered relative to authorized location as water depths increase.)</p> <p>Water depth as measured below the</p>		

mean/ low water mark (m) Variance allowed from centerline of authority <0 /0.3m 0-5 /0.4m 5-10/ 0.8m 10-20/ 1.0m 20-30 /1.5m 30-50 /2.5m 50-100/ 5m 100+ / 20m		

Add Field

4.2 Atmospheric Impacts

4.2.1 Sound, Odor, Gas or Fuel Emissions

Will the project construction or operation cause any of the following to disturb wildlife or nearby residents:

Sound? Yes No

Explain the current conditions, source, type and range of emission. Provide a description of atmospheric effects from proposed construction, operation, and decommissioning phases. Also include proposed mitigation measures to manage or mitigate adverse effects.

Emission Source	Current Conditions	Project Impacts	Proposed Mitigations / Management
Equipment (mini excavator and/or skid steer)	Natural ambient noise from wildlife, ocean, and adjacent residential community.	Although no exceptionally loud noises are expected to be generated by construction activities, slightly increased ambient noise levels from construction crew and equipment may be temporarily disruptive to local residents and terrestrial wildlife.	<ul style="list-style-type: none"> • Construction at each landing site will be limited to the day • Equipment will be turned off when not in use to avoid unnecessary idling • Equipment will be maintained and in sound working order to minimize noise pollution. All equipment will have functioning exhaust and muffler systems. All bolts and fasteners will be tight to avoid rattling. • Any construction activities that cause elevated noise will be conducted within timelines stipulated by applicable municipal noise bylaws.
Vessel (hydroacoustic noise)	Existing commercial and recreational vessel traffic.	See Section 4.4.2 for potential impacts to marine mammals.	See Section 4.4.2 for proposed mitigation measures to protect marine mammals.

Add Field

Odor? Yes No

Gas? Yes No

Fuel Emissions? Yes No

Explain the current conditions, source, type and range of emission. Provide a description of atmospheric effects from proposed construction, operation, and decommissioning phases. Also include proposed mitigation measures to manage or mitigate adverse effects.

Emission Source	Current Conditions	Project Impacts	Proposed Mitigations / Management
Equipment (mini excavator, skid steer, light duty trucks, cable laying vessel, support vessel).	No air quality issues noted.	Potential minor degradation in air quality due to equipment emissions. Impact is expected to be negligible due to the open area and relatively minor volume of emissions produced.	<ul style="list-style-type: none"> - All equipment will be inspected by the EM prior to entering site and must be in good working order - Equipment will be turned off when not in use to avoid unnecessary idling

Add Field

4.3 Aquatic Lands

4.3.1 Drainage Effects

Will the project result in changes to land drainage?

Yes No

4.3.2 Public Access

Will the project result in changes to public access?

Yes No

4.3.3 Flood Potential

Will the project result in a potential for flooding?

Yes No

4.4 Fish and Wildlife Habitat

4.4.1 Disturbance to Fish/Wildlife and Fish/Wildlife Habitat

Will the project result in adverse effects to wildlife or wildlife habitat?

[\(BC Wildlife Act\)](#)

Yes No

Provide a description of any potential adverse effects to wildlife and wildlife habitat from proposed construction and operation (including seasonal considerations, potential adverse effects from changes to access by hunters and fishers, along with proposed measures to mitigate adverse effects).

Project Phase		Potential Impacts	Proposed Mitigations / Management Plan
Construction - cable installation in upland area and intertidal zone		<p>Potential impact to terrestrial wildlife.</p> <p>Equipment operation and the presence of crew have the potential to disturb wildlife and wildlife habitat through elevated noise generation or physical contact.</p>	<ul style="list-style-type: none"> • Crews will not approach, harass, feed, harm, capture, or kill any wildlife. A stop work will be implemented if wildlife is observed onsite. Work will not resume until wildlife has vacated the vicinity of the site on their own accord. • A stop work will be implemented if a wildlife habitat feature (ie. nest, den, burrow) is encountered. Work will not proceed until a management plan in compliance with the BC Wildlife Act and Migratory Birds Convention Act is prepared. • All wildlife observations will be reported to the EM. • In the event that wildlife appears to be injured, abandoned, or in distress, a BC conservation officer will be immediately notified at the BC Report All Poachers and Polluters Hotline (RAPP) (1-877-952-7277). The BC RAPP will advise on the appropriate management strategy. • All food and domestic waste will be stored securely in wildlife proof containers or within vehicles, and removed from site at the end of each day. • Post-construction, each landing site will be restored to pre-construction conditions as much as possible. This ensures no hazardous obstacles are present which could harm wildlife (ie. open excavations, standing pools of water.)
Construction - all phases		Potential impact to bird and bird habitat.	<ul style="list-style-type: none"> • Compliance with the provincial Wildlife Act

Construction - all phases		Potential impact to bird and bird habitat.	<p>federal Migratory Birds Convention Act will be achieved by conducting pre-disturbance nest surveys as required. This will involve conducting nest sweeps for nests of species protected year-round (e.g., Bald Eagle and Great Blue Heron) as well as nest sweeps to avoid impacting any active nests of migratory birds during the breeding season.</p> <ul style="list-style-type: none"> • If a nest is identified during the survey or construction activities, a stop work will be implemented. Work will not proceed until a nest management plan has been developed. • Proactively, bird nesting will be prevented in equipment during nesting season (late March to mid August) by covering pipe ends and keeping equipment mobile on a daily basis. • Vessels will travel at less than 4 km/hr (2.2 knots) during use to minimize vessel wake and reduce the risk of disturbing shoreline bird habitat.
Add Field			

Will the project (construction or operations phase) occur in and around streams, lakes, estuarine or marine environments?

Yes No

Describe the fish habitat on or near the project site, include potential impacts of the Project (e.g. stream crossings, water diversions, etc), including seasonal considerations, and plans to manage/mitigate effects.

Project Phase	Impacts	Proposed Mitigations / Management
Construction - cable placement on ocean floor	<p>Potential impact to fish habitat (eelgrass).</p> <p>Eelgrass in the subtidal zone and shallow ocean, may be impacted when the cable is laid on the seabed floor, however the magnitude of impact is anticipated to be minimal due to the area of disturbance being limited to the width of the cable (1.35 cm) or the split pipe casing (8 cm). Placing the cable on the seabed (no burial or trenching) is a non- intrusive installation method that limits sediment disturbance.</p>	<p>Prior to construction commencing, an ROV or dive team will be used to survey the proposed cable alignment in the subtidal zone, from 0 m to -10 m CD.</p> <p>The cable route will be adjusted to avoid eelgrass beds if possible. If unavoidable, the route with the least dense or shortest distance of eelgrass will be selected.</p> <p>Installation methods in the subtidal zone will be determined based on the presence or absence of native eelgrass identified during the survey. If eelgrass is present in the vicinity, the split pipe</p>

Project Phase	Impacts	Proposed Mitigations / Management
<p>Construction - cable placement on ocean floor</p>	<p>the cable is laid on the seabed floor, however the magnitude of impact is anticipated to be minimal due to the area of disturbance being limited to the width of the cable (1.35 cm) or the split pipe casing (8 cm). Placing the cable on the seabed (no burial or trenching) is a non- intrusive installation method that limits sediment disturbance.</p>	<p>will be floated during high tide and gently lowered onto the subtidal seabed in order to minimize seabed disturbance. The split pipe will not be dragged through substrate. Live monitoring will be used to guide the installation and ensure accurate spatial management. An ROV or dive team will be used to conduct a post construction survey of the subtidal zone and installed split pipe.</p> <p>Cable installation in the subtidal zone will only be conducted during suitable high tides to ensure the skiff used for installation does not scour substrate or sensitive marine vegetation.</p> <p>If technically feasible, smaller diameter split pipe (44 mm instead of 81 mm) will be used in the subtidal zones of landing sites where eelgrass is identified to minimize the Project footprint and environmental impact.</p> <p>Vessels laying cable in the open ocean will travel at less than 4 km/hr (2.2 knots) to ensure cable placement is precise.</p> <p>Personnel will be trained with Archaeological chance find procedures to be prepared in the event that an artifact is found during construction</p> <p>Personnel will be trailed with a Fossil Chance find protocol and will know next steps if a fossil is observed.</p>
<p>Construction - trench excavation in intertidal zone</p>	<p>Potential to impact sensitive fish habitat (eelgrass).</p> <p>Trench excavation and associated substrate disturbance in the mid to low intertidal zones poses the risk of damaging sensitive marine habitat (eelgrass) through physical contact, displacement and burial. Personnel assisting with equipment operations in the intertidal zone risk destroying eelgrass by trampling on it.</p>	<p>Work will be scheduled during suitable low tides.</p> <p>The EM will conduct a sweep of the low intertidal zone work area prior to any construction commencement to identify any native eelgrass present. If encountered, the trench route will be adjusted to avoid if possible (ie. around patchy distribution).</p> <p>If unavoidable, the cable route will be shifted to the route with the least impact to eelgrass. Eelgrass within the trench footprint will be salvaged and transplanted back into the disturbed trench footprint post backfill.</p> <p>Plywood will be laid on either side of</p>

		<p>the trench to protect the eelgrass from equipment tracks and spoil piles.</p> <p>Personnel accessing the intertidal zone by foot will be limited. Care will be taken by these individuals to avoid trampling any marine flora and fauna.</p> <p>Personnel will be trained with Archaeological chance find procedures to be prepared in the event that an artifact is found during construction</p> <p>Personnel will be trained with a Fossil Chance find protocol and will know next steps if a fossil is observed.</p>
<p>Construction - trench excavation in intertidal zone</p>	<p>Potential to impact fish and fish habitat (eelgrass).</p> <p>Substrate disturbance in the intertidal zone caused by excavation activities poses the risk of sediment suspension during tidal inundation and increased turbidity in the marine environment. Elevated turbidity in the marine environment can be detrimental to fish and marine vegetation.</p>	<p>See below sections for the proposed erosion and sediment control (ESC) measures and the Water Quality Monitoring Program.</p> <p>Personnel will be trained with Archaeological chance find procedures to be prepared in the event that an artifact is found during construction</p> <p>Personnel will be trained with a Fossil Chance find protocol and will know next steps if a fossil is observed.</p>
<p>Construction - all phases</p>	<p>Potential to impact fish and fish habitat</p> <p>Operating equipment in the marine environment poses the risk of an accidental release of a deleterious substance such as hydraulic fluid or diesel fuel which could have harmful effects on marine flora and fauna.</p>	<p>Spill Prevention Plan</p> <ul style="list-style-type: none"> • All equipment will be inspected by the EM prior to entering site and must be in good working order and free of leaks, excess grease, oil, and soil. • Equipment inspections will be completed and documented daily by operators prior to use. • Equipment will have secondary containment in place (ie. drip trays) when not being operated. • Fueling and maintenance of equipment will be conducted greater than 30 m from the high water mark and any watercourses • Fueling will be performed by two qualified personnel on a sealed surface with the use of drip trays. All fueling hoses will have an automatic shut-off valve. • All equipment in the intertidal zone will be operated in the dry, above the water mark and will be clear of the intertidal zone prior to tidal inundation. • Equipment operations in the intertidal zone will be limited as much as possible to reduce the spill potential. • Effort will be made to use biodegradable hydraulic fluid in

		<p>equipment dedicated to working on, near or above water when logistics allow.</p> <ul style="list-style-type: none"> • Parking and laydown areas will be established greater than 30 metres from the high water mark if possible. <p>Spill Response Plan</p> <ul style="list-style-type: none"> • An emergency spill response plan in compliance with the BC Spill Reporting Regulation (B.C. Reg. 221/2017) has been prepared and will be readily available on site at all times. • All crew members will be trained in spill response procedures and will be familiar with the location and contents of spill kits. • Each piece of equipment, including skiffs, will be equipped with a small spill response kit. • Each active work front (ie. landing site, cable laying vessel) will have a large spill response kit housed in a sealed container readily available. • In addition to spill kits, five-gallon buckets, shovels, tarps and poly sheeting will be available on site for any potential emergency cleanup of contaminated soil required in the intertidal zone. • The cable laying vessel is equipped with an oil containment boom and is registered with Western Canada Marine Response Corporation. In the event a spill is uncontainable by resources on site, the WCMR will be notified to respond.
<p>Construction - trench excavation in intertidal zone</p>	<p>Potential impact to benthic organisms in the intertidal zone.</p> <p>Trench excavation in the intertidal zone poses the risk of harming benthic organisms by direct impacts such as displacement, crushing or burial. Mobile benthos (ie. crabs) should be able to avoid physical interaction. Bivalves and tubeworms may be impacted. Post construction, natural recolonization of the disturbed areas is expected and no permanent impacts are expected from the Project.</p>	<ul style="list-style-type: none"> • The EM will conduct a sweep of the intertidal zone work corridor prior to any substrate disturbance to identify any sessile invertebrates (clams, oysters, mussels) susceptible to harm from construction. These sessile invertebrates will be relocated. An invertebrates salvage permit has been obtained from the DFO to conduct such work. • Salvaged sessile invertebrates will be relocated to disturbed substrate at a similar depth and tidal height within 20 m of the harvested location. Care will be taken to ensure that all bivalves are repositioned in an orientation such as to minimize time for resumption of their natural state (ie. bivalves will be oriented such that their posterior side is closer to the surface).

		<p>• Excavated stockpiles will be assessed by the EM for the presence of bivalves and if located will be salvaged.</p>
<p>Construction - cable placement on ocean floor</p>	<p>Potential impact to spawning fish and spawning habitat.</p> <p>The majority of the BC coastline has been identified as juvenile salmonid habitat.</p> <p>The risk of direct interaction with fish species during in water works is anticipated to be low due to the non-intrusive nature of the work (placement of cable on seabed and operating low speed vessels) and the mobility of the species.</p>	<p>Project funding requires a commitment to installation be completed by March of 2025. The schedule of installation is weather and regulatory permitting dependent and may be adjusted as the program progresses. The Project is continually pursuing regulatory and stakeholder authorizations and will target the earliest possible installation dates available.</p> <p>Landing construction will be completed over one to two days per site. Landing construction may occur outside DFO's recommended least risk window for some sites within the respective area. Construction impacts are expected to be minimal and there will be a Qualified Environment Professional (QEP) or delegate, and Environmental Monitor (EM) on site at all times during construction. Peak herring and squid spawn periods will be avoided. However, if unforeseen Project delays occur resulting in construction occurring within these time periods, measures will be in place to observe for spawning activity. If spawning is observed the within the Project Study Area, works will be stopped and will not proceed until embryos have hatched.</p> <p>Where suitable forage fish (eg. Pacific herring, Surf Smelt) spawning habitat is present, a qualified environmental professional will conduct a forage fish egg survey in accordance with an accepted survey method prior to trenching within the intertidal zone. Based on avoidance of herring spawning season, no indications of spawning herring are anticipated. If forage fish spawning is detected, work will be suspended until no incubating embryos are present.</p>
<p>Construction - cable placement on ocean floor</p>	<p>Potential impact to marine mammals.</p> <p>The risk of physical interaction with marine mammals during in water works is anticipated to be low due to the low speed of operating vessels and the mobility of the species.</p>	<p>During all in water works, a 100 m exclusion zone will be established around the active work area for whales, dolphins and porpoises, unless the animal is resting or with a calf in which a 200 m exclusion zone applies. With the exception of killers whales where a 400 m exclusion zone will apply. A MMO will be present to monitor for any marine mammals entering exclusion zones during in water works. If a marine mammal is observed entering its</p>

<p>Construction - cable placement on ocean floor</p>	<p>The risk of physical interaction with marine mammals during in water works is anticipated to be low due to the low speed of operating vessels and the mobility of the species.</p>	<p>respective exclusion zone, a stop work will be implemented. Construction activities will only resume once the individual(s) has been confirmed to have left the exclusion zone or has not been sighted for a duration of 30 minutes. The aforementioned marine mammal exclusion zones comply with the approach distance requirements identified in the Marine Mammal Regulations.</p> <p>The MMO will also monitor for pinnipeds including harbour seals which may be encountered during Project work. It will be left to the discretion of the MMO if a work stoppage should be implemented upon observation of a pinniped. If the MMO deems Project work may cause direct harm to the individual or if the individual appears under distress a work stoppage will be implemented. Work may continue if pinnipeds enter the exclusion zone but are not considered to be at risk of harm from Project activities.</p>
<p>Construction - cable placement on ocean floor</p>	<p>Potential impact to marine mammals.</p> <p>Vessels may cause hydroacoustic noise with the potential to impact select marine mammal species such as Killer Whales by interfering with echolocation vital for foraging, communication, and navigation. The most substantial hydroacoustic disturbance anticipated during the installation of the fibre optic cable will be the noise generated by the vessel itself. Vessel noise is typically higher in frequency and lower in intensity than acoustics known to cause serious harm to marine mammals such as seismic airgun blasts and impact pile driving. The DFO's recommended mitigation measure for minimizing adverse hydroacoustic impact from vessels is to reduce the vessel speed.</p>	<p>Vessels will travel at less than 4 km/hr (2.2 knots) during construction operations to minimize engine noise and vessel wake. At this speed, personnel will have ample opportunity to observe and react to potential hazards on route.</p>

Add Field

Is the project (construction or operations phase) likely to increase erosion or sedimentation?

- Yes No

Describe the fish habitat on or near the project site, include potential impacts of the Project (e.g. stream crossings, water diversions, etc), including seasonal considerations, and plans to manage/mitigate effects.

Project Phase	Impacts	Proposed Mitigations / Management
<p>Construction - trench excavation in upland area and intertidal zone</p>	<p>Potential for erosion and release of sediment laden water from disturbed areas in upland and intertidal zone to cause increased turbidity in marine environment.</p>	<p>An ESC Plan has been developed. ESC mitigation measures include:</p> <ul style="list-style-type: none"> -- All work in the intertidal zone will be completed in the dry, above the water mark. Prior to initiating excavation in the intertidal zone, crews will review tidal forecasts and plan accordingly an appropriate length of trench to excavate such that the entire trench length can be backfilled prior to tidal inundation. If for any reason cable installation is delayed, trenches will still be backfilled and contoured prior to tidal inundation to prevent sediment stranding. - Swamp mats or equivalent will be used as necessary to reduce substrate compaction by machinery. - Overland surface water flowing towards the work area will be diverted and overland surface water leaving the work area will be collected/filtered using methods such as berms, ditches, sandbags and silt fencing. - ESC materials including polyethylene plastic, silt fencing, tarps, sand bags and straw mulch will be available onsite for use as prescribed by the EM - Any coarse material originally on the surface will be returned to the surface (ie. cobbles, driftwood) to retain underlying fines - Disturbed areas in the upland that were originally vegetated will be seeded with a suitable reclamation seed mix - Construction will be deferred during heavy precipitation <p>A Water Quality Monitoring Program has been developed. Components of the program include:</p> <ul style="list-style-type: none"> - Visual monitoring for turbidity plumes in the marine environment. - Observation of a turbidity plume triggering in situ water quality monitoring for turbidity within 10 m of the plume on an hourly basis until measurements meet BC Approved Water Quality Guidelines. - Background in situ turbidity measurements will be collected for comparison purposes. - Construction activity directly causing

		the increased turbidity will be halted immediately. - Water quality monitoring to be conducted by qualified EM.
Construction - cable with protective split pipe placed on seabed in low intertidal zone and subtidal zone	<p>Potential for resuspension of seabed floor sediment in low intertidal zone and subtidal zone.</p> <p>Split pipe (44 or 81 mm diameter) is anticipated to extend to 4 m below Chart Datum and then just cable (1.35 cm wide) beyond that.</p>	<p>An ESC Plan has been developed. ESC mitigation measures include:</p> <ul style="list-style-type: none"> • Cable with protective split pipe in the low intertidal and subtidal zones will be placed on the seabed surface (no trenching or burial required). • No personnel will be accessing the subtidal zone by foot. • Installation in the subtidal will only be complete during suitable high tides to ensure the skiff used for installation does not ground or prop scour.
Construction - placement of cable on seabed floor	<p>Potential for resuspension of seabed floor sediment in open ocean.</p> <p>Between landing sites, cable will be laid on the seabed surface via a cable lay vessel. Based on the slight diameter of the cable (1.35 cm), slow speed of installation (less than 4 km/hour) and non-intrusive method of installation (no trenching or burial) sedimentation of the seabed floor is expected to be minimal.</p>	<ul style="list-style-type: none"> • Cable will be laid at less than 4 km/hr.
Add Field		

Will the project (construction or operations phase) require water diversion?

- Yes No

Will the project threaten or endanger species at risk in the area?

[Species At Risk Act](#)

- Yes No

How and what mitigation is planned?

Project Phase	Impacts	Proposed Mitigations / Management
Construction - trench excavation in intertidal zone	<p>Potential impact to SARA listed Olympia Oysters (special concern) and Northern Abalone (endangered) during trench excavation in the intertidal zone causing direct impacts such as displacement, crushing or burial. Post construction, natural recolonization of the disturbed areas is expected and no permanent impacts are expected from the Project.</p>	<ul style="list-style-type: none"> • A SARA permit for relocation of Northern Abalone will be obtained by the DFO prior to any construction commencing. This permit will outline measures to protect Northern Abalone at landing sites exhibiting suitable habitat identified by a QEP. • The EM will conduct a sweep of the intertidal zone work corridor prior to any substrate disturbance to identify any Olympia Oysters (and other sessile

Project Phase	Impacts	Proposed Mitigations / Management
	<p>construction, natural recolonization of the disturbed areas is expected and no permanent impacts are expected from the Project.</p>	<p>invertebrates) susceptible to harm from construction. These sessile invertebrates will be relocated. An invertebrates salvage permit has been obtained from the DFO to conduct such work.</p> <ul style="list-style-type: none"> • Salvaged sessile invertebrates will be relocated to disturbed substrate at a similar depth and tidal height within 20 m of the harvested location. Care will be taken to ensure that all bivalves are repositioned in an orientation such as to minimize time for resumption of their natural state (ie. bivalves will be oriented such that their posterior side is closer to the surface). • Excavated stockpiles will be assessed by the EM for the presence of bivalves and if located will be salvaged.
<p>Construction - cable lay in subtidal zone</p>	<p>Potential impact to Olympia Oysters (special concern) and Northern Abalone (endangered).</p> <p>Benthic organisms in the subtidal zone may be impacted when the cable is laid on the seabed floor, however the magnitude of impact is anticipated to be minimal due to the area of disturbance being limited to the width of the split pipe casing (10 cm) and cable (1.35 cm). It is anticipated that the split pipe will extend out approximately 2 m below 0.0 m Chart Datum elevation. Beyond that, cable (1.35 cm width) will be laid. Placing the cable on the seabed (no burial or trenching) is a non-intrusive installation method that limits sediment disturbance.</p>	<ul style="list-style-type: none"> • A SARA permit for relocation of Northern Abalone will be obtained by the DFO prior to any construction commencing. This permit will outline measures to protect Northern Abalone at landing site exhibiting suitable habitat. Measures may include dive surveys to identify individuals within the construction footprint and relocation of individuals. <p>Cable installation in the subtidal zone will only be conducted during suitable high tides to ensure the skiff used for installation does not scour substrate or sensitive ecosystems.</p>

Add Field

5.0 Socio-Community

5.1 Land Use

Describe the current community setting on or near the project area, including the location of non-aboriginal and aboriginal communities or known use areas.

The undersea network traverses the major water ways of the BC coastline.

The landing sites for the cable are typically near communities where there is a need for high bandwidth services.

The footprint of the cable and conduit installation will be negligible and will not have any impact to the use of the land or sea floor.

Fishing practices that drag the sea floor could be in conflict with the cable installation.

The equipment in the back-shore area is one telecom cabinet 48inches x 48inches x 60inches, one power pole at 14 inches in diameter and one vault at 36" x 48" flush with the ground. This equipment is typically placed in a suitable design location based on (power availability, foot traffic, vehicle traffic, accessibility, and land ownership).

Lasqueti - Beach Access

5.1.1 Land Management Plans and Regional Growth Strategies

Are there any land and resource management plans, coastal plans, provincial, regional growth strategies or local government plans with zoning, or management policies or use restrictions in place that could limit or preclude your proposed use of the land? (Please refer to the [Union of BC Municipalities \(UBCM\)](#), and check the websites of the municipality, regional district or other organization with jurisdiction including your project area.)

Yes No

5.2 Socio-Community Conditions

5.2.1 Adjacent Users or Communities

Is the project likely to restrict public access, or the ability, or the ability of adjacent land owners or tenure holder to access their property or tenures?

Yes No

5.2.2 Existing Services

Provide a description any increased demand on fire protection and other health facilities and emergency services arising from your Project, including proposed management or mitigation measures.



This project will not result in any increased demands of any public services.

END OF FORM



File No.: PLRZ20240104 (Connected Coast)

DATE OF MEETING: December 16, 2024

TO: Lasqueti Island Local Trust Committee

FROM: Stephen Baugh, Island Planner
Northern Team

COPY: Renée Jamurat, Regional Planning Manager

SUBJECT: PLRZ20240104 (Connected Coast)
Applicant: Renée LaBoucane
Location: Weldon Boat Ramp Road, Lasqueti Island

RECOMMENDATION

1. That the Lasqueti Island Local Trust Committee Bylaw No. 104, cited as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 2, 2024”, be read a first time.
2. That the Lasqueti Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 104, cited as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 2, 2024” is not contrary to or at variance with the Islands Trust Policy Statement.
3. That the Lasqueti Island Local Trust Committee request staff to refer Bylaw No. 104 to the following First Nations, agencies, and organizations:

Cowichan Tribes, Da’naxada’xw First Nation, Halalt First Nation, K’omoks First Nation, Lyackson First Nation, Mamalilikulla First Nation, Nanwakolas Council, Penelakut Tribe, Qualicum First Nation, Snaw-Naw-As First Nation, Snuneymuxw First Nation, Stz’uminus First Nation, Te’mexw Treaty Association, Tla’amin Nation, Tlowitsis Nation, Ts’uubaa-asatx First Nation, We Wai Kai Nation, Wei Wai Kum Nation, qathet Regional District, Department of Fisheries and Oceans, Lasqueti Advisory Planning Commission, and the Lasqueti Internet Access Society.

REPORT SUMMARY

The purpose of this report is to introduce a draft bylaw amendment to the Lasqueti Island Land Use Bylaw to permit a fibre optic cable connection to Lasqueti Island. Staff are recommending the bylaw be read a first time, that the LTC confirm the bylaw is not contrary to the policy statement, and that the bylaw be referred to First Nations, agencies and organizations.

BACKGROUND

The LTC passed the following resolutions related to this application at their meeting on October 21, 2024:

LA-2024-009

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee request staff to prepare a draft bylaw to amend the Lasqueti Island Land Use Bylaw No. 78 cited as “Lasqueti Island Land Use Bylaw No. 78, 2005” for a site specific zone to permit public utilities associated with the application PLRRZ20240104 (Connected Coast).

CARRIED

LA-2024-010

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee request staff report back on December 16, 2024 to provide a revised timeline to expedite the process and include a Public Hearing for the application PLRRZ20240104 (Connected Coast).

CARRIED

LA-2024-011

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee request the Lasqueti Advisory Planning Commission be included in referrals related to Bylaw 3.2 Policy 6.

CARRIED

Since the previous meeting, the applicant has also submitted revised plans for the landing site and removed the earthquake sensor infrastructure and solar panels that were initially part of this application. Staff have also drafted a bylaw to permit fibre optic telecommunication public service utility in the specific locations where the proposed fibre optic cable will be located. Finally, this report also presents two possible timelines for this application that include a Public Hearing.

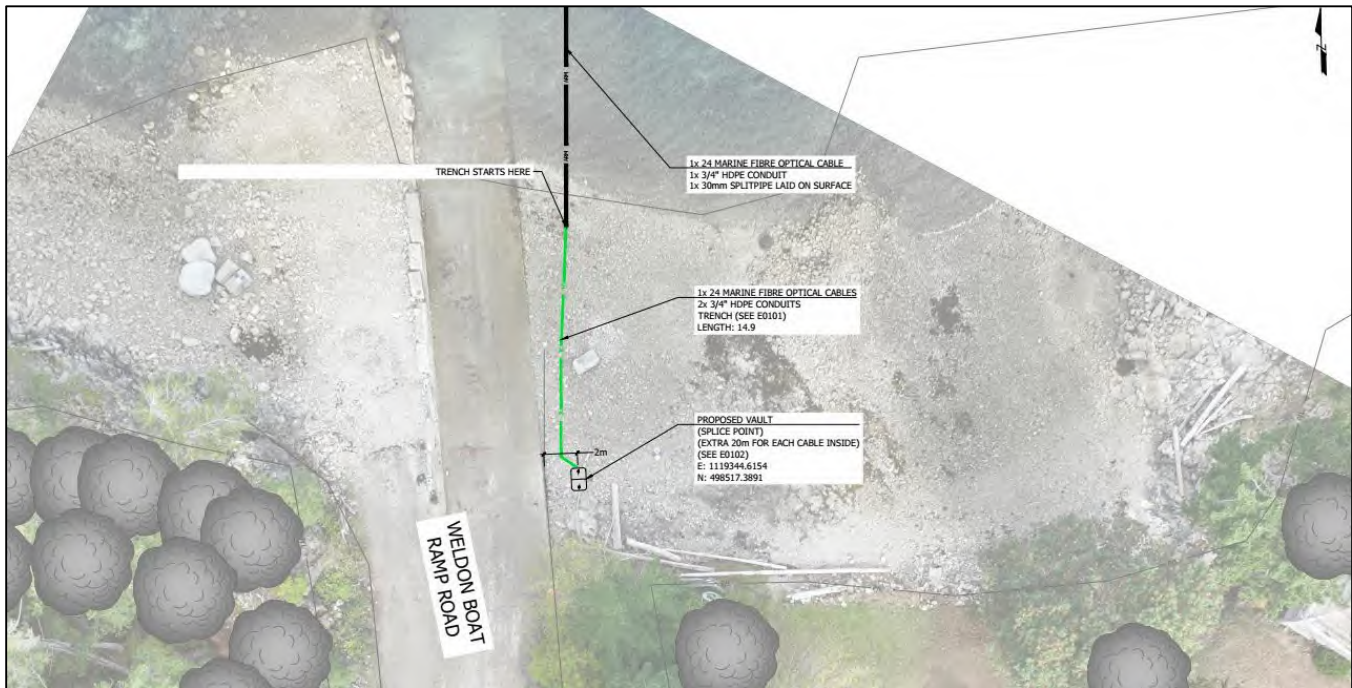


Figure 1 Revised site plan at landing site

ANALYSIS

Policy/Regulatory

Islands Trust Policy Statement:

Staff have reviewed the draft bylaw against the Islands Trust Policy Statement (ITPS) Directives Only Checklist (Attachment 2) and have concluded that Draft Bylaw No. 104 is not contrary to or at variance with the ITPS.

Official Community Plan:

A detailed analysis of the Lasqueti Island Official Community Plan (OCP) is provided as Attachment 3. Overall, staff consider this application consistent with the relevant OCP policies. Staff also note that this application is for public utility connection and not for commercial or industrial purposes.

Land Use Bylaw:

This application proposes to permit a utility use on Lasqueti Island and in the surrounding marine area to facilitate the installation of a fibre optic cable connection to Lasqueti Island. The cable is proposed to pass through the Marine Conservation (M1), Marine General (M2), Marine Multi-Use Ramp (M9) and Land Based (LB) zones.

Currently, there are no zones on Lasqueti Island which permit public utilities. The LTC has directed staff to draft a site-specific zone to permit the proposed fibre optic telecommunication public service utility connection to Lasqueti Island as proposed in this application and not in other areas of Lasqueti Island.

The draft bylaw is included as Attachment 1 of this report.

Issues and Opportunities

The draft bylaw proposes to create four new sub-zones that are site-specific: LB (1), M1 (1), M2 (1), and M9 (1). Each of these zone variants permit the proposed fibre optic telecommunication public service utility and maintain the other uses permitted in their respective zones. In addition, the bylaw amends the zoning map in the location of the proposed fibre optic cable to the appropriate zone variant.

The effect of this is that the zoning is changed to permit the fibre optic cable in the proposed location and no others, although a buffer of 10 metres around the proposed location is included to allow for a small amount of variance from the plans for the installed cable. As directed by the LTC, this draft bylaw will not permit public utilities of any other type other than fibre optic cable and will not allow the fibre optic cable in any other location other than where the cable is currently proposed to be located. This means that any 'last mile' connections that would allow use of the fibre optic connection throughout Lasqueti Island will not be permitted by the Lasqueti Island Land Use Bylaw unless the bylaw were amended in the future.

Timeline

While there is limited ability to expedite rezoning applications, the timelines below represent 2 of the possible options which each include a Public Hearing. The first timeline represents a typical bylaw amendment application timeline, and the second represents an expedited process.

The applicant has stated that they wish for this application to be completed by February 1, 2024. After reviewing the legislative steps, staff have concluded that it is not possible for this bylaw to be adopted by that date, however the bylaw readings process will be underway. Some contributing factors are the Public Hearing, referral period and meeting schedules for Executive Committee and the LTC. Nonetheless, the expedited process below does present the ability for the process to be followed approximately 5 months faster than a typical application.

Finally, it is important to note that the timelines represent the fastest possible timeline. They do not include additional time should feedback from the public or referral agencies be received which result in amendments to the bylaw.

Key Dates (*2025 LTC meeting are proposed dates)	OPTION 1. Typical Bylaw Amendment Process with Public Hearing	OPTION 2. Expedited process including a Public Hearing
1st LTC Meeting Oct 21, 2024	Preliminary Report LTC Direction: Draft Bylaws, confirmed they want a PH, indicated they would like to refer bylaw to APC	Preliminary Report LTC Direction: Draft Bylaws, confirmed they want a PH, indicated they would like to refer bylaw to APC
2nd LTC Meeting December 16, 2024	1 st reading and send referrals (90 day referral period)	1 st Reading, 2 nd Reading, Send Referrals and Schedule Public Hearing
3rd LTC Meeting *February 10, 2025	(90 day referral period)	Shorter Referral Period (55 days between December and February Meetings), Public Hearing, 3 rd Reading, and Send to Executive Committee
Executive Committee Meeting dates: February 26, March 26		Executive Committee Approves Bylaw
February 27-March 27		Bylaw Adoption by Resolution without Meeting
4th LTC Meeting May 12, 2025	Consider referral responses and amend bylaw, 2 nd Reading, and schedule Public Hearing	
5th LTC Meeting July 14, 2025	Public Hearing, 3 rd Reading, send to Executive Committee for approval	
Executive Committee Meeting dates: August 6, September 3	Executive Committee Approves Bylaw	
6th LTC Meeting or RWM August 7 – October 6, 2025	Bylaw Adoption	

First Nations

Staff understand that engagement with First Nations has been a component of the Connected Coast project and conducted through the Crown Lease process. However, the proponent and staff from the Ministry of Water, Land and Resource Stewardship have indicated that they are unable to publically share the First Nations engagement summaries. As a result staff are recommending the bylaw be referred to the following First Nations: Cowichan Tribes, Da'naxada'xw First Nation, Halalt First Nation, K'omoks First Nation, Lyackson First Nation, Mamalilikulla

First Nation, Penelakut Tribe, Qualicum First Nation, Snaw-Naw-As First Nation, Snuneymuxw First Nation, Stz'uminus First Nation, Te'mexw Treaty Association, Tla'amin Nation, Tlowitsis Nation, Ts'uubaa-asatx First Nation, We Wai Kai Nation, Wei Wai Kum Nation.

Consultation

As this bylaw amendment application does not involve an OCP amendment, the LTC is not required to refer the bylaw to organizations and authorities it considers will be affected. However, in order to support relationship building and collaboration, this is a good practice. The LTC has also indicated they are interested in receiving feedback through a referral to the Advisory Planning Commission and by holding a Public Hearing. Similarly, staff recommend that the LTC seek feedback from others who may be affected by the bylaw amendment.

If the LTC does not specify a shorter referral period, the standard 90 day referral period will be used which would result in a similar timeframe as shown in Option 1 of the table. However, the LTC may consider a shorter referral period as a way of expediting this application which could result in a timeline closer to Option 2.

Rationale for Recommendation

Staff recommend that Draft Bylaw No. 104 be given First Reading, the LTC confirm the bylaw is not contrary to the policy statement, that the bylaw be referred to First Nations, agencies and organizations, and that the LTC schedule a Public Hearing. These recommendations are supported by the following rationale:

- The application is consistent with the OCP and Islands Trust Policy Statement
- The steps are consistent with the legislative requirements for rezoning applications

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

1. Expedite the application

The LTC may consider expediting the application, and staff advise that the implications of this are a reduced timeframe for referral agencies and First Nations to respond the bylaw referral. Recommended resolutions for this option are the following, in addition to the resolutions on the first page of this report:

1. *That the Lasqueti Island Local Trust Committee Bylaw No. 104, cited as "Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 2, 2024", be read a second time.*
2. *That the Lasqueti Island Local Trust Committee request staff to refer Bylaw No. 104 to the following First Nations, agencies, and organizations with a referral period of 30 days:*

Cowichan Tribes, Da'naxada'xw First Nation, Halalt First Nation, K'omoks First Nation, Lyackson First Nation, Mamalilikulla First Nation, Nanwakolas Council, Penelakut Tribe, Qualicum First Nation, Snaw-Naw-As First Nation, Snuneymuxw First Nation, Stz'uminus First Nation, Te'mexw Treaty Association, Tla'amin Nation, Tlowitsis Nation, Ts'uubaa-asatx First Nation, We Wai Kai Nation, Wei Wai Kum Nation, qathet Regional District, Department of Fisheries and Oceans, Lasqueti Advisory Planning Commission, and the Lasqueti Internet Access Society.

3. *That the Lasqueti Island Local Trust Committee request staff to schedule a Public Hearing for Bylaw No. 104, cited as "Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 2, 2024".*

2. Request further information

The LTC may request further information prior to making a decision. Staff advise that the implications of this alternative are that the timeline for this application will be extended. 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 the applicant submit to the Islands Trust [identify information requested and rationale].

3. Deny the application

The LTC may deny the application. Staff advise that the implications of this alternative are that a fibre optic cable connection is unlikely to be brought to Lasqueti Island if this alternative is selected. If this alternative is selected, the LTC should state the reasons for denial. Recommended wording for the resolution is as follows:

That the Lasqueti Island Local Trust Committee proceed no further with land use bylaw amendment application PLRZ20240104 (Connected Coast).

NEXT STEPS

If the LTC proceeds with the staff recommendation, the bylaw will be referred to the First Nations, agencies and organizations listed in the resolution. After a referral period of 90 days, the bylaw will be presented at a Public Hearing.

Submitted By:	Stephen Baugh, Island Planner	November 26, 2024
Concurrence:	Renée Jamurat, RPP MCIP, Regional Planning Manager	December 2, 2024

ATTACHMENTS

- 1. Draft Bylaw No. 104
- 2. Islands Trust Policy Statement Directives Checklist for Bylaw No. 104
- 3. OCP Policies

DRAFT

LASQUETI ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 104

A BYLAW TO AMEND LASQUETI ISLAND LAND USE BYLAW NO. 78, 2005

The Lasqueti Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Lasqueti Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 2, 2024”.

2. Lasqueti Island Local Trust Committee Bylaw No. 78, cited as “Lasqueti Island Land Use Bylaw No. 78, 2005”, is amended as per Schedule “1” attached to and forming part of this bylaw.

READ A FIRST TIME THIS _____ DAY OF _____ 20____

READ A SECOND TIME THIS _____ DAY OF _____ 20____

PUBLIC HEARING HELD THIS _____ DAY OF _____ 20____

READ A THIRD TIME THIS _____ DAY OF _____ 20____

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS
_____ DAY OF _____ 20____

ADOPTED THIS _____ DAY OF _____ 20____

Chair

Secretary

DRAFT BYLAW NO. 104 (LUB)

LASQUETI ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 103

Schedule "1"

1. **Schedule "A"** of Lasqueti Island Land Use Bylaw No. 78, 2005 is amended as follows:

1.1. **PART 4 ZONE PROVISIONS**, Section **4.2 LAND BASED (LB)**, is amended by adding the following new Subsection after Subsection (3) **Regulations**:

"(4) Site Specific Regulations

(a) The regulations listed in Subsections (1) through (3) of this Section apply to the land identified on Schedule B (Land Use Zoning Map) by the Site Specific Zone listed in the table in Article (b) of this Subsection, except as varied by the relevant Site Specific Regulation.

(b)

Site Specific Zone	Site Specific Regulation
LB (1)	In addition to the Permitted Uses listed in Subsection (1) of this Section, fibre-optic cable telecommunication public service utility is a permitted uses.

1.2. **PART 4 ZONE PROVISIONS**, Section **4.14 MARINE CONSERVATION (M1)**, is amended by adding the following new Subsection after Subsection (2) **Permitted Structures**:

"(3) Site Specific Regulations

(a) The regulations listed in Subsections (1) through (2) of this Section apply to the land identified on Schedule B (Land Use Zoning Map) by the Site Specific Zone listed in the table in Article (b) of this Subsection, except as varied by the relevant Site Specific Regulation.

(b)

Site Specific Zone	Site Specific Regulation
M1 (1)	<p>In addition to the Permitted Uses listed in Subsection (1) of this Section, fibre-optic cable telecommunication public service utility is a permitted use.</p> <p>In addition to the Permitted Structures listed in Subsection (2) of this Section, fibre-optic cable is a permitted structure.</p>

1.3. **PART 4 ZONE PROVISIONS**, Section **4.15 MARINE GENERAL (M2)**, is amended by adding the following new Subsection after Subsection (3) **Regulations**:

"(4) Site Specific Regulations

(a) The regulations listed in Subsections (1) through (3) of this Section apply to the land identified on Schedule B (Land Use Zoning Map) by the Site Specific

DRAFT BYLAW NO. 104 (LUB)

Zone listed in the table in Article (b) of this Subsection, except as varied by the relevant Site Specific Regulation.

(b)

Site Specific Zone	Site Specific Regulation
M2 (1)	<p>In addition to the Permitted Uses listed in Subsection (1) of this Section, fibre-optic cable telecommunication public service utility is a permitted use.</p> <p>In addition to the Permitted Structures listed in Subsection (2) of this Section, fibre-optic cable is a permitted structure.</p>

1.4. **PART 4 ZONE PROVISIONS, Section 4.22 MULTI USE RAMP (M9),** is amended by adding the following new Subsection after Subsection (3) **Regulations:**

“(4) Site Specific Regulations

(a) The regulations listed in Subsections (1) through (3) of this Section apply to the land identified on Schedule B (Land Use Zoning Map) by the Site Specific Zone listed in the table in Article (b) of this Subsection, except as varied by the relevant Site Specific Regulation.

(b)

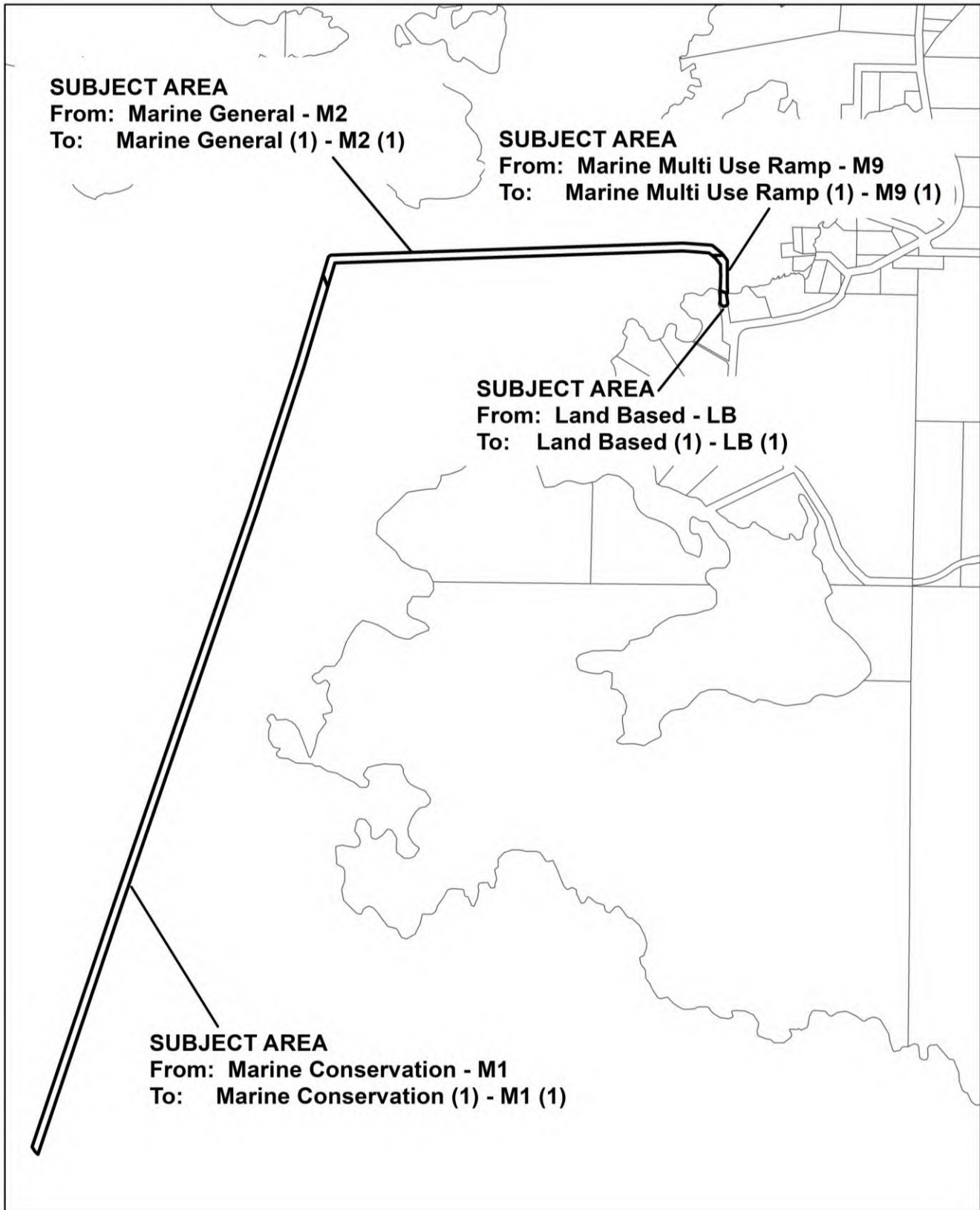
Site Specific Zone	Site Specific Regulation
M9 (1)	<p>In addition to the Permitted Uses listed in Subsection (1) of this Section, fibre-optic cable telecommunication public service utility is a permitted use.</p> <p>In addition to the Permitted Buildings and Structures listed in Subsection (2) of this Section, fibre-optic cable is a permitted structure.</p>

2. **Schedule “B”** of Lasqueti Island Land Use Bylaw No. 78, 2005 is amended as follows:

2.1 Schedule “B” – is amended by changing the zoning classification to site specific zones as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “B” of Bylaw No. 78 as are required to effect this change.

DRAFT BYLAW NO. 104 (LUB)
LASQUETI ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 104

Plan No. 1





File No.: PLRZ20240104
File Name: Connected Coast (Bylaw
No. 104)

PURPOSE

To provide staff with the Directives Only Checklist to highlight issues addressed in staff reports and as a means to ensure Local Trust Committees address certain matters in their official community plans and regulatory bylaws, Island Municipalities address certain matters in their official community plans, and to reference any relevant sections of the Policy Statement.

POLICY STATEMENT

The Policy Statement is comprised of several parts. Parts I and II outline the purpose, the Islands Trust object, and Council’s guiding principles. Parts III, IV and V contain the goals and policies relevant to ecosystem preservation and protection, stewardship of resources and sustainable communities.

There are three different kinds of policies within the Policy Statement as follows:

- Commitments of Trust Council which are statements about Council’s position or philosophy on various matters;
- Recommendations of Council to other government agencies, non-government organizations, property owners, residents and visitors; and
- Directive Policies which direct Local Trust Committees and Island Municipalities to address certain matters.

DIRECTIVES ONLY CHECKLIST

The Policy Statement Directives Only Checklist is based on the directive policies from the Policy Statement (Consolidated April 2003) which require Local Trust Committees to address certain matters in their official community plans and regulatory bylaws and Island Municipalities to address certain a matters in their official community plans in a way that implements the policy of Trust Council.

Staff will use the Policy Statement Checklist (Directives Only) to review Local Trust Committee and Island Municipality bylaw amendment applications and proposals to ensure consistency with the Policy Statement. Staff will add the appropriate symbol to the table as follows:

- ✓ if the bylaw is consistent with the policy from the Policy Statement, or
- ✗ if the bylaw is inconsistent (contrary or at variance) with a policy from the Policy Statement, or
- N/A if the policy is not applicable.

	4.3	Wildlife and Vegetation
	4.4	Freshwater Resources
n/a	4.4.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for.
n/a	4.4.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses
	4.5	Coastal Areas and Marine Shorelands
✓	4.5.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.
n/a	4.5.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas.
✓	4.5.10	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.
✓	4.5.11	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.
	4.6	Soils and Other Resources
n/a	4.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of productive soils.

PART V: POLICIES FOR SUSTAINABLE COMMUNITIES

CONSISTENT	No.	DIRECTIVE POLICY
	5.1	Aesthetic Qualities
n/a	5.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
	5.2	Growth and Development
n/a	5.2.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
✓	5.2.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.
n/a	5.2.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.
n/a	5.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.
	5.3	Transportation and Utilities
n/a	5.3.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.
n/a	5.3.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.
n/a	5.3.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.
n/a	5.3.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private automobile use.
	5.4	Disposal of Waste
n/a	5.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.
CONSISTENT	No.	DIRECTIVE POLICY

	5.5	Recreation
n/a	5.5.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.
n/a	5.5.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location and type of recreational facilities so as not to degrade environmentally sensitive areas, and the designation of locations for marinas, boat launches, docks and anchorages so as not to degrade sensitive marine or coastal areas.
n/a	5.5.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of sites providing safe public access to beaches, the identification and designation of areas of recreational significance, and the designation of locations for community and public boat launches, docks and anchorages.
n/a	5.5.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.
n/a	5.5.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for bicycle, pedestrian and equestrian trail systems.
	5.6	Cultural and Natural Heritage
n/a	5.6.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification, protection, preservation and enhancement of local heritage.
n/a	5.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation and protection of the heritage value and character of historic coastal settlement patterns and remains.
	5.7	Economic Opportunities
n/a	5.7.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.
	5.8	Health and Well-being
✓	5.8.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address their community's current and projected housing requirements and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services.

	POLICY STATEMENT COMPLIANCE
✓	<i>In compliance with Trust Policy</i>
	<i>Not in compliance with Trust Policy for the following reasons:</i>

ATTACHMENT 2 – OCP POLICIES

LASQUETI ISLAND OFFICIAL COMMUNITY PLAN BYLAW No. 77, 2005

OCP Objective/Policy	Complies	Planner Comments
3.3 Heritage, Archaeologic and Historic Matters		
Policy 3 The Lasqueti Island Local Trust Committee wishes to support proactive and mutually respectful interests by consulting with the Tla’amin (Sliammon) First Nation.	Yes	Staff are recommending the bylaw be referred to First Nations with interest in the Lasqueti Local Trust Area, including the Tla’amin First Nation.
Policy 4 The Local Trust Committee recognizes that past, present and future generations have shared and will share experiences on Lasqueti Island and the Trust Area; it is encouraged that fair and reasonable discussion and action occurs to preserve the natural and human-made sites.	Yes	The site has been chosen, in part, to avoid conflict with a known archaeological site. Notwithstanding, the proposed cable will be installed within 200m of a known archaeological site and in an area of high archaeological potential. The applicant states they have engaged Baseline Archaeological Services Ltd. to review the installation area.
Policy 6 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.	Yes	Staff are recommending the bylaw be referred to First Nations with interest in the Lasqueti Local Trust Area, including the Tla’amin First Nation.
3.5 Lands Identified as Subject to Hazardous Conditions		
Policy 1 Development on lands known or suspected to be subject to flooding, landslide, avalanche or other hazardous conditions should be limited, unless protective measures are taken to prevent any detrimental consequences such as damage to property or risks to inhabitants.	Yes	Fibre optic cable will be installed on the sea bed and foreshore areas and is designed to withstand the conditions in these areas.
3.6 Environmental Management – General Policies		
Policy 1 The Lasqueti Island Local Trust Committee should undertake initiatives to identify environmentally sensitive and important ecosystems and flora and fauna to assist in future decision making.	Yes	For LTC information.

Policy 3 Lasqueti Island's rural marine landscape and scenic views should be maintained and protected.	Yes	Fibre optic cable is expected to have negligible visual impact to the marine landscape, structures to support the utility except for the cable itself are set back from the shoreline. The applicant has stated that when possible the split pipe covering the cable is covered in order to obscure it from view.
Policy 5 Native flora and fauna should be retained to protect natural habitats of local significance.	Yes	The utility will be installed in an area that has been previously disturbed at the edge of a road right of way. As a result there will be minimal disruption to flora and fauna. In addition, the applicant states that an Environmental Monitor will be on site during construction. The Management Plan provided by the applicant contains strategies to minimize impacts to flora and fauna.
Policy 8 When fill or debris is placed on land in such a way that it could lead to discharge of deleterious material into a water course, adequate mitigative design and construction measures are required acceptable to Fisheries and Oceans Canada, Ministry of Sustainable Resource Management, and the Ministry of Water, Land and Air Protection.	Yes	Applicant states that no fill will be used on this project and that backfilling will be done using native materials. In addition, the cable routing for each segment has included engagement with First Nations, fishing associations, Pacific Pilotage Authority/BC Coast Pilots and Transport Canada. The applicants have also worked with DFO on mitigations for installation.
3.6 Environmental Management – Marine Coastal Policies		
Policy 9 Native flora and fauna should be retained to protect natural habitats of local significance along the foreshore and in the intertidal areas.	Yes	The utility will be installed in an area that has been previously disturbed at the edge of a road right of way. As a result there will be minimal disruption to flora and fauna. In addition, the applicant states that an Environmental Monitor will be on site during construction. The Management Plan provided by the applicant contains strategies to minimize impacts to flora and fauna including eelgrass beds.
Policy 10 The marine environment, including associated riparian areas, should be adequately protected from unreasonable adverse effects or inadequate mitigation measures resulting from development.	Yes	There are potential impacts to the marine environment and riparian areas, the applicant does have a Management Plan with mitigation measures.

<p>Policy 12 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:</p> <ul style="list-style-type: none"> • to provide for access; • to protect existing mariculture uses; • to encourage low impact public uses on and along the foreshore; • to provide for public transportation services; • to maintain public access to shellfish; • to retain the undeveloped character of the marine coastal area; • to protect marine coastal habitats for conservation purposes; • to provide for commercial and industrial uses; and • to retain representative areas of natural foreshore. 	<p>Yes</p>	<p>This application is not expected to have any long term adverse effects on the natural environment.</p>
<p>Policy 13 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.</p>	<p>Yes</p>	<p>Application is seeking to amend the Lasqueti Land Use Bylaw to permit the utility as a use. Islands Trust has received a referral from the Ministry of Water, Land and Resource Stewardship for use of the crown land. The applicant is also seeking a permit from the Ministry of Transportation and Infrastructure to install the utility in the road right of way.</p>
<p>3.7 Community Servicing and Utilities</p>		
<p>Policy 3 Community services should provide a level and be conducted in a manner appropriate to the Island's needs.</p>	<p>TBD</p>	<p>For LTC consideration.</p>
<p>Policy 7 A precautionary approach should be used when considering additional and more sophisticated service facilities as they typically have significant associated costs.</p>	<p>TBD</p>	<p>For LTC consideration.</p>

<p>Advocacy Policy 11 The Local Trust Committee encourages:</p> <ul style="list-style-type: none"> • the appropriate Provincial Ministry and any company to avoid routings on Lasqueti for high tension electrical transmission lines and pipelines intended for large scale movement of fuels; and • communication companies to continue the practice of placing telephone wires underground or at grade and to follow the same practice for electrical wires in the event that electrical service is extended to Island properties. 	<p>Yes</p>	<p>Although the utility is a fibre optic cable and not electrical or telephone wires, the terrestrial portion of the fibre optic cable and the vault will be installed underground.</p>
<p>3.8 Crown Lands</p>		
<p>Policy 2 Development on Crown lands including, but not limited to, gravel extraction, road construction or community facilities must be compatible with overall conservation values.</p>	<p>Yes</p>	<p>The proposed development is not expected to have significant impacts to the natural environment. Applicant states that habitat such as eelgrass is addressed by routing, float and lower and transplants over the buried split pipe and that they have worked with DFO on mitigations for installation. The Management Plan does contain mitigation measures for impacts of the placement of the cable.</p>
<p>3.9 Climate Change Adaptation and Mitigation</p>		
<p>Advocacy Policy 8 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.</p>	<p>TBD</p>	<p>For LTC consideration.</p>



File No.: PLRZ20240104
(Connected Coast)

DATE OF MEETING: February 10, 2025

TO: Lasqueti Island Local Trust Committee

FROM: Stephen Baugh, Island Planner
Northern Office

SUBJECT: PLRZ20240104 (Connected Coast)

Applicant: Renée Laboucane

Location: Weldon Boat Ramp Road, Lasqueti Island

RECOMMENDATION

1. That the Lasqueti Island Local Trust Committee Bylaw No. 104, cited as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 2, 2024”, be amended as follows:
 - a. Schedule 1, insert new Section 1.5 after Section 1.4, as follows:
 - 1.5 **PART 3 GENERAL PROVISIONS**, Section **3.5 Siting and Setback Provisions**, Subsection (4) **Minimum Setback for Buildings and Structures from the Natural Boundary of the sea**, Article (a) is amended by adding the words “fibre-optic cable,” after “boathouse,”.
2. That the Lasqueti Island Local Trust Committee Bylaw No. 104, cited as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 2, 2024”, be read a Second time, as amended.
3. That the Lasqueti Island Local Trust Committee Bylaw No. 104, cited as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 2, 2024”, be read a Third time.
4. That the Lasqueti Island Local Trust Committee proposed Bylaw No. 104, cited as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 2, 2024”, be forwarded to the Secretary of the Islands Trust for Executive Committee Approval.

REPORT SUMMARY

This is a post public hearing report supporting next steps for proposed Bylaw No. 104 (LUB amendment). This bylaw seeks to facilitate the installation of a fibre optic cable connection to Lasqueti Island.

Staff are recommending the LTC amend proposed Bylaw No. 104 so that the fibre optic cable utility is not subject to setbacks, give Second and Third Readings and forward the bylaw to Executive Committee approval to consider approval.

BACKGROUND

The Local Trust Committee is considering a bylaw to amend the Lasqueti Island Land Use Bylaw No. 98 to permit the use “fibre optic telecommunication public service utility” which will facilitate a fibre optic cable connection to Lasqueti Island. Bylaw No. 104 was given First Reading on December 16, 2024. The bylaw was referred to First Nations, agencies and organizations in December 2024 with a 30-day referral period.

A Public Hearing is scheduled for February 10, 2025. A Public Hearing is a quasi-judicial process within and following which specific procedures must be followed.

Following the hearing, the LTC may choose to give further readings to a bylaw, defeat a bylaw, or alter a bylaw within certain parameters. The procedural steps following the close of the hearing are as follows:

1. Consideration of Second Reading (this may include amendments to alter a bylaw).
2. Consideration of Third Reading.
3. Forwarding of the bylaw to Executive Committee for approval.
4. Final LTC consideration and adoption.

Following the close of the hearing, the LTC may not hear further submissions without holding a new hearing. The principle is that if new information is considered by the LTC, all other interested parties also need to have the opportunity to consider any new relevant material and to make further representations to the LTC. The courts have clarified that this does not open the door to endless public hearings: a local government body can legitimately decide that after a hearing it wishes to hear further from staff on issues raised at the hearing.

A bylaw may be altered after the hearing, based on information received or heard by the LTC at any point prior to the close of the hearing, provided that the amendments do not alter use or increase density, or decrease density without a landowner’s consent.

If the Executive Committee approves the bylaw, the next step for the LTC would be to adopt the bylaw.

SUGGESTED AMENDMENT TO BYLAW NO. 104 (LUB)

Staff are proposing an amendment to Proposed Bylaw No. 104 to exempt the fibre-optic cable from setback requirements to the natural boundary of the sea. This amendment is proposed so that the proposed fibre-optic cable can be installed in the proposed location. Without an exemption from the siting regulation, the use would be permitted, but siting regulations would prohibit the siting of the cable to be located within 15 metres of the natural boundary of the sea making it impossible for the cable to connect to the island without further permitting.

Rationale for Recommendation:

Staff are recommending the LTC give Second and Third Reading, that the Bylaw be forwarded to Executive Committee for approval, and that the LTC indicate they wish to adopt the bylaw via a resolution without meeting. The recommendations are supported because:

- All statutory requirements have been completed including the required notification and holding of a Public Hearing consistent with the *Local Government Act*;
- Public, government agency or First Nation concerns raised with the proposed bylaws have been considered by the LTC;
- All Islands Trust bylaw amendments require the approval of the Executive Committee of the Islands Trust prior to the consideration of adoption; and

- The LTC has indicated a desire to expedite this application.

ALTERNATIVES

1. Make further amendments to the bylaw(s)

The LTC may amend the bylaw provided the amendments would not alter use or increase density

That the Lasqueti Island Local Trust Committee proposed Bylaw No. 104, cited as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 2, 2024”, be amended as follows: [explain the amendment here]

2. Deny the application

The LTC may deny the application.

That the Lasqueti Island Local Trust Committee proceed no further with Bylaw No. 104.

3. Defer Second and Third Readings to a future LTC Meeting

The LTC may choose to defer consideration of Second and Third Readings to a future LTC meeting. If the LTC chooses this option, no resolution is needed and proposed Bylaw No. 104 will be brought forward at a subsequent meeting.

NEXT STEPS

If the recommendations are supported for proposed Bylaw No. 104, as amended, then it will be sent to Executive Committee for approval and following this the proposed bylaw can be adopted by a Resolution Without Meeting.

Submitted By:	Stephen Baugh, Island Planner	January 24, 2025
Concurrence:	Renée Jamurat, RPP MCIP, Regional Planning Manager	January 27, 2025

ATTACHMENTS

1. Bylaw No. 104 – Track changes copy
2. Bylaw No. 104 – Clean copy

PROPOSED

LASQUETI ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 104

A BYLAW TO AMEND LASQUETI ISLAND LAND USE BYLAW NO. 78, 2005

The Lasqueti Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Lasqueti Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 2, 2024”.

2. Lasqueti Island Local Trust Committee Bylaw No. 78, cited as “Lasqueti Island Land Use Bylaw No. 78, 2005”, is amended as per Schedule “1” attached to and forming part of this bylaw.

READ A FIRST TIME THIS 16TH DAY OF DECEMBER , 2024

READ A SECOND TIME THIS _____ DAY OF _____ 20____

PUBLIC HEARING HELD THIS _____ DAY OF _____ 20____

READ A THIRD TIME THIS _____ DAY OF _____ 20____

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS
_____ DAY OF _____ 20____

ADOPTED THIS _____ DAY OF _____ 20____

Chair

Secretary

PROPOSED BYLAW NO. 104 (LUB)
LASQUETI ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 104

Schedule "1"

1. **Schedule "A"** of Lasqueti Island Land Use Bylaw No. 78, 2005 is amended as follows:

1.1. **PART 4 ZONE PROVISIONS**, Section **4.2. LAND BASED (LB)**, is amended by adding the following new Subsection after Subsection (3) **Regulations**:

"(4) Site Specific Regulations

(a) The regulations listed in Subsections (1) through (3) of this Section apply to the land identified on Schedule B (Land Use Zoning Map) by the Site Specific Zone listed in the table in Article (b) of this Subsection, except as varied by the relevant Site Specific Regulation.

(b)

Site Specific Zone	Site Specific Regulation
LB (1)	In addition to the Permitted Uses listed in Subsection (1) of this Section, fibre-optic cable telecommunication public service utility is a permitted use.

1.2. **PART 4 ZONE PROVISIONS**, Section **4.14. MARINE CONSERVATION (M1)**, is amended by adding the following new Subsection after Subsection (2) **Permitted Structures**:

"(3) Site Specific Regulations

(a) The regulations listed in Subsections (1) through (2) of this Section apply to the land identified on Schedule B (Land Use Zoning Map) by the Site Specific Zone listed in the table in Article (b) of this Subsection, except as varied by the relevant Site Specific Regulation.

(b)

Site Specific Zone	Site Specific Regulation
M1 (1)	In addition to the Permitted Uses listed in Subsection (1) of this Section, fibre-optic cable telecommunication public service utility is a permitted use. In addition to the Permitted Structures listed in Subsection (2) of this Section, fibre-optic cable is a permitted structure.

1.3. **PART 4 ZONE PROVISIONS**, Section **4.15. MARINE GENERAL (M2)**, is amended by adding the following new Subsection after Subsection (3) **Regulations**:

"(4) Site Specific Regulations

(a) The regulations listed in Subsections (1) through (3) of this Section apply to the land identified on Schedule B (Land Use Zoning Map) by the Site Specific

PROPOSED BYLAW NO. 104 (LUB)

Zone listed in the table in Article (b) of this Subsection, except as varied by the relevant Site Specific Regulation.

(b)

Site Specific Zone	Site Specific Regulation
M2 (1)	<p>In addition to the Permitted Uses listed in Subsection (1) of this Section, fibre-optic cable telecommunication public service utility is a permitted use.</p> <p>In addition to the Permitted Structures listed in Subsection (2) of this Section, fibre-optic cable is a permitted structure.</p>

1.4. **PART 4 ZONE PROVISIONS, Section 4.22. MULTI USE RAMP (M9)**, is amended by adding the following new Subsection after Subsection (3) **Regulations**:

“(4) Site Specific Regulations

(a) The regulations listed in Subsections (1) through (3) of this Section apply to the land identified on Schedule B (Land Use Zoning Map) by the Site Specific Zone listed in the table in Article (b) of this Subsection, except as varied by the relevant Site Specific Regulation.

(b)

Site Specific Zone	Site Specific Regulation
M9 (1)	<p>In addition to the Permitted Uses listed in Subsection (1) of this Section, fibre-optic cable telecommunication public service utility is a permitted use.</p> <p>In addition to the Permitted Buildings and Structures listed in Subsection (2) of this Section, fibre-optic cable is a permitted structure.</p>

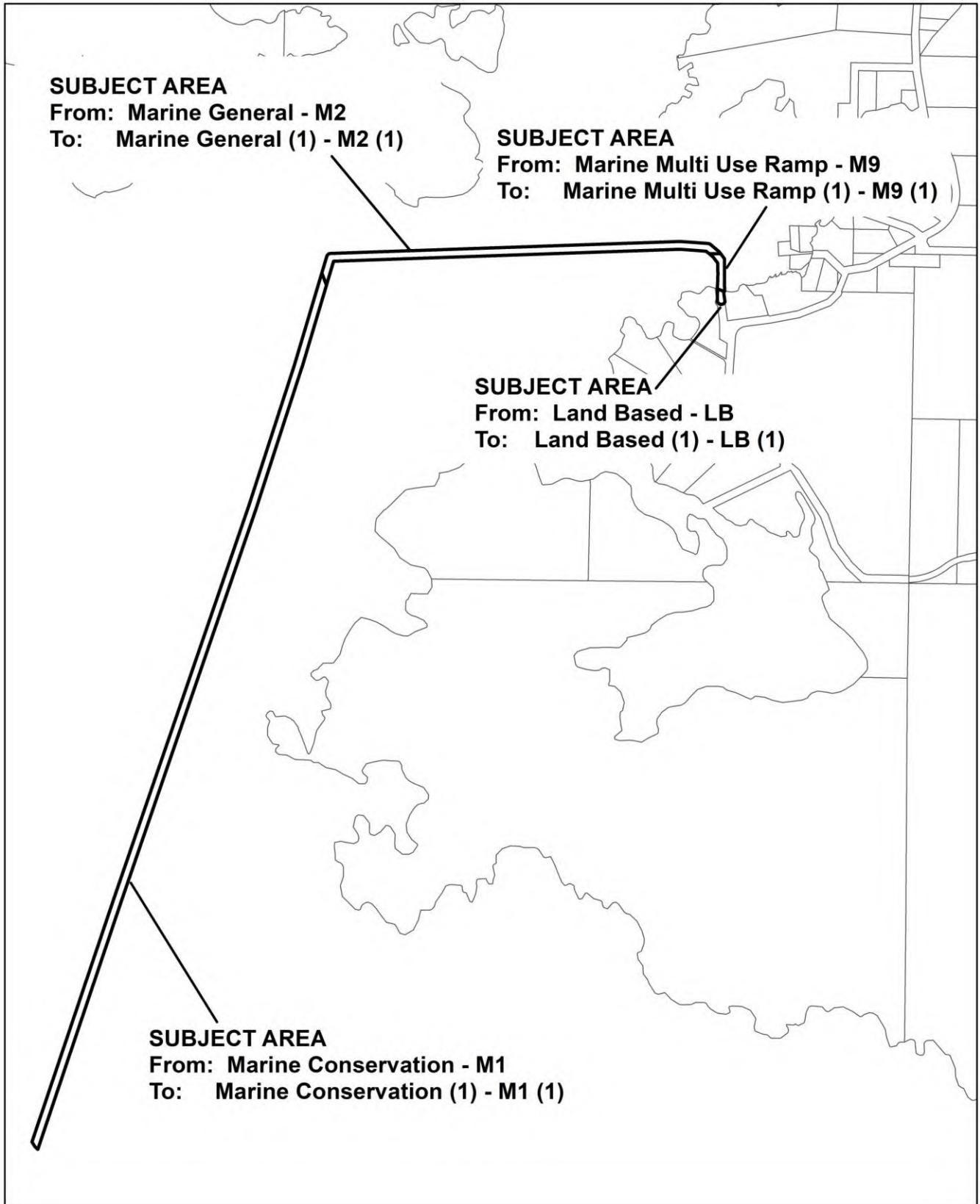
1.5 PART 3 GENERAL PROVISIONS, Section 3.5 Siting and Setback Provisions, Subsection (4) Minimum Setback for Buildings and Structures from the Natural Boundary of the sea, Article (a) is amended by adding the words “fibre-optic cable,” after “boathouse,”.

1. **Schedule “B”** of Lasqueti Island Land Use Bylaw No. 78, 2005 is amended as follows:

2.1 Schedule “B” – is amended by changing the zoning classification to site specific zones as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “B” of Bylaw No. 78 as are required to effect this change.

PROPOSED BYLAW NO. 104 (LUB)
LASQUETI ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 104

Plan No. 1



PROPOSED

LASQUETI ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 104

A BYLAW TO AMEND LASQUETI ISLAND LAND USE BYLAW NO. 78, 2005

The Lasqueti Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Lasqueti Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 2, 2024”.

2. Lasqueti Island Local Trust Committee Bylaw No. 78, cited as “Lasqueti Island Land Use Bylaw No. 78, 2005”, is amended as per Schedule “1” attached to and forming part of this bylaw.

READ A FIRST TIME THIS 16TH DAY OF DECEMBER , 2024

READ A SECOND TIME THIS _____ DAY OF _____ 20____

PUBLIC HEARING HELD THIS _____ DAY OF _____ 20____

READ A THIRD TIME THIS _____ DAY OF _____ 20____

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS
_____ DAY OF _____ 20____

ADOPTED THIS _____ DAY OF _____ 20____

Chair

Secretary

PROPOSED BYLAW NO. 104 (LUB)
LASQUETI ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 104

Schedule "1"

1. **Schedule "A"** of Lasqueti Island Land Use Bylaw No. 78, 2005 is amended as follows:

1.1. **PART 4 ZONE PROVISIONS**, Section **4.2. LAND BASED (LB)**, is amended by adding the following new Subsection after Subsection (3) **Regulations**:

"(4) Site Specific Regulations

(a) The regulations listed in Subsections (1) through (3) of this Section apply to the land identified on Schedule B (Land Use Zoning Map) by the Site Specific Zone listed in the table in Article (b) of this Subsection, except as varied by the relevant Site Specific Regulation.

(b)

Site Specific Zone	Site Specific Regulation
LB (1)	In addition to the Permitted Uses listed in Subsection (1) of this Section, fibre-optic cable telecommunication public service utility is a permitted use.

1.2. **PART 4 ZONE PROVISIONS**, Section **4.14. MARINE CONSERVATION (M1)**, is amended by adding the following new Subsection after Subsection (2) **Permitted Structures**:

"(3) Site Specific Regulations

(a) The regulations listed in Subsections (1) through (2) of this Section apply to the land identified on Schedule B (Land Use Zoning Map) by the Site Specific Zone listed in the table in Article (b) of this Subsection, except as varied by the relevant Site Specific Regulation.

(b)

Site Specific Zone	Site Specific Regulation
M1 (1)	In addition to the Permitted Uses listed in Subsection (1) of this Section, fibre-optic cable telecommunication public service utility is a permitted use. In addition to the Permitted Structures listed in Subsection (2) of this Section, fibre-optic cable is a permitted structure.

1.3. **PART 4 ZONE PROVISIONS**, Section **4.15. MARINE GENERAL (M2)**, is amended by adding the following new Subsection after Subsection (3) **Regulations**:

"(4) Site Specific Regulations

(a) The regulations listed in Subsections (1) through (3) of this Section apply to the land identified on Schedule B (Land Use Zoning Map) by the Site Specific

PROPOSED BYLAW NO. 104 (LUB)

Zone listed in the table in Article (b) of this Subsection, except as varied by the relevant Site Specific Regulation.

(b)

Site Specific Zone	Site Specific Regulation
M2 (1)	<p>In addition to the Permitted Uses listed in Subsection (1) of this Section, fibre-optic cable telecommunication public service utility is a permitted use.</p> <p>In addition to the Permitted Structures listed in Subsection (2) of this Section, fibre-optic cable is a permitted structure.</p>

1.4. **PART 4 ZONE PROVISIONS, Section 4.22. MULTI USE RAMP (M9)**, is amended by adding the following new Subsection after Subsection (3) **Regulations**:

“(4) Site Specific Regulations

(a) The regulations listed in Subsections (1) through (3) of this Section apply to the land identified on Schedule B (Land Use Zoning Map) by the Site Specific Zone listed in the table in Article (b) of this Subsection, except as varied by the relevant Site Specific Regulation.

(b)

Site Specific Zone	Site Specific Regulation
M9 (1)	<p>In addition to the Permitted Uses listed in Subsection (1) of this Section, fibre-optic cable telecommunication public service utility is a permitted use.</p> <p>In addition to the Permitted Buildings and Structures listed in Subsection (2) of this Section, fibre-optic cable is a permitted structure.</p>

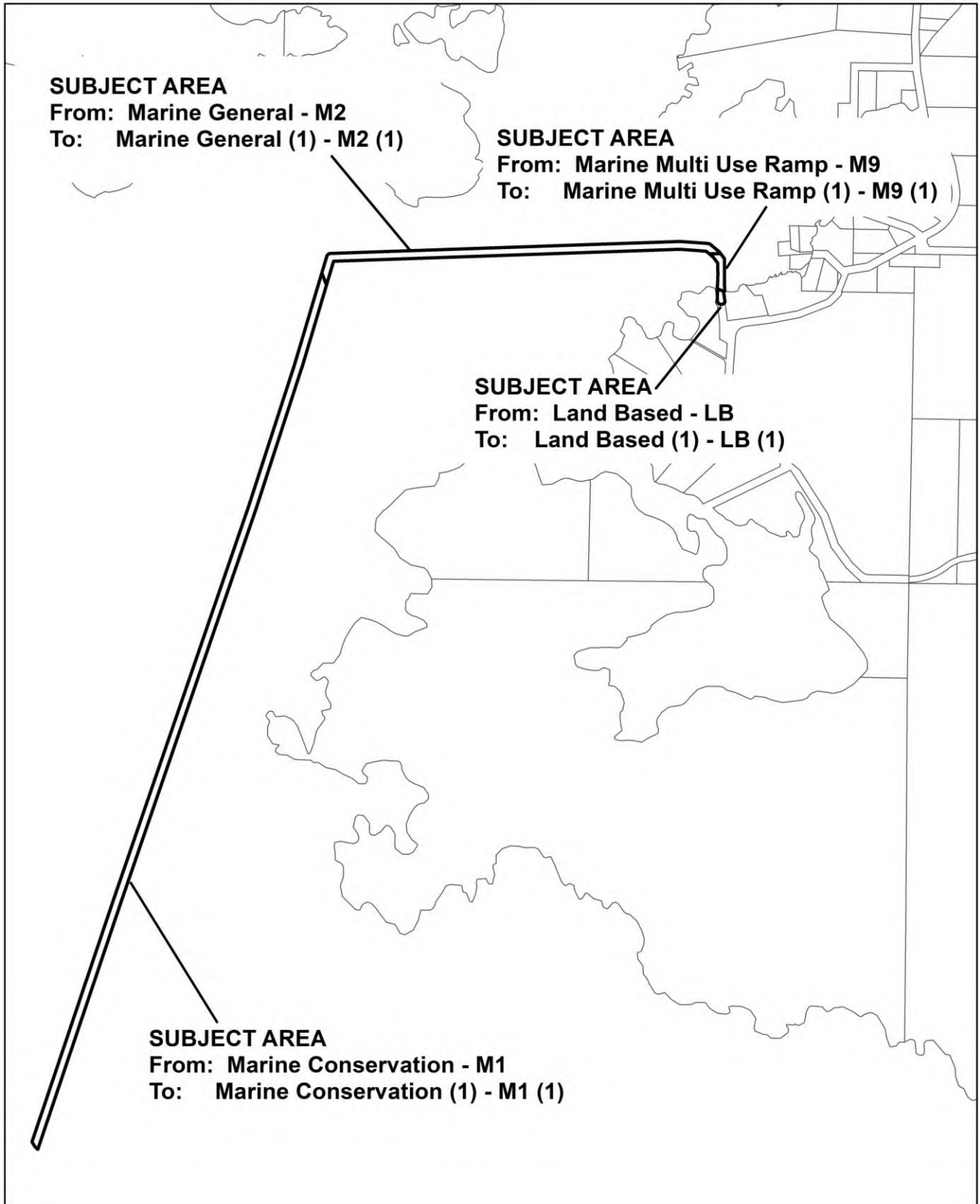
1.5 **PART 3 GENERAL PROVISIONS, Section 3.5 Siting and Setback Provisions, Subsection (4) Minimum Setback for Buildings and Structures from the Natural Boundary of the sea**, Article (a) is amended by adding the words “fibre-optic cable,” after “boathouse,”.

1. **Schedule “B”** of Lasqueti Island Land Use Bylaw No. 78, 2005 is amended as follows:

2.1 Schedule “B” – is amended by changing the zoning classification to site specific zones as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “B” of Bylaw No. 78 as are required to effect this change.

PROPOSED BYLAW NO. 104 (LUB)
LASQUETI ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 104

Plan No. 1





Lasqueti Island Local Trust Committee Minutes of Regular Meeting

Date: October 21, 2024
Location: Judith Fisher Centre
#1 China Cloud Bay Road
Lasqueti Island, BC

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

Staff Present: Clare Frater, Director, Trust Area Services
Renée Jamurat, Regional Planning Manager
Stephen Baugh, Island Planner
Lisa Millard, Meeting Administrator/Recorder

Others Present: There were approximately 10 members of the public in attendance.

1. CALL TO ORDER

Chair Elliott called the meeting to order at 11:03 a.m. She acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

3. REPORTS

3.1 Trustee Reports

Trustee Lironi reported the following:

- Annual beach clean up removed five tons of trash from local beaches;
- Judith Fisher Centre is hosting high school students; and
- Attended Trust Council.

Trustee Peterson reported the following:

- Attended Union of BC Municipalities conference;
- Attended Trust Council and highlighted work done on the draft Policy Statement and the request to the Province to review the *Islands Trust Act*;
- Attended talk on Gabriola Island given by Doug White III;
- Chief Administrative Officer Hiring Committee will be announcing new CAO; and
- Attended protocol meeting with qathet Regional District and discussed legalizing barge ramp uses.

3.2 Chair's Report

Chair Elliott reported the following:

- Attended Union of BC Municipalities conference;
- Chief Administrative Officer hiring announcement will be soon;
- Letter sent to Minister of Municipal Affairs requesting provincial review of *Islands Trust Act*;
- Attended Trust Council during which support for advocacy for legalizing tiny homes was endorsed; and
- Attended Salish Sea Conservancy forum on Galiano Island.

3.3 Electoral Area Director's Report

Electoral Area Director Fast reported the following:

- Attended Union of BC Municipalities conference and highlighted meetings with Ministry of Housing regarding inclusion in the secondary suite incentive program, Coastal Health regarding helicopter landing pad on Lasqueti Island, BC Ferries regarding Lasqueti ferry, and Ministry of Environment regarding industrial, commercial, and institutional recycling;
- Changes to *Fire Safety Act* require appointment of five fire inspectors and noted consideration of recommending Lasqueti Fire Chief to one of the positions;
- Regional District has approved funds for groups performing shoreline cleanup; and
- Discussions continue about conversion of landfill to a transfer station.

4. TOWN HALL

Member of the public made the following comments:

- Tiny homes on wheels are the same as recreational vehicles and mobile homes and they do not understand the need to advocate for tiny home laws;
- Questioned how the procedure requiring the Chair be notified if a member of the public is personally recording the meeting came about; and
- Asked for details regarding legalizing the barge ramp.
 - Trustee stated placing items on the roadway near the ramp is not technically legal and they are looking at options to allow permitted use.

Three members of the public requested additional printed copies of the agenda be provided at the meeting and also be available at public locations in advance of the meeting as per past practice.

- Planner will look into providing additional copies at the meeting and it was noted the printer a Trustee uses to print advance copies is currently not working.

Member of the public made the following comments:

- Requested the minutes of the May 6, 2024 meeting reflect that the Chair ejected the speaker from the meeting;
- Asked where one can find the bylaw or meeting procedure requiring a member of the public to notify the Chair that they are recording the meeting; and
- Inquired if microwave towers were associated with the fibre-optic cable application.

- Chair read the policy about personal recording of a meeting and noted it is published on Islands Trust website, and indicated they do not think that towers are part of the Connected Coast application.

Member of the public spoke to their support of the dock in Scotty Bay, stated the majority of correspondence and public comments made during Town Hall sessions support the dock, and asked if it is incumbent on Trustees to represent the wish of the majority of the community.

- Chair replied correspondence related to the application is reviewed by the Local Trust Committee and posted on the Islands Trust website and listed the factors that are taken into consideration when making a decision on an application including technical reports, planner expertise, public views, neighbours' comments, referral responses, Official Community Plan policy, and the relevant Land Use Bylaw.

Member of the public spoke to their previous request that Trustees change the bylaw to allow construction of private docks on properties that have access to a public road and inquired how to formalize said request.

- Chair noted that bylaws cannot be amended until the Official Community Plan project is complete as the Local Trust Committee cannot undertake two concurrent projects; however, if the scope of the current project is reviewed the Local Trust Committee could consider adding dock access as part of the overall review.
- Planner indicated that an individual could also apply for a bylaw amendment or rezoning for the waterfront portion of their property.

Member of the public asked why notice that the dock application was on the meeting agenda had not been provided in advance as the community has made it known that a public meeting should be held to discuss the issue.

- Trustee replied that they submitted their report to the local newspaper prior to the agenda being available and they will try to accommodate the request to publish agenda items on the local email group.

Member of the public made the following comments:

- Inquired why the recommendation in the staff report associated with the dock application is to proceed no further when Trustees have not yet received the minutes from two Advisory Planning Commission meetings during which the subject was discussed;
- Connected Coast application lists several Official Community Plan policies and notes the project meets said policy requirements; however, not all policies are listed therefore one cannot determine if the policies are met by this project;
- Policies relevant to the Connected Coast application including Section 3.2 Policy No. 6 Section 3.2 Policy No. 10, Section 3.3 Policy No. 5 and, Section 3.8 Policy No. 4 have not been addressed in the staff report;
- There are no zones that allow any type of public utility on the island and staff recommend that all zones allow all public utilities instead of just those associated with fibre-optic cable;
- Questioned why \$8,000 of a total budget of \$15,500 for the Local Trust Committee's major project is slated for First Nations consultation;
- Inquired if inclusion of the applications report in the agenda package is a new practice;
- Policy Statement report lists seven engagement options and they would like to see Trustee-led public information meetings and information booths available at event venues; and

- Noted that two of the three Advisory Planning Commission meeting minutes indicate there were no others present when there were.
 - Chair stated the Local Trust Committee reviews all of the information provided in a staff report prior to making a decision;
 - Planner indicated that the policies relevant to the Connected Coast application are those that are listed in the report;
 - Chair noted budget related to First Nations consultation provides capacity funding for First Nations to engage a qualified professional to review referral documents so that they can provide a meaningful response;
 - Planner stated the applications report had been missing from recent agendas due to transition to new software and will be included going forward; and
 - Chair was unsure of reason Advisory Planning Commission minutes did not indicate number of members of the public present.

Two members of the public spoke against the dock application stating it was developed contrary to the community plan and without prior permission.

Member of the public stated it was their understanding that rural land use bylaw would need to be significantly amended in order to allow the fibre-optic cable to be landed and distributed and ask if the Local Trust Committee would be amending said bylaws today.

- Chair replied that the application before the Local Trust Committee is to amend the land use bylaw which they may, or may not, choose to do today.

Member of the public stated that community opinion is divided regarding the dock application and there has not been a town hall meeting allowing public interaction, discussion, and opportunity to ask questions.

- Trustees indicated that members of the public have opportunity to speak at a Community Information Meeting or Public Hearing and that the community can also organize a public discussion.

5. MINUTES

5.1 Local Trust Committee Minutes dated July 15, 2024 - for adoption

By general consent, the minutes of the Lasqueti Local Trust Committee Meeting of July 15, 2024 were adopted.

5.2 Section 26 Resolutions-Without-Meeting Report - none

5.3 Advisory Planning Commission Minutes dated May 1, 2024 - for information Received.

5.4 Advisory Planning Commission Minutes dated July 10, 2024 - for information Received.

5.5 Advisory Planning Commission Minutes dated July 18, 2024 - for information Received.

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-up Action List dated October 11, 2024

Received for information.

7. DELEGATIONS – none

Regional Planning Manager Jamurat joined the meeting at 11:30 a.m.

8. APPLICATIONS AND REFERRALS

8.1 PLRZ20240104 (Connected Coast) - Staff Report

The Planner summarized the staff report and noted that the bylaw amendment is to permit a fibre-optic cable connection to Lasqueti Island that will land at the barge ramp and travel through three marine zones and one land zone.

Discussion ensued and the following comments and clarifications were noted:

- Application is to bring cable to the island, not to distribute it;
- Local Trust Committee can request staff to permit public utilities only in relation to this application instead of all zones; however, this would result in the last mile distribution requiring a separate rezoning application;
- Section 3.2 Policy No. 6 of Official Community Plan specifies proposals should be referred to the Advisory Planning Commission prior to final consideration; however, the Local Trust Committee is not at the final consideration stage yet;
- There is opportunity to allow public utilities on land zones which could include power, internet, and telephone connections;
- Proposed landing site is within 200 metres of an archeology site and, if archeology materials are found, the applicant is required to stop work and follow specific procedures;
- Bylaw will be referred to First Nations thereby providing an opportunity for First Nations to identify potentially sensitive sites;
- Funding for the Connected Coast project ends in 2025. If rezoning is not permitted at this time, it is unsure if another funding path would be available;
- Timelines to prepare draft bylaws, consider first reading, and hold a community information meeting and public hearing were considered in relation to the funding deadlines; and
- There is potential for a shorter referral period as the applicant has completed extensive engagement with First Nations and the Province.

The applicant was in attendance and clarified there would be a cabinet and solar panel mounted on a pole as part of the project but no towers;

LA-2024-009

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee request staff to prepare a draft bylaw to amend the Lasqueti Island Land Use Bylaw No. 78 cited as “Lasqueti Island Land Use Bylaw No. 78, 2005” for a site specific zone to permit public utilities associated with the application PLRRZ20240104 (Connected Coast).

CARRIED

LA-2024-010

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee request staff report back on December 16, 2024 to provide a revised timeline to expedite the process and include a Public Hearing for the application PLRRZ20240104 (Connected Coast).

CARRIED

LA-2024-011

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee request the Lasqueti Advisory Planning Commission be included in referrals related to Bylaw 3.2 Policy 6.

CARRIED

The meeting recessed for a break at 1:00 p.m. and reconvened at 1:30 p.m.

Regional Planning Manager Jamurat left the meeting at 1:09 p.m.

Director of Trust Area Services Frater joined the meeting at 1:30 p.m.

8.2 LA-RZ-2023.1 (Carey) - Staff Report

The Planner summarized the staff report and highlighted the following:

- Applicant has proposed the dock could be used for emergency services and legal access could be secured through a Statutory Right of Way over their property to the dock;
- Provincial guidelines allow the dock to be permitted for emergency purposes;
- Applicant has not been able to provide confirmation from emergency service providers that the dock would be sufficient for their needs;
- There is uncertainty if it is appropriate for Islands Trust to be the covenant holder because the organization is not an emergency service provider.

The applicant was in attendance and spoke to the application.

Discussion ensued and the following comments and clarifications were noted:

- Regional District might be better suited to hold the Statutory Right of Way and should be asked if they have interest to do so;
- It needs to be determined if emergency services agencies would use the dock;
- Official Community Plan contains several policies that the application does not comply with; however, the Local Trust Committee has the authority to approve the application;
- No dock would be compliant based on current Official Community Plan policies;
- Some community members are concerned that the dock was built prior to the applicant going through the appropriate channels and there is broader concern about potential precedent being set around privatization of public space;
- There are environmental and social impacts by both proceeding and not proceeding;
- There are a limited number of spots on the island that a dock could be constructed;
- There is need for further community discussion;
- The Lasqueti Community Forum might be an appropriate venue to discuss the issue; and

- Policy 15 of the Official Community Plan speaks to environmental affects of docks and boat ramps and should be discussed at a community meeting which could help inform an Official Community Plan review.

LA-2024-012

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee request staff to draft amendments to the Lasqueti Island Land Use Bylaw for consideration of First Reading to permit a private dock at the adjacent marine area of LOT 62, SECTION 29, LASQUETI ISLAND, NANAIMO DISTRICT, PLAN 25495.

CARRIED

9. LOCAL TRUST COMMITTEE PROJECTS - none

10. CORRESPONDENCE

(Correspondence received concerning current applications or projects is posted to the LTC webpage)

10.1 Email dated July 11, 2024 from F Wolfe regarding Lasqueti Advisory Planning Commission July 10th Meeting

Discussion ensued.

LA-2024-013

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee forward the letter from F Wolfe dated July 11, 2024 to the Chair of the Advisory Planning Commission and request staff support the Chair with information to confirm Advisory Planning Commission meeting procedure protocols.

CARRIED

11. NEW BUSINESS

11.1 Dark Sky Principles Adoption Advocacy – Briefing

Received for information.

12. STAFF REPORTS

12.1 Phase 4 Community Engagement Options - Policy Statement Amendment Project - Staff Report

The Director of Trust Area Services summarized the staff report and outlined options available to the Local Trust Committee regarding community engagement on the Islands Trust draft Policy Statement.

Discussion ensued and the following comments were noted:

- Provide information materials at Local Trust Committee meetings;
- Trustee-led engagement is preferred;
- Community Information Meeting could be held on a Sunday evening prior to a regular business meeting the next day; and

- Engagement plans could be highlighted during town hall segments of Local Trust Committee meetings.

LA-2024-014

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee select Engagement Options 2 and 3, for Phase 4 Community Engagement about the new draft Islands Trust Policy Statement.

CARRIED

Director of Trust Area Services Frater left the meeting at 2:55 p.m.

12.2 Lasqueti Advisory Planning Commission Appointments - Staff Report

The Planner noted that Advisory Planning Commission appointments expire on January 23, 2025.

LA-2024-015

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee request staff to:

- a. Send letters to members of the Advisory Planning Commission whose terms will expire on January 23, 2025, thanking them for their participation and inviting their expressions of interest for reappointment for another two-year term; and
- b. Advertise for public expressions of interest for new members.

CARRIED

12.3 Trust Conservancy Report - Highlights of October 1, 2024 Board Meeting

Received for information.

12.4 Trust Conservancy - The Heron - Fall Edition

Received for information.

12.5 Applications Report dated October 11, 2024

Received for information.

12.6 Trustee and Local Expense Report dated July, 2024

Received for information.

12.7 Adopted Policies and Standing Resolutions

Received for information.

12.8 First Nations Relationship Building Update - none

12.9 Local Trust Committee Webpage

No updates required.

13. WORK PROGRAM

13.1 Active Projects Report dated October 11, 2024

Received for information.

13.2 Future Projects Report dated October 11, 2024

Discussion ensued.

LA-2024-016

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee request staff combine item numbers 2, 3, and 4 on the Future Projects list and move them to item number 1 on the list.

CARRIED

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for Monday, December 16, 2024 at 11:00 am at Judith Fisher Centre, #1 China Cloud Bay Road, Lasqueti Island, BC

15. ADJOURNMENT

By general consent, the meeting was adjourned at 3:10 p.m.

Tobi Elliott, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder



Lasqueti Island Local Trust Committee

Minutes of Regular Meeting

Date: December 16, 2024
Location: Judith Fisher Centre
 #1 China Cloud Bay Road
 Lasqueti Island, BC

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

Staff Present Stefan Cermak, Director Planning Services (electronic)
 Stephen Baugh, Island Planner (electronic)
 Lisa Millard, Meeting Administrator/Recorder (electronic)

Others Present: There were approximately four members of the public in attendance.

1. CALL TO ORDER

Chair Elliott called the meeting to order at 11:00 a.m. She acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

By general consent, Trustee Peterson will act as meeting Chair.

Acting Chair Peterson stated a Resolution Without Meeting had been conducted to permit two trustees to attend the in-person meeting electronically.

2. TERRITORIAL ACKNOWLEDGEMENT

Acting Chair Peterson acknowledged that the meeting was held on the territory of the Coast Salish First Nations and treaty territory of the Tla'amin Nation.

3. APPROVAL OF AGENDA

The following addition to the agenda was presented for consideration:

12.1 Crown Land Lease Referrals

By general consent, the agenda was adopted as amended.

4. REPORTS

4.1 Trustee Reports

Trustee Elliott reported the following:

- Attended Trust Council and highlighted presence of incoming Chief Administrative Officer and Mayor of Bowen Island Municipality, retirement of legal council Bill Buholzer, and session with representatives from San Juan County; and

- Ongoing participation at Committee of the Whole meetings to discuss draft Policy Statement.

Trustee Lironi did not provide a report.

4.2 Chair's Report

Acting Chair Peterson reported the following:

- Attended Trust Council and noted Minister of State Brittney Anderson and Minister of Development and Poverty Reduction Sheila Malcolmson joined new Chief Administrative Officer Rueben Bronee and others for dinner;
- Committee of the Whole meetings will be held to review the 2022 Governance Report and the Standards of Conduct Policy; and
- Ongoing attendance at Transport Canada's Oceans Protection Plan forums.

4.3 Electoral Area Director's Report

Director Fall reported the following:

- Regional District budget process has started;
- Discussions and town hall meeting conversations regarding long-term planning for Lasqueti Island Volunteer Fire Department for the replacement of the fire engine and renovation, or replacement, of the main fire hall; and
- He will be reporting on the decision regarding the Connected Coast landing site at an upcoming Regional District meeting.

5. TOWN HALL

A member of the public spoke to the following:

- In July they noted the term "freshwater" had been replaced with "potable water" in the Official Community Plan Review draft and reiterated their request that the language be changed back to freshwater;
- Importance of community receiving information and expressing opinion on the Connected Coast application;
- Would like minutes to include the name of the member of the public who is speaking during Town Hall.
 - Acting Chair Peterson noted minute taking guidelines have changed and names are no longer included.

A member of the public made the following comments:

- Meeting agenda was not posted a full week in advance which undermines the democratic process;
- Agenda addendum staff report summary says trustees and staff have reported concerns about inappropriate conduct by individuals attending the Local Trust Committee meetings resulting in impacts to personal safety, mental health, and wellbeing and they would like an example of a behaviour or comment that might constitute bullying or harassment;
- Two trustees are attending the meeting electronically which is a violation of the Meeting Procedure Bylaw;
- Previously staff had indicated the only way to change a land use bylaw is through an application or from direction of trustees; however, staff tried to change a land use bylaw by recommending that all utilities be allowed in all zones and they asked if trustees feel it

- necessary to confirm that staff do not have authority to alter the land use bylaw on their own initiative;
- Would like the Local Trust Committee to confirm how the Connected Coast applicant will provide power to the fibre optic cable without the use of solar panels;
 - Previously the Chair had stated Islands Trust had incorporated requests from First Nations to extend referral periods to ninety days and asked if the Local Trust Committee is going to honour the extended period for the Connected Coast application; and
 - Inquired how allowing high speed internet on a rural island supports the mandate to preserve and protect the island.
 - Trustee Elliott noted website issues had resulted in document attachment problems in the past weeks;
 - Acting Chair Peterson replied as follows:
 - He was not privy to specific instances of harassment but would seek consent prior to sharing any details and he provided a recent example of improper meeting decorum during which the member of the public spoke outside of the Town Hall session and had to be asked three times to stop;
 - Restated the comment he made at the beginning of the meeting in which the Local Trust Committee passed a Resolution Without Meeting permitting two trustees to attend an in-person meeting electronically;
 - Staff can make recommendations and provide advice regarding applications while local elected officials make the decisions; and
 - Responses to comments and questions regarding the Connected Coast application will be forthcoming when the application is discussed.

A member of the public spoke to the following:

- Previously requested the minutes be corrected to note they had been ejected from a Local Trust Committee meeting;
- The request to amend the minutes was noted in subsequent minutes but the original minutes had not been changed;
- Inquired who initiated the agenda addendum staff report and if they are one of the specific individuals the report refers to; and
- Inquired what authority is provided to the Executive Committee to censor meeting recordings or grants the Executive Committee power to remove public recordings.
 - Acting Chair Peterson indicated that he is unsure if minutes can be changed once adopted, discussion about the staff report can be had when the item comes up in the agenda, and legislation requires meeting minutes be available to the public but there is no obligation to post videos.

6. MINUTES

6.1 Local Trust Committee Minutes dated October 21, 2024 - for adoption

By general consent, the minutes of the Lasqueti Local Trust Committee Meeting of October 21, 2024 were adopted.

6.2 Section 26 Resolutions-Without-Meeting Report dated December 9, 2024 Received for information.

6.3 Advisory Planning Commission Minutes - none

7. BUSINESS ARISING FROM MINUTES

- 7.1 Follow-up Action List dated December 9, 2024**
Received for information.

8. APPLICATIONS AND REFERRALS

8.1 PLRZ20240104 (Connected Coast) - Staff Report

The Planner summarized the staff report and highlighted the following:

- Applicant has amended the application and provided a new site plan showing the fibre optic cable terminating near the natural boundary of the sea;
- Earthquake sensor and solar panels are no longer proposed as part of the project;
- Bylaw is site specific to only allow the use of the fibre optic cable in locations proposed within the Connected Coast project; and
- First reading of the bylaw will allow public consultation and referral process to begin.

The applicant was in attendance and noted the installation of solar panels would be applied for, and installed, if the last mile project comes into effect.

Discussion ensued and the following comments and clarifications were noted:

- Connected Coast has conducted a full engagement referral as per provincial application requirements and has engaged with First Nations since 2021;
- Trustees would like to hear from the community regarding the application;
- There is opportunity to conduct a Public Hearing and move the bylaw to the Executive Committee by the end of February;
- Option to use high speed internet is by individual choice and it can support a healthy and resilient community; and
- Reduced referral period is generally not supported but is in line with statutory requirements and can be considered as the applicant has done their own referral process.

LA-2024-017

It was MOVED and SECONDED

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

CARRIED

LA-2024-018

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 104, cited as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 2, 2024” is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

LA-2024-019

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee request staff to refer Bylaw No. 104 to the following First Nations, agencies, and organizations with referral period of 30 days: Cowichan Tribes, Da'naxada'xw First Nation, Halalt First Nation, K'omoks First Nation, Lyackson First Nation, Mamalilikulla First Nation, Nanwakolas Council, Penelakut Tribe, Qualicum First Nation, Snaw-Naw-As First Nation, Snuneymuxw First Nation, Stz'uminus First Nation, Te'mexw Treaty Association, Tla'amin Nation, Tlowitsis Nation, Ts'uubaa-asatx First Nation, We Wai Kai Nation, Wei Wai Kum Nation, qathet Regional District, Department of Fisheries and Oceans, Lasqueti Advisory Planning Commission, and the Lasqueti Internet Access Society.

CARRIED

LA-2024-020

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee request staff to schedule a Public Hearing for Bylaw No. 104, cited as "Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 2, 2024".

CARRIED

9. LOCAL TRUST COMMITTEE PROJECTS

9.1 Minor Project: Official Community Plan Review - verbal update

The Planner provided a verbal update and noted that due to the extended engagement process with Snaw-naw-as First Nation, and the Local Trust Committee's request for a major project to review the Official Community Plan, staff will bring options for a minor project to a future meeting for trustee's consideration.

A member of the public enquired about the use of the term "potable water" in the Official Community Plan and the Planner stated the Local Trust Committee can propose an amendment to the language used should they desire to do so.

10. DELEGATIONS - none

11. CORRESPONDENCE

(Correspondence received concerning current applications or projects is posted to the LTC webpage)

11.1 Email dated November 25, 2024 from Trustee Peterson regarding the Dock at False Bay

Discussion ensued.

LA-2024-021

It was MOVED and SECONDED

that Lasqueti Island Local Trust Committee request the Chair to send a letter to the Ministry of Fisheries and Oceans Canada requesting that the dock at False Bay be considered for the next round of funding for dock repair and reconstruction.

CARRIED

12. NEW BUSINESS – none

12.1 Crown Land Lease Referrals

Acting Chair Peterson made the following comments:

- Another Local Trust Committee recently received a Crown lease referral that was replied to by staff and there had been public expectation that the Local Trust Committee ought to have had input in to the referral response; and
- The Executive Committee is looking at the Crown lease referral process to provide options for consideration; however, it might be prudent to be proactive in the interim so staff are aware the Local Trust Committee would like to see Crown referrals.

LA-2024-022

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee direct staff to provide the Local Trust Committee with Crown land lease referrals with sufficient time for consideration of response and that they be added to the applications report.

CARRIED

13. STAFF REPORTS

13.1 Draft 2025/26 Lasqueti Island Local Trust Committee Annual Meeting Schedule - Request for Decision

Discussion ensued and it was noted that preference is for all meetings to be held in-person.

LA-2024-023

It was MOVED and SECONDED

that Lasqueti Island Local Trust Committee approve their January, 2025 to March, 2026 Meeting Schedule.

CARRIED

13.2 Strategy for Antenna Systems - Staff Report

The Planner summarized the report which recommends the Local Trust Committee standing resolution on First Nations engagement for proposed antenna systems be incorporated into the Lasqueti Antenna System Strategy.

LA-2024-024

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee adopt the “Strategy for Antenna Systems: Lasqueti Island Local Trust Committee”, dated December 16, 2024.

CARRIED

LA-2024-025

It was MOVED and SECONDED

that resolution LA-2023-027 be rescinded.

CARRIED

The meeting was recessed for a break at 12:53 p.m. and reconvened at 1:25 p.m.

13.3 Trust Conservancy Highlights of November 26, 2024 Board Meeting
Received for information.

13.4 Applications Report dated December 9, 2024
Received for information.

13.5 Trustee and Local Expense Report dated October, 2024
Received for information.

13.6 Adopted Policies and Standing Resolutions
Received for information.

13.7 First Nations Relationship Building Update - none

13.8 Local Trust Committee Webpage
No updates required at this time.

13.9 Public Conduct During Business Meetings – Staff Report

The Director of Planning Services summarized the staff report and highlighted the following:

- Report initiated through discussion with Chair of Trust Council;
- Lasqueti Local Trust Committee meetings are chaired professionally, yet active participation of community members has, at times, caused undue stress;
- Meeting decorum needs to be maintained to provide sense of safety and wellbeing and ensure business can be done without interruption; and
- Report provides a series of options to address issues of decorum.

Discussion ensued and the following comments were noted:

- Members of the Local Trust Committee and staff can only function in a community if there is an agreement on how to cooperate and work together;
- Challenges experienced as Chair of the Local Trust Committee include a trend of declining decorum, expressed concerns about personal safety, inappropriate outbursts during the meeting, personal commentary about trustees, lack of respect for the Chair, not heeding the Chair’s calls for order, needing to ask members of the public to abide by procedures such as not engaging in debate, speaking out of turn and limiting remarks to the allotted time, and making disparaging, mocking or discourteous remarks;
- General pattern of behaviour is not conducive to good decision making nor to a safe and respectful workplace,
- Role of Chair is to preserve order at Local Trust Committee meetings;
- The Local Trust Committee has relaxed some of the Meeting Procedures Bylaw requirements such as limiting the public participation period to fifteen minutes and allowing a member of the public three minutes to address the Local Trust Committee;
- The meetings have deteriorated to the point that they are unpleasant for Trustees, staff, and the public to attend; and
- Consensus to enforce Meeting Procedures Bylaw as a first step.

LA-2024-026

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee ensures a safe working and meeting space by enforcing proper public meeting decorum by applying the Lasqueti Island Local Trust Committee Meeting Procedures Bylaw.

CARRIED

14. WORK PROGRAM

14.1 Active Projects Report dated December 9, 2024

Received for information.

14.2 Future Projects Report dated December 9, 2024

Received for information.

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled to be held in-person February 10, 2025 at the Judith Fisher Centre, #1 China Cloud Bay Road, Lasqueti Island, BC.

16. ADJOURNMENT

By general consent, the meeting was adjourned at 2:15 p.m.

Timothy Peterson, Acting Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder



Minutes of the Lasqueti Island Advisory Planning Commission

Date of Meeting: Thursday/January 22, 2025

Location: Judith Fisher Centre
#1 China Cloud Bay Road, Lasqueti Island, BC

APC Members Present: Shelley Garside, Chair
Pachiel Smith, Deputy Chair
Shawna Karras, Member
David Rogers, Member

Staff Present: Stephen Baugh, Island Planner (by teleconference)
Katherine Vogt, Recorder (by teleconference)

Others Present: Tim Peterson, Lasqueti Island Trustee (by teleconference)
Approximately two (2) members of the public present

1. CALL TO ORDER

Chair Garside called the meeting to order at 1:45 pm. She welcomed everyone and invited members of the public to listen but not participate unless invited by the Chair.

2. APPROVAL OF AGENDA

By general consent, the agenda was approved as amended.

3. MINUTES

3.1 Lasqueti Island Advisory Planning Commission minutes dated July 18, 2024.

LA-APC-2025-001

It was Moved and Seconded,

that the Lasqueti Island Advisory Planning Commission approve the minutes dated July 18, 2024.

CARRIED

4. REFERRAL FROM THE LASQUETI ISLAND LOCAL TRUST COMMITTEE REGARDING PROPOSED BYLAW NO. 104 TO ALLOW FOR FIBER OPTIC CABLE CONNECTION TO LASQUETI ISLAND

Planner Baugh presented information regarding the recent rezoning application from CityWest to permit the proposed fiber optic telecommunication public service utility connection to Lasqueti Island, noting the following:

- The cable is proposed to pass through the marine area and terminate at the boat ramp at the end of Weldon Boat Ramp Road.
- The fiber optic cable would pass through 4 zones; the proposed zoning would be site-specific to the proposed location of the fiber optic cable; and there would not be any other public utilities in any other areas associated with this proposed bylaw.
- There is a 10-meter buffer proposed on either side of the cable in case of imprecise possibilities.
- The APC has four options for response to the referral: approval recommended; approval recommended subject to conditions; interests unaffected; or approval not recommended.

Advisory Planning Commission (APC) members noted the following:

- According to sources, this is an urgent, time sensitive application because there is a March 2025 funding deadline for the cable installation; but, if this referral had been presented to the community earlier, their input could have been gathered and it is frustrating that it was not.
 - The Chair noted that the community was aware of the situation; and that the cable was only to the landing site.
- Some people have suggested China Cloud as an alternative option because it is closer to the already existing communications hub. Understandably, China Cloud is more environmentally sensitive, while the boat ramp area has already been disturbed.
- The fiber optic cable application was an opportunity for Lasqueti to get the cable to the island for free. Once the cable is here, the community can be consulted about what is to happen next. It is also an opportunity for Lasqueti to receive internet connectivity without radio frequencies and cell towers. The fiber optic cable will be more reliable and high speed.
- The CEO of CityWest has communicated that they have been to Lasqueti looking over various sites, which gives a sense of confidence in the site that their engineers have chosen.
- Apparently, the urgency regarding this application is because Connected Coast has left it very late. Lasqueti Island is the last area on the coast in the Connected Coast project.
- This is a great opportunity with little risk.
- The boat ramp is the least environmentally impactful area that the cable could be landed because it has already been altered; and logistically, there are already many community activities that need to be stewarded happening there.
- The fiber optic line will offer many more opportunities for islanders to communicate with outside agencies such as healthcare, and to work remotely.
- In the relevant staff report Section C, there is a lot of information about how environmental impacts of the cable installation will be managed, including the removal of plant material prior to installation, so that it could be returned in place after work was completed. The staff report also stated that energy waves from the cable are minimal because the cable is encapsulated.
- The cell tower at the Save-On site cannot be guaranteed beyond the next two years and is an insecure source of internet connectivity.

- The fiber optic cable does not have to bring in 5G.
- No electric or gas generating power is required at the landing site, only at the end user's location.
- Last mile fiber optic cable construction will have to be approved by further proposed bylaws and extensive community consultation.
- The Last Mile Connectivity grant is coming to an end soon and will also need to be considered.

LA-APC-2025-002

It was Moved and Seconded,

that the Lasqueti Island Advisory Planning Commission recommends that proposed Bylaw No. 104, a bylaw to amend Lasqueti Island Land Use Bylaw No. 78, 2005, be approved as presented.

CARRIED

5. NEXT MEETING DATE

No next meeting was planned.

6. ADJOURNMENT

By general consent, the meeting was adjourned at 6:34 pm.

Shelley Garside, Chair

Certified Correct:

Katherine Vogt, Recorder



Lasqueti Island Local Trust Committee

Minutes of Regular Meeting

Date: February 10, 2025

Location: Judith Fisher Centre
#1 China Cloud Bay Road
Lasqueti Island, BC

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

Staff Present: Renée Jamurat, Regional Planning Manager (electronic)
Stephen Baugh, Island Planner
Nadine Mourao, Legislative Clerk/Deputy Secretary
Lisa Millard, Meeting Administrator/Recorder

Others Present: There were approximately 39 members of the public in attendance.

1. CALL TO ORDER

Chair Elliott called the meeting to order at 11:05 a.m.

2. TERRITORIAL ACKNOWLEDGEMENT

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

3. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

4. REPORTS

4.1 Trustee Reports

Trustee Lironi reported the following:

- Attended Regional Planning Committee meeting; and
- Housing Needs Survey was sent out as per provincial government requirements.

Trustee Peterson reported the following:

- Attended Chief Administrative Officer Performance Evaluation Committee meeting;
- Ongoing attendance at Committee of the Whole Meetings to discuss the draft Policy Statement; and
- Attended Financial Planning Committee meeting in preparation for upcoming Trust Council budget deliberations.

4.2 Chair's Report

Chair Elliott reported attendance at a recent Financial Planning Committee meeting to review draft budget and to work on a process of public engagement for future budgets.

4.3 Electoral Area Director's Report - none

5. COMMUNITY INFORMATION MEETING - Proposed Bylaw No. 104 - PLRZ20240104 Connected Coast

5.1 Planner Presentation

The Planner provided a presentation and highlighted the following:

- The proposed Land Use Bylaw amendment is being considered to permit a fibre optic cable telecommunication public service utility which will facilitate the ability for the Connected Coast fibre optic project to reach Lasqueti Island;
- The bylaw amendment will not enable last mile connections or utilities in other locations;
- There is a recommendation that the fibre optic cable be exempted from setbacks to the natural boundary of the sea which would enable the cable to terminate on land; and
- Bylaw referrals were sent out to 18 First Nations, Department of Fisheries and Oceans, Lasqueti Advisory Planning Commission, qathet Regional District, and Lasqueti Internet Access Society.

It was noted that the applicant was in attendance and available to answer questions.

5.2 Question and Answer Period

The following questions and answers were recorded:

Why is Land Based 1 zoning being used when it does not allow public utility?

Planner: There is currently no zone on Lasqueti that permits public utility and the proposal is to amend the Land Use Bylaw to allow an additional site-specific use for fibre optic cable.

Why isn't this considered a commercial operation?

Planner: A public utility is considered a different use than a commercial use.

Why has Global Positioning System (GPS) information been used instead of a survey? Is this now the accepted standard?

Planner: Islands Trust uses a professional reliance model for surveys; thereby, relies on the standards and type of survey that the professional association uses. Islands Trust does not rely on one particular type of survey.

Applicant: Our construction and survey teams conducted a physical location survey at a variety of potential landing sites and this data was used to prepare the drawings that were included in the application.

Does the proposed rezoning add a use to the Land Base zone?

Planner: The application is proposing to rezone the road right of way and Crown lands extending into the marine area.

Where in the application is the applicant's survey information?

Applicant: A physical onsite survey was done using a Turnball Collector in addition to a regular GPS, and Turnball Collector information was not included as it was not data that was requested.

The landing site allows for 2.5 meters from the Forbes property to the concrete ramp, which is located on bedrock, and the area to be rezoned is 10 meters wide. Why are 10 meters being proposed to be rezoned when only 2.5 meters of land is available, and is the barge ramp being rezoned?

Planner: The area proposed to be rezoned is the width of the road right of way. The zone allows the use and, while the cable may be narrower than 10 metres, the use would be permitted where the zoning applies.

Have Trustees, staff, and the applicant been to the ramp physically?

The Trustees have, the applicant's operations and survey teams have, and the Planner has not.

Will there be an incursion onto private property?

Planner: Permission from the land owner would be required if there was an incursion, zoning is within the Ministry of Transportation and Transit's (MOTT) right of way, and the applicant has permission from MOTT to use the right of way.

The Ministry of Transportation and Transit (MOTT) permit shows a status of pending.

Applicant: The MOTT permit has been approved and the provincial government has offered Crown lease tenure. At the time of application, the MOTT application had not been approved but it has since been and provided to the Planner.

There are only two submissions shown under public correspondence on the Islands Trust website and no other correspondence has been added to the Public Hearing binder including the speaker's correspondence.

Legislative Clerk: As of 4:00 pm Friday February 7 only 2 items of correspondence had been received, an additional 13 submissions were received over the weekend and all of them have been forwarded to the Local Trust Committee for their review prior to the close of the Public Hearing.

Is the entire public access being rezoned?

Planner: The width of the right of way is being rezoned as well as some land on either side of it.

The landing area is solid bedrock and a conduit cannot be trenched in. Did geotechnologists do an assessment of the site and determine the feasibility of digging a trench in bedrock?

Planner: The zoning change does not control the means of installation, it only permits the use, and the use is what is under consideration of the bylaw amendment.

Applicant: A geotechnologist assessment was not done and the construction team confirmed they can install the cable.

How will power be supplied to the fibre optic cable for use?

Applicant: The application is just to install the cable to the land, and if and when last mile comes into place a new application would be required.

Chair: The initial application included power connected to a solar panel; however, due to concerns about placing the equipment in the area, the applicant removed that aspect from the application.

What is the cost of running the line from Qualicum Beach to Lasqueti?

Applicant: A very rough estimate for the line is a minimum of \$80,000, and the cost of mobilization of crews to install the cable would be approximately \$1,000,000.

If the zoning is denied what is the likelihood of CityWest trying for another location?

Applicant: The funding for installation expires March 31, 2025.

There are concerns about the integrity of the barge ramp. If the ramp is damaged who would pay for repairs, how fast would repairs be undertaken, and will the barge ramp be taken out of service during installation and, if so, for how long?

Applicant: Does not know the answer regarding damage and repairs. Installation timelines are one day.

What is the expected lifespan of the cable?

Applicant: At least 35 years.

Does CityWest know how long the technology will be relevant?

Applicant: Does not have an answer.

The meeting was recessed at 12:00 p.m. to assess internet connectivity failure and was reconvened at 12:27 p.m.

Is there an overall estimate for the project and was the Spring Bay location considered at all?

Chair: Strathcona Regional District website indicates funding to provide 159 landing sites is \$45,400,000 and the applicant has estimated the Qualicum to Lasqueti link to cost \$80,000.

Applicant: Would need to speak with construction team to get proper estimate.

If Islands Trust works on a professional reliance model, does this also apply to the engineering team?

Planner: Yes, the applicant has proposed a location and is seeking a bylaw amendment to land the cable and Islands Trust staff would assume the result is that the applicant can carry out the project.

The rezoning would allow Connected Coast to put a fibre optic cable at the landing area, will the zoning allow other utilities such as BC Hydro or Telus to use the zoning?

Planner: The zoning allows the use of fibre optic cable only.

If this goes forward is there any tax obligation to residents?

Applicant: No, there is no obligation to Lasqueti residents to take on maintenance as all maintenance would be done through Connected Coast and the Ministry of Transportation and Transit.

What happens to the funding if the project does not proceed.

Applicant: The funds are allocated for this installation, if the deadline passes, Connected Coast is not planning on retracting the application; however, they do not know what the funds would be used for if the project does not proceed.

Would the use of the area for a fibre optic cable endanger the use of the barge ramp because the internet is deemed more important, and what happens if the barge ramp is rendered unusable and who is responsible for that?

Planner: The road right of way is under the jurisdiction of the Ministry of Transportation and Transit and, if they wanted to close access to the right of way for any reason, that is their decision.

Applicant: There are trenching and backfilling standards that are required to be met after installation. The permit is specific and only allows installation.

What is the process for making a final decision?

Chair: The Local Trust Committee is the decision-making body regarding rezoning applications. The process today is to hold a Community Information Meeting to provide information and answer questions, hold a Public Hearing to hear from the public regarding their opposition or support of the Land Use Bylaw amendment, then, the Local Trust Committee determines if the application will be approved and move toward second and third readings and approval by the Ministry, or if it will be disallowed.

Why was the community not informed about the application sooner?

Trustee Peterson: Several local notices have been posted, reported in Trustee reports, discussed the application at the October and December, 2024 meetings, and provided notices in the January and February local news.

Why wasn't a meeting scheduled earlier in the process so residents could decide if this is something they want?

Trustee Peterson: Connected Coast provided a presentation on July 16; however, until an application for rezoning is received, there is nothing for the Local Trust Committee to consider, the application came to Islands Trust very late in the process and the Local Trust Committee has informed the applicant that this was not a good way to proceed.

What happens if the cable breaks in the middle of the ocean, who pays for repairs, and what happens if the cable is vandalized?

Applicant: The pipe is encased to provide protection and, if it were to break, crews would be mobilized to conduct repairs. CityWest is responsible for maintenance and repairs. They do not know what the process would be if the cable was purposely cut.

What are the benefits of having the cable installed?

Trustee Peterson: It could be a benefit for future community members. An associated funding source contacted him regarding last mile and indicated it was likely the community would get funding; however, that is a separate project and this application is to bring the cable to the landing site.

Why was this site selected, what other sites were considered and why were they rejected?

Applicant: The site was selected in terms of closeness to the community. The initial request was to install it at the ferry terminal, China Bay and several other locations were looked at and rejected due to the vessel not being able to land the cable at those locations. Several areas had archeological sites and displacement of known sites was not ideal and would require a long permitting process.

If the cable is installed and damaged due to barge ramp use, would the maintenance contractor consider relocating the landing site?

Applicant: The installation is under Connected Coast risk and it is understood that it is a busy area.

Does the cable have any sound associated with it and have there been any unbiased studies done to assure the public there are no health risks associated with high-speed internet?

Applicant: This is a fibre cable that is terminated at the vault and it is not powered. They have no information about any long-term or short-term studies about health impacts.

Trustee Peterson: There have been studies that show fibre optic cable, as opposed to broadcast, to be safer than cellular electromagnetic fields.

Does the cable need to be powered to provide a signal to homes.

Chair: Yes, and another application for a separate project would need to be undertaken in order to power it.

How would a signal be distributed to homes without the use of lines?

Trustee Peterson: If this application is approved, then, a project to do the distribution would need approval and, until there is an application, to consider the method of distribution is speculation.

If last mile connections require the use of the roadway to run lines, will the Ministry of Transportation and Transit allow rezoning for that use?

Planner: There is not an application for last mile connections at this point.

Does the Province of BC accept GPS coordinates as an acceptable survey for subdivision?

Chair: The question is not relevant to this project.

What is the power requirement to make the fibre optic cable viable for the rest of the island and where will the power be supplied from?

Chair: The question is not relevant to this project.

Why is the applicant requesting to rezone 10 meters when only 1.5 meters is required?

Planner: This would allow some variance for laying cable on ocean floor and provides a buffer.

Can the cable be placed anywhere within the 10-meter allowance?

Planner: The zoning would permit it.

Has the applicant clearly established where the cable is going to go?

Planner: The Ministry of Transportation and Transit has specified where it can land.

Why are we allowing ourselves to be rushed to make a decision on the applicant's timeline?

Trustee Peterson: The applicant has known about the project for several years and the Local Trust Committee has addressed the issue with the applicant. The purpose of the Public Hearing is for the community to have their say so the Local Trust Committee can hear from the public.

Once the cable lands what happens next? Is it possible that big changes could be made in the future?

Trustee Peterson: The Local Trust Committee can permit, or not permit, the landing of the cable.

Why is the public notice still at the False Bay dock? It is misleading and the public still thinks the cable is going to land at that location.

Planner: Does not know why the notice is still in place.

Will the Local Trust Committee require the applicant to rezone the area as commercial when the fibre optic cable becomes operational?

Planner: Public utilities are not considered commercial use.

Does this zoning allow hydro to be run to the landing site?

Planner: The only permitted use is for fibre optic cable.

Is there a legal requirement for community consultation to be included in the Public Hearing binder?

Legislative Clerk: There is no legal requirement to include community consultation in the binder. Community Information Meetings are often held

on a different day than the Public Hearing and, in those circumstances, the Community Information Meeting information would be included.

Is there any way to know how many more amendments will be made to the proposed bylaw?

There is one exemption being proposed and this amendment is included in the agenda package.

If the Local Trust Committee agrees to change the permitted use, can they change it back in the future and, if the permitted use was removed, would the cable need to be removed?

Planner: A Local Trust Committee could amend a bylaw to remove use; however, if there is an existing use that is occurring at that time it is considered legal and would be allowed to continue.

Who owns the cable?

Planner: CityWest.

Who owns the rights to use the cable?

Planner: Unsure if an organization would need to negotiate with CityWest to use the cable.

Member of the public: The Canadian Radio-Television and Telecommunications Commission governs that and separates ownership and who is allowed to put a signal on it.

6. PUBLIC HEARING

6.1 Recess for Public Hearing

The regular meeting was recessed at 2:45 p.m.

6.2 Recall to Order

The regular meeting was recalled to order at 3:35 p.m. and it was determined to adjourn the meeting due to time constraints.

19. ADJOURNMENT

By general consent, the meeting was adjourned at 3:35 p.m.

Tobi Elliott, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder

From: Mikaila Lironi
Sent: Thursday, January 9, 2025 10:31 AM
To: Lasqueti Island Local Trust Committee
Subject: Fw: fibre optic cable/Laqueti Lasqueti Local Trust Committee

Please add this to our agenda

From: john barrett [REDACTED]
Sent: December 28, 2024 8:24 AM
To: Mikaila Lironi
Subject: fibre optic cable/Laqueti Lasqueti Local Trust Committee

I support the landing and installation of a fibre optic cable on Lasqueti. I hope the LTC will act to allow the landing of the cable and the installations necessary for an island wide cable. My concern is that this process be expedited before either the money runs out or the cable ship departs.

Who will be the ISP is a separate issue. First let's get the zoning in place. All else will follow.

Jack Barrett.

From: Mikaila Lironi
Sent: Thursday, January 9, 2025 10:31 AM
To: Lasqueti Island Local Trust Committee
Subject: Fw: cable internet

Please add this to the ltc agenda

From: Rosalind Hildred [REDACTED]
Sent: December 28, 2024 1:52 PM
To: Mikaila Lironi
Subject: cable internet

Count us in for the Trust count as FOR internet cable. If the option were here on island, we might very well put out the bucks to get the last mile to our place. Communication with the outside world is still my biggest problem, given my more fragile health and the currently mostly unpredictable means of notifying anybody in an emergency. Also, we can't expect Larry to last forever. Rosalind Hildred (50 year Lasqueti area resident).



IslandsTrust

PUBLIC HEARING

LASQUETI ISLAND LOCAL TRUST COMMITTEE

February 10, 2025

**Judith Fisher Centre, #1 China Cloud Bay Road, Lasqueti
Island**

Public Hearing Submissions Placeholder

From: Dave Olsen [REDACTED]
Sent: Friday, February 7, 2025 2:19 PM
To: northphsub
Subject: AGAINST approval of Bylaw No. 104 (Connected Coast Fibre Optic cable landing on Lasqueti, PLRZ20240104)

Dear Trustees,

I hope that we can all agree that Lasqueti's Official Community Plan and Land Use Bylaw are not only legal documents, they impose legal constraints on the Trustees and define what we, as a community, allow in terms of land use and development.

If a land use is not permitted in our OCP or LUB, by definition, it is prohibited.

I do not believe that holding a Public Hearing with little promotion in the dead of winter with many residents away can be reasonably considered a comprehensive community consultation.

We are, however, in the middle of an OCP Review. This is the ideal process for consulting the community.

Please let me show you what our OCP says because your staff have inadvertently overlooked these policies.

Before I share with you what the Lasqueti OCP states, I need to show you a small part of Salt Spring Island's OCP to assure you that the portion of our OCP that I share is 100% relevant to this discussion.

On page 74 of Volume 1 of Salt Spring's OCP, Policy C.2.2.2.24 states: "**Utilities and other commercial users** of public rights-of-way are urged to cooperate in the protection of the character of designated scenic and heritage roads and heritage trees."

Emphasis is added to show that Utilities are considered a Commercial Land Use.

The Lasqueti Official Community Plan states, on page 11:

3.2. Enterprise and Resource: Commercial, Industrial, Agricultural and Forestry Land Use

"**Policy 1** Economic and industrial undertakings should have limitations and development control on the

Island in such a way that existing ecosystems are maintained for the benefit of future generations."

Fibre Optic Internet will allow anyone on the planet to work on Lasqueti full-time for any corporation or government anywhere else in the world. This will very likely induce development on a scale that we have never seen before. This is the antithesis of Policy 1 and completely inconsistent with the Islands Trust's mandate to "Preserve and Protect".

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

The application does NOT answer these questions. This application is incomplete as it stands.

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

- adequate fire protection measures;
- a plan showing
 - location and size of all buildings,
 - the extent of the clearing of the area proposed to be zoned,
 - that rural character is retained: setbacks of buildings and structures from lot lines,
 - road rights of way,
 - proposed and existing screening,
 - locations planned for sources of power generation,
- how the rural character, scale, and density of development is in keeping with the character of the surrounding properties;
- consideration of effect on island and neighbourhood services, ferry, phone, water sources, roads and traffic noise, and visual impact; and
- be compatible with objectives of this Bylaw.

1. Trustees have been asked if our Volunteer Fire Department has been consulted regarding its capacity to deal with large-scale lithium battery fires at the barge ramp, since lithium is the likely type of battery that will be used for powering the cable. **There is no documentation from the applicant regarding the issue of "adequate fire protection measures."**

2. The applicant's plans do not show the "location and size of all buildings"; they stated

at your December meeting that the solar panels and related infrastructure will be dealt with at an unspecified date.

3. "The extent of the clearing of the area proposed to be zoned" is no longer known, again due to the changes made by the applicant before your December meeting.

4. It is impossible to know if the "rural character is retained: setbacks of buildings and structures from lot lines" are not all known.

5. The qRD's General Manager of Operational Services has replied to your referral with serious, tangible concerns about the location that this application proposes to land the fibre optic cable. The "road rights of way" is also not defined due to the changes to the application by the applicant. This application is NOT supported by the agency with a license of occupation of the area impacted by this project, i.e., one of the two most important organizations involved with the operation of the barge ramp.

6. "Proposed and existing screening" is not provided or known because we do not know how this will be powered and where the solar panels, if used, will be located.

7. "Locations planned for sources of power generation" are NOT known. The reason given by the applicant is that the **"Ministry of Transportation had issues with the location of the solar panels."** Instead of finding a location that the Ministry approves of, they deferred this decision to an unknown time. MOTI owns the road right of way and are the other most important agency overseeing the barge ramp, and their website shows that a permit has NOT been issued for this landing!

8. "How the rural character, scale, and density of development is in keeping with the character of the surrounding properties." The applicant provides no information that satisfies this requirement of the community.

9. "Consideration of effect on island and neighbourhood services, ferry, phone, water sources, roads and traffic noise, and visual impact." The long-term effect of enabling people from a more urban culture to move to Lasqueti has not been considered and will have an enormous impact on all of our island services.

This is clearly an incomplete application.

Again from Lasqueti's OCP, Section 3.7, Policy 7 states:

"A precautionary approach should be used when considering additional and more

sophisticated service facilities as they typically have significant associated costs."

With due respect, I can not see how the approach to date for this application has been "precautionary" in any way. Islands Trust staff and the entire Local Trust Committee has bent over backwards to facilitate a VERY LAST MINUTE application. Not one person associated with the application or the Islands Trust has consulted with our island residents in any way. However, the description of a fibre optic cable as a "more sophisticated service facility" would be an obvious understatement.

The introduction of high speed Internet will VERY likely have a large impact on our population. Any further growth will strain our ferry service and downtown parking capacity, to name just a few of the "significant associated costs."

I have recently consulted with an expert in the field of fibre optic cable installations along the coast of BC and he, after many hours of researching our island with Google Earth, estimated that the cost of just installing 60km of fibre optic along our roads so that residences and businesses could connect to it is at least \$5 million! To actually connect each building that currently exists on Lasqueti would likely be twice that amount. Is it in the public interest to allow this incomplete application to proceed when the costs of actually using it are beyond prohibitive? \$20,000 per resident is well beyond the pale. Even if "grants" initially fund these installations, taxpayers are funding it and it is taxpayers that will have to pay it back; neither the Federal nor Provincial governments generate revenue on their own, they take our money through taxes and fees. \$10 million to install high speed internet on our island is outrageous, regardless of how many residents will want it. It is incumbent upon you to stop this kind of fiscal insanity before it begins.

The Agenda Package for your business meeting on February 10, 2025 shows that yet another exemption is required to permit this cable to land at the barge ramp. This exemption would violate the protections put in place to protect the sensitive environment near the natural boundary of the sea. Again, the community has not been consulted about this exemption to our Shoreline Protection Bylaw despite the fact that we are in the middle of an OCP Review.

SUMMARY

- The Connected Coast application PLRZ20240104 is **CONTRARY to our Official Community Plan (OCP)** in at least a dozen (12) ways as described above.
- The application now requires another exemption to the Land Use Bylaw, to violate the restrictions put in place to protect the environment and allow the cable terminal to be built within 15m of the natural boundary of the sea. **Clearly**

this project is being rushed and many other issues may arise.

- The shortened timeframe for this application has resulted in an incomplete application and no meaningful consultation with our Community. **Due diligence has NOT been exercised and critical information about this project is not known**, as I show you above.

Unless and until, all of the questions raised above are answered, and we are consulted as a community to fully share our views with this or another applicant, and that applicant hears and responds fully to those views with a suitable application, I can NOT support this bylaw or zoning change.

Please make note that I, Dave Olsen, am requesting that you DEFEAT Bylaw No. 104 at your earliest convenience.

Thank you for considering my views,
Dave Olsen.

From: Shawna Karras [REDACTED]
Sent: Friday, February 7, 2025 2:21 PM
To: northphsub; Timothy Peterson; Mikaila Lironi
Subject: Opinion on Permit for Fibre-Optic Cable on Lasqueti Island, Bylaw 104

Dear Lasqueti Trustees,

I am very much in favour of quickly facilitating the permit for the landing of the fibre-optic cable from Vancouver Island to the Weldon Boat Ramp. With the possibility of a very time sensitive federal grant to pay for this, and the very positive benefit a fibre-optic cable could eventually bring to our community, I feel strongly that Bylaw 104 should be approved.

I am on the APC and spent quite a few hours consulting with several knowledgeable people in our community, as well as the CEO of the company that would bring the cable over.

There would be several benefits to bringing the F-O cable here. Fibre optic cable is very reliable, as opposed to the radio transmissions that Lasqueti relies on for all communications right now (other than the buried Telus lines that are still working). Presently Lasqueti relies on radio transmissions for cell phones, satellites and LIAS. And the LIAS has been given notice that the cell tower on top of the Savon building in Errington will have to come down at some point, probably within the next few years. It seems a replacement location over there may not be available. In this case, it is highly likely we would lose the services of LIAS. I personally value very much having LIAS as my provider. As well as it's very reasonable cost to members, I value very much it's independence and more secure privacy system from the usual other options. I would not want to have to be reliant on satellite for internet.

I also value a lot that the signals that come from F-O cable do not emit and radio-frequecy, which some research indicates is harmful to health and not just of humans. If LIAS didn't get it's signal from a cell tower, but rather a fibre-optic cable, that would eliminate at least one source of radio frequencies on Lasqueti.

The quality of our signal would go up with fibre-optic cable. It would be high speed.

Even if eventually the fibre-optic cable only made it up to the firehall area (what I think is the eventual logical landing site where it would get the box with power and gadgets that it needs to be useful), from there it's benefits could be used at the school, for LIAS and for the JFCentre (with potential for things like tele-health connections with doctors). Just reaching these places alone, would bring great benefit to the island.

This chance now may be our only chance to get the fibre-optic cable to Lasqueti. Without the help of a grant, our community would not be able to afford it. With the great possibility of a downturn in our national economy (due to US tariffs), plus the probable election of the Conservatives in Canada, it is quite possible that there will be fewer grants available. If we don't get the F-O cable landed here, it may mean eliminating the chance ever to get a higher quality, more reliable and healthier form of signal over here. That would take choices away from the population now and the ones coming up too. So I urge you to approve Bylaw 104.

Thank you,
Shawna Karras

Opinion on Permit for Fibre-Optic Cable on Lasqueti Island, Bylaw 104

From: Shawwna Karras [REDACTED]
Sent: Friday, February 7, 2025 2:32 PM
To: northphsub; Timothy Peterson; Mikaila Lironi
Subject: Re: Opinion on Permit for Fibre-Optic Cable on Lasqueti Island, Bylaw 104

One more thought: As Joseph Fall said, "Take the free money to land the fibre-optic here and keep the future options open, or take a pass and be left for the foreseeable future with the out-dated, unreliable, high-powered radio frequency communications.

Thanks,
Shawwna Karras

> On Feb 7, 2025, at 2:21 PM, Shawwna Karras [REDACTED] wrote:

>

> Dear Lasqueti Trustees,

>

> I am very much in favour of quickly facilitating the permit for the landing of the fibre-optic cable from Vancouver Island to the Weldon Boat Ramp. With the possibility of a very time sensitive federal grant to pay for this, and the very positive benefit a fibre-optic cable could eventually bring to our community, I feel strongly that Bylaw 104 should be approved.

>

> I am on the APC and spent quite a few hours consulting with several knowledgeable people in our community, as well as the CEO of the company that would bring the cable over.

>

> There would be several benefits to bringing the F-O cable here. Fibre optic cable is very reliable, as opposed to the radio transmissions that Lasqueti relies on for all communications right now (other than the buried Telus lines that are still working). Presently Lasqueti relies on radio transmissions for cell phones, satellites and LIAS. And the LIAS has been given notice that the cell tower on top of the Savon building in Errington will have to come down at some point, probably within the next few years. It seems a replacement location over there may not be available. In this case, it is highly likely we would lose the services of LIAS. I personally value very much having LIAS as my provider. As well as it's very reasonable cost to members, I value very much it's independence and more secure privacy system from the usual other options. I would not want to have to be reliant on satellite for internet.

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> I also value a lot that the signals that come from F-O cable do not emit and radio-frequency, which some research indicates is harmful to health and not just of humans. If LIAS didn't get it's signal from a cell tower, but rather a fibre-optic cable, that would eliminate at least one source of radio frequencies on Lasqueti.

>

> The quality of our signal would go up with fibre-optic cable. It would be high speed.

>

> Even if eventually the fibre-optic cable only made it up to the firehall area (what I think is the eventual logical landing site where it would get the box with power and gadgets that it needs to be useful), from there it's benefits could be used at the school, for LIAS and for the JFCentre (with potential for things like tele-health connections with doctors). Just reaching these places alone, would bring great benefit to the island.

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Re: Opinion on Permit for Fibre-Optic Cable on Lasqueti Island, Bylaw 104

chance ever to get a higher quality, more reliable and healthier form of signal over here. That would take choices away from the population now and the ones coming up too. So I urge you to approve Bylaw 104.

>

> Thank you,

> Shawna Karras

From: Doane Grinnell [REDACTED]
Sent: Friday, February 7, 2025 9:58 PM
To: northphsub
Subject: Lasqueti Fiber Optics

I am a full time Lasqueti resident and a senior.

I think it could be helpful to some people on the island to have faster internet access so I am fine with the cable coming to the proposed ramp site.

I don't need faster internet access than I already get through LIAS and data on my phone so I doubt the fiber optic access would benefit me.

What I don't want is for property taxes to go up to pay for this.

So I vote yes

Doane Grinnell

Sent from my iPad

From: Dolf Schoenmakers [REDACTED]
Sent: Saturday, February 8, 2025 9:05 PM
To: northphsub
Subject: Lasqueti Island fibre optic view

Yes please to bring fibre optic to the island, plus last mile connections.

With the loss of reliable land line service on the island, we have tried two different phone providers, four different internet providers, and have yet to create a reliable way of connecting with neighbours, family, emergency service and the outside world.

In my view there is no defensible difference in bringing a reliable fibre optic line to the island versus a phone land line. Of course reliability will remain to be seen.

And there really is no point if we don't have a way to get the cable into our homes. Then in my view it becomes a boondoggle.

However, big hard no to any other utilities , please and thank you.

Bye for now , Dolf Schoenmakers, [REDACTED], Lasqueti Island.

Sent from my iPad

Gratium vivare.

Hoc est temper nostrum.

From: Marilyn Weland [REDACTED]
Sent: Saturday, February 8, 2025 7:24 PM
To: northphsub
Subject: Fibre Optic cable

Dear Trustees~

I am a landowner on Lasqueti Island and have a seasonal home there.

I wish to express my disapproval of the proposed landing of the connecting communities cable onto Lasqueti.

I didn't like the sound of it when I first heard about it and dislike it even further the more that I hear.

Please do all that you can to prevent it from coming onshore. Stand up for our unique and resilient character, independent from outside interference.

Sincerely,

Marilyn Weland

From: Suzanne Heron [REDACTED]
Sent: Saturday, February 8, 2025 6:24 PM
To: northphsub
Subject: Fibre optic cable on Lasqueti

I'm in favour of fibre optic cable on Lasqueti as it will provide the most reliable means of communication.

I don't want the bylaw change to include other utilities.

thank you

Suzanne Heron

Suzanne Heron

Immediate Past Governor, Soroptimist International Western Canada Region

Member of SI Canada West Online: Investing in Dreams of Women and Girls

250-891-7495

Grateful to live on Xweh-et-tay/Lasqueti Island, the traditional, ancestral and unceded territory of the Tla'Amin (Sliammon) Nation

JOIN A MOVEMENT

Soroptimist International is the largest global network of volunteers advancing gender equality through access to education. Programs include education grants for women, girls' mentoring, and campaigns against obstacles facing women, including sex trafficking and violence. Soroptimist advocates for global policies toward gender equality at the UN.

From: Timothy Peterson
Sent: Saturday, February 8, 2025 3:00 PM
To: northphsub
Subject: Lasqueti Proposed Bylaw No. 104 PLRZ20240104 Connected Coast

This was sent to my personal email, I am forwarding so it can be entered into the public hearing binder.

Regards,

Tim

Tim Peterson

x^wε⁷ε⁷ay/Lasqueti Island Local Trustee,
Vice-chair Trust Council
Islands Trust
T 250.607.7094 | www.islandstrust.bc.ca
You can also reach us toll-free via Service BC 1-800-663-7867 | 604-660-2421

Preserving and protecting over 450 islands and surrounding waters in the Salish Sea

I am humbly thankful to live and work in the treaty lands and territories of the BOKÉĆEN, K'ómoks, Lək^wəqən, Lyackson, MÁLEXEL, Qualicum, Quw'utsun Tribes, scáwəqən məsteyəx^w, Scia'new, səlilwataq^t, SEMYOME, shishálh, Skw̓xwú7mesh, Snaw-naw-as, Snuneymuxw, Spune'luxutth, SḶÁUTW, Stz'uminus, ʔəqəmen, toq qaymıx^w, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, W̓JOŁEŁP, W̓SIKEM, Xeláltxw, Xwémalhkwu/ʔop qaymıx^w, and x^wməθk^wəyám.

From: peterson [REDACTED]
Sent: February 8, 2025 2:40 PM
To: Timothy Peterson
Subject: Fw: fiber optic

[Sent from Yahoo Mail on Android](#)

----- Forwarded Message -----

From: "Tolling Jennings" [REDACTED]
To: "Tim Peterson" [REDACTED], "Andrew Fall"
[REDACTED]

Sent: Fri., Feb. 7, 2025 at 5:00 p.m.

Subject: fiber optic

Hello Tim et al,

I trust you are warm and recharging your energies for the upcoming spring demands of the garden and summer fun.

I am contacting you to express my grave concerns about the application for the landing of fiber optic cable on Lasqueti.

This is a real game changer if the proposed bylaw as presented by the Trust/RD is adopted. This will open the Island up to a myriad of possible corporate incursions that will change the fabric of the Island and turn it into something neither you or I wish to see.

I implore you to do what you can to stop bylaw No. 104

Thank you for doing the right thing in terms of "preserving and protecting" the unique essence and flavor of our Island by doing what you can to stop Bylaw No. 104.

As always I wish you

Peace, Tolling

From: Terry T. [REDACTED]
Sent: Friday, February 7, 2025 4:12 PM
To: northphsub
Subject: Letter re fiber optic cable on Lasqueti
Attachments: Fiber optic letter.pdf

Please see attached.

--

Terry Theiss
General Delivery
Lasqueti Island, BC V0R 2J0
[REDACTED]

Terry Theiss
General Delivery
Lasqueti Island, BC V0R 2J0

February 7, 2025

Lasqueti Island Local Trust Committee
northphsub@islandstrust.ca

Dear Trustees,

I have been a resident of Lasqueti for 29 years in which there has been some change. The most significant change is the need for internet access to do just about anything these days. Very fortunately we have a stellar ISP with LIAS, from which I am lucky enough to get my service. But, things change. LIAS could implode or technology could exceed LIAS's capabilities.

I believe it would be terribly short-sighted of this island community, if we were to deny access to the fiber optic cable. Right now we may not know how to get internet access to all properties with it, but technology changes rapidly and what seems impossible now, may be quite simple five years from now.

We need to continue to attract young, energetic, ambitious folks, as many of us are now considered elders. Those young people will need access to the internet for employment, etc. And we Q-tips need it, too, for access to so very many services these days.

I am unable to attend the meeting on Monday, February 10, 2025, so I ask that you vote in favor of permitting the proposed cable to come to Lasqueti at the Weldon Boat Ramp Road.

Thanks for all the work you do for us.

Best Regards,



Terry Theiss

From: Don Watson [REDACTED]
Sent: Sunday, February 9, 2025 10:25 PM
To: northphsub
Subject: Support for Lasqueti fibre optic

Hello

I understand that the deadline for input has passed, but I'll provide our names in support of fibre optic on the island.

We are not considered permanent residents but are on the island several times each year and have the community's best interests at heart.

We support the opportunities (education, safety, employment, etc) that reliable connections will provide, and believe they outweigh the downsides.

Thank you for this opportunity to speak, and for the efforts of all involved.

Don and Linda Watson
[REDACTED]

Sent from my iPhone

Support for Lasqueti fibre optic

From: Gail Fleming [REDACTED]
Sent: Sunday, February 9, 2025 3:52 PM
To: northphsub
Subject: Fibre optic cable on Lasqueti island?

Thank you for asking.
The answer is no.
A thousand times no.

We can't afford you .
You can't afford us.

Gail Fleming
Assume nothing

Fibre optic cable on Lasqueti island?

From: Joseph Fall [REDACTED]
Sent: Sunday, February 9, 2025 4:13 PM
To: northphsub
Cc: Tobi Elliott; Timothy Peterson; Mikaila Lironi
Subject: Submission for Proposed Bylaw No. 104 PLRZ20240104 Connected Coast

To: Lasqueti Island Local Trust Committee

Re: Proposed Bylaw No. 104 PLRZ20240104 Connected Coast

Trustees,

The LIAS connection to QF is tenuous and dependent on the goodwill of the ageing owners. We could quickly end up in a situation where LIAS is asked to move out and struggles to find an alternative, potentially resulting in service disruptions and/or increased costs for LIAS customers. Given there will be no local tax burden and negligible local impact, this project is all net positive for Lasqueti. Having a 'Plan B' internet connection available on island is a huge positive, even if we end up not using it in the short-term and decide to continue with the current setup for the time being.

This is a unique opportunity to get our connection financed by tax payer money already allocated. Refusing this opportunity doesn't mean we (or anybody else) is getting our tax dollars back. It just means the project financing will be spent elsewhere, and we would have to pay significantly more in the future if we decide we do want to get a fibre optic connection.

Fibre optic is typically more cost-effective than wireless technologies, requiring less power and maintenance for better results in terms of data throughput and latency. In a world where more and more services are moving online and software is designed around high-speed low-latency connections, a fast and reliable internet connection is quickly becoming a necessity even for performing basic tasks. If we continue to put all our eggs in the wireless technology basket or decide to self-finance a fibre optic connection in future, we will pay higher rates for internet, driving up costs of living and increasing the already steadily widening affordability gap that is putting island life increasingly out of reach for young families trying to make a living on on-island work and salaries.

There is wisdom in deliberating carefully whether we want the type of change that makes life on the island more convenient, since any such change risks attracting an influx of people that puts increased pressure on already fragile ecosystems and limited services, ultimately degrading quality of life for the majority of residents. However, fibre optic is arguably not one of those changes. The island already has several options for high-speed internet service, and it seems extremely unlikely that availability of a fibre optic connection would sway people's decision to move here one way or another.

Fibre optic is the one technology that can meet demand for high data throughput without creating EMF exposure. Turning down the opportunity of a fibre-optic connection will likely drive up demand for 5G and successor technologies. Increased traffic on existing 5G bands will potentially lead to efforts by cell companies to meet increased demand by installing new towers and/or new antennas, switch to higher frequency bands etc. On the other hand, fibre optic will overall reduce the need to send data using wireless technology, hence make it easier for those wishing to limit or reduce their exposure to EMF to avoid being unwilling recipients of broadcast signals from satellites or various types of microwave antennas.

Joseph and Brigitte

Submission for Proposed Bylaw No. 104 PLRZ20240104 Connected Coast

[REDACTED]
Lasqueti Island
[REDACTED]

From: Jamie Smith [REDACTED]
Sent: Sunday, February 9, 2025 11:53 PM
To: northphsub
Subject: Fibre optic lasqueti

Don't need it
Outdated un necessary.

Jamie smith

Sent from my iPhone

Fibre optic lasqueti

From: [REDACTED]
Sent: Sunday, February 9, 2025 12:49 PM
To: northphsub
Subject: FW: Lasqueti Island Local Trust Committee
Attachments: Lasqueti Island trust By Law 104.pdf

Please find attached our written submission to the Proposed By-law No.104.

Kind regards, Patty Biro, Bill Forbes, Coral Forbes

February 9, 2025

Lasqueti Island Local Trust Committee

Re: Proposed Bylaw No. 104

To Whom It May Concern:

We are the property owners located directly beside the public boat ramp in False Bay. LOT A, PLAN VIP74002, SECTION 31, NANAIMO LAND DISTRICT, LASQUETI ISLAND, PID.: 025-448-803. We are opposed to ***permitting fibre-optic cable telecommunication public service utility use and installation in the location at the end of the Weldon Road Boat Ramp.***

This is not a simple “not in my back yard” response to the application. Our family has owned this property beside the boat ramp for over 60 years. We have endured the intrusion of the activities that take place at the boat ramp since its construction. Our family was not in unanimous support of having the boat ramp installed at that location. We do not wish to have further construction and activities installed directly beside us.

After reading the staff reports that referred to this application, we are not convinced that anyone physically inspected the property. Please find attached a copy of a photograph that shows the proposed area of where trenching would take place to bury the cables. It's bedrock, and lots of it.

We also read that the applicant wants a 10m wide section designated for the cable, solar panels etc. There is not enough space along there to allow for this allowance. While noted on the diagrams included in the staff report that all the trenching and construction will take place outside of our property lines the numbers do not line up. We definitely do not support this nor will we tolerate the construction and installation to encroach onto our property.

The boat ramp construction itself takes a beating from the weather. It has required extensive repairs since its construction. We are not convinced that a fibre optic cable would survive in this location. The boat ramp offers a necessary service to the community but it was never the initial intention for this location to accommodate the large barges delivering heavy machinery and hazardous materials. This is not an appropriate use for this ramp facility. Adding more traffic, and infrastructure related to the fibre optic installation is just not suitable at this location.

We recommend that the Lasqueti Island Local Trust Committee reject the application and reject the proposed By-Law No. 104. Direct the applicant to source out a more appropriate location, perhaps the applicant could purchase their own industrial/commercial property to install the fibre optics cable and support infrastructure.

Please find inserted at the end of this letter the following supportive documents:

- Photos of bedrock located at the top of the boat ramp in the proposed trenching area
- By-Law referral Form that shows the amount of property this private company is seeking to use 10M x 3000M
- Pages 36, 36, 38 taken from the staff report that shows the proposed project and its relation to our property.

Thank you for your consideration. Respectfully,

Patty (Forbes) Biro, Coral Forbes, Bill Forbes







Islands Trust

BYLAW REFERRAL FORM

700 North Road
Gabriola Island BC V0R 1X3
Ph: (250) 247-2063
Fax: (250) 247-7514
northinfo@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: Lasqueti Island Local Trust Area Bylaw No.: 104 Date: December 20, 2024

You are requested to comment on the attached Bylaw for potential effect on your Nation/Agency's interests. We would appreciate your response within 30 days, no later than January 20, 2025. If no response is received within that time, it will be assumed that your Nation/Agency's interests are unaffected. For your information a Public Hearing to consider the Bylaw will be held February 10, 2025.

APPLICANTS NAME / ADDRESS:

Renée LaBoucane

PURPOSE OF BYLAW:

This application is a request to amend the Lasqueti Island Land Use Bylaw to permit a fibre optic cable through the marine area and at a landing site at the Weldon Rd. barge ramp.

GENERAL LOCATION:

False Bay and at the end of Weldon Rd, Lasqueti Island

LEGAL DESCRIPTION:

Proposed fibre optic utility will be located in marine areas and on a road right of way.

SIZE OF PROPERTY AFFECTED:

Approximately 10m x 3000m area is proposed to be rezoned.

ALR STATUS:

Not ALR

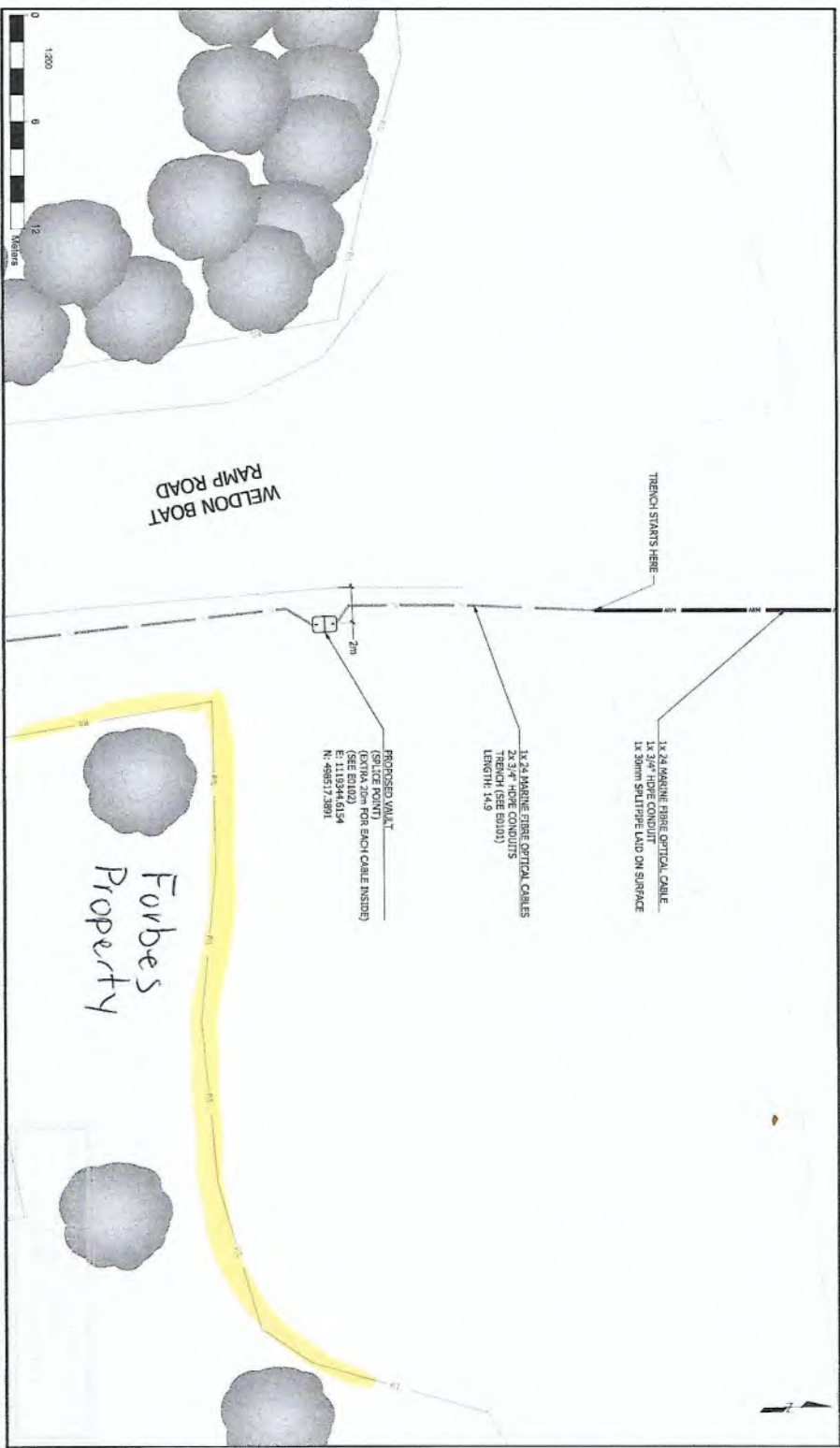
OFFICIAL COMMUNITY PLAN DESIGNATION:

Marine and Land Based

OTHER INFORMATION:

The Lasqueti Island Local Trust Committee gave First Reading to proposed Bylaw No. 104 on December 16, 2024. A copy of the staff report and the proposed bylaw is included in this referral for background information. All relevant background information, including staff reports and public correspondence received is posted to the Lasqueti Island Current Applications webpage: <https://islandstrust.bc.ca/island-planning/lasqueti/current-applications/>

Please direct any communications regarding this referral to Nadine Mourao at 250-247-2206, or by email to nmourao@islandstrust.bc.ca.



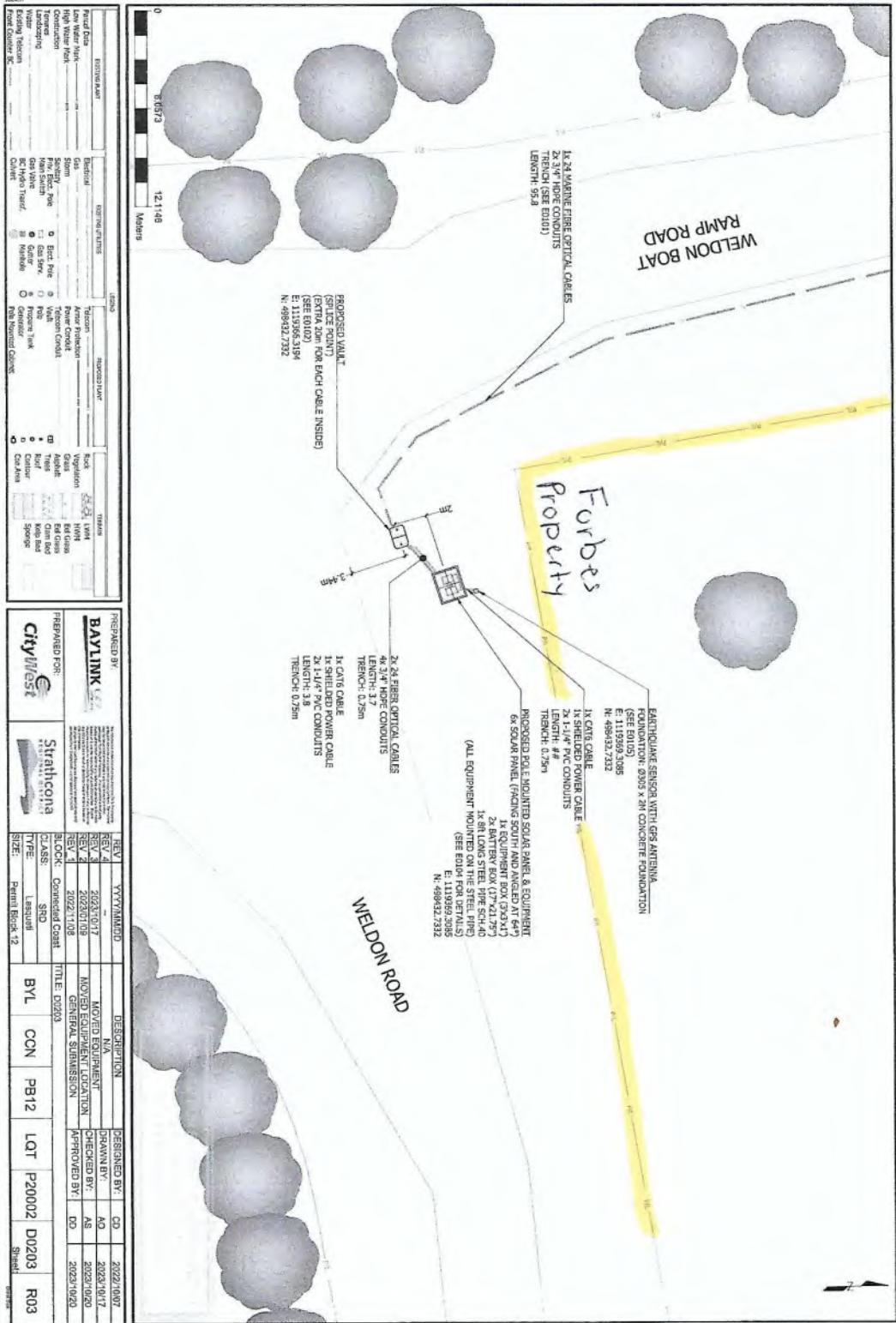
Project Name	ESTIMATE NO.	DATE	SCALE
Low Water Mark	ESTIMATE DATE	PROJECT NAME	PROJECT NO.
High Water Mark	ESTIMATE DATE	PROJECT NAME	PROJECT NO.
Transformer	ESTIMATE DATE	PROJECT NAME	PROJECT NO.
Landfilling	ESTIMATE DATE	PROJECT NAME	PROJECT NO.
Existing Trenches	ESTIMATE DATE	PROJECT NAME	PROJECT NO.
Project Control No.	ESTIMATE DATE	PROJECT NAME	PROJECT NO.

PREPARED BY
BAYLINK

PREPARED FOR
City of West

Strathcona
Municipal District

REV 1	2022/10/17	YVYMANITO	DESCRIPTION	DESIGNED BY:	CD	2022/10/17
REV 2	2022/10/17	YVYMANITO	DESCRIPTION	DRAWN BY:	AO	2022/10/17
REV 3	2022/10/17	YVYMANITO	DESCRIPTION	CHECKED BY:	AS	2022/10/17
REV 4	2022/10/17	YVYMANITO	DESCRIPTION	APPROVED BY:	DO	2022/10/17



Project Name	2022/10/17
Client	CityWest
Site No.	2022/10/17
Project No.	2022/10/17
Project Name	2022/10/17
Client	CityWest
Site No.	2022/10/17
Project No.	2022/10/17
Project Name	2022/10/17
Client	CityWest
Site No.	2022/10/17
Project No.	2022/10/17

REV	DATE	DESCRIPTION	DESIGNED BY	CD	2022/10/17
REV 1	2022/10/17	MOVED EQUIPMENT	DAVINA BY	AS	2022/10/20
REV 2	2022/10/17	ADDED EQUIPMENT	CHEWEN BY	AS	2022/10/20
REV 3	2022/10/17	ADDED EQUIPMENT	DD	DD	2022/10/20
REV 4	2022/10/17	ADDED EQUIPMENT	DD	DD	2022/10/20

From: [REDACTED]
Sent: Sunday, February 9, 2025 10:15 AM
To: northphsub
Subject: fibre optic wire on Lasqueti ?

[REDACTED]. We are OFF the grid here. Keep your [REDACTED] corporate wire FAR AWAY from our Mother, Lasqueti Island, and stick it in your own backyard. Unbelievable.

fibre optic wire on Lasqueti ?

From: S Lauren Bergen [REDACTED]
Sent: Sunday, February 9, 2025 3:55 PM
To: northphsub
Subject: comments on the by-law amendment for the optic cable

To: Lasqueti Island Local Trust Committee

Re Proposed Bylaw No. 104 PLRZ20240104 Connected Coast

I am Laurie Bergen and my family has lived on Lasqueti Island since 2003 or joined us over the ensuing years and twenty of us are living here in the various dwellings on our properties. My family and I support having an optic cable brought to our island and recommend this bylaw change be approved.

However, I would like it to include the potential for the cable to be allowable along any and all public road allowances on the island whenever there has been a request for access from any full-or part-time landowner to bring the cable to their residences or businesses from their driveway or any other desired spot in which their land borders a public roadway allowance or other permitted access points within their property boundaries.

If it is appropriate to add, I suggestion the by-law should include plans for installation of the cable. Rather than encouraging or stipulating that the line be buried only on existing road surfaces, allow a landowner to provide a pathway for cable installation along appropriate fence lines that provide a less invasive and expensive option to serve surrounding properties and clients in the vicinity of roads used as pathways for cable line distribution.

Thank you for giving consideration to my comments,

Sincerely,

S Lauren Bergen



Islands Trust



Lasqueti Island Local Trust Committee

Proposed Bylaw No. 104

RECEIVED

FEB 10 2025

ISLAND TRUST
NORTHERN OFFICE

Public Hearing Comment Sheet

I am a Lasqueti resident. I am also a mother of three children addicted to the internet. I feel that changing the bilaw will open up my community to more connection to the internet that I do not approve of. I wonder what environmental effects the cable will have in the Ocean (perhaps heat is produced through the light energy).

Name:

Jade Scanlan

Address



Lasqueti Island.

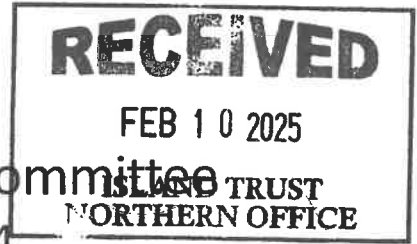
Personal Information is collected for the purposes of public feedback regarding land use decisions. The Islands Trust Denman Island is collecting this information under s.26(c) of the Freedom of Information and Protection of Privacy Act. For questions regarding the collection of personal information, please contact the Legislative Clerk/Deputy Secretary, 700 North Road, Gabriola BC V0R 1X3 Canada T: 250-247-2206

February 10, 2025



Islands Trust

Lasqueti Island Local Trust Committee
Proposed Bylaw No. 104



Public Hearing Comment Sheet

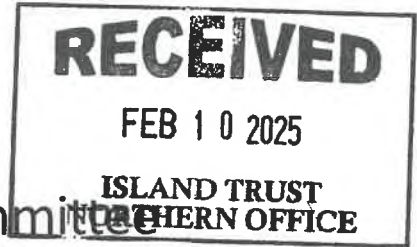
I don't support this proposal as I don't want more infrastructure on this island, I moved here to get away from this kind of thing,

Name: Jessica Slavik
Address: Lasqueti Island

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Islands Trust



Lasqueti Island Local Trust Committee

Proposed Bylaw No. 104

Public Hearing Comment Sheet

- ~~The~~ I must express that I am against bringing this cable to Lasqueti
- Karl Darwin

- I am not in favour of Lasqueti being connected to the Connected Coast fibre optic cable!
Gwen Bigsby

Name: Karl Darwin

Address: [Redacted]
Lasqueti Is,
+ Gwen Bigsby
[Redacted]

Personal Information is collected for feedback regarding land use decisions. The Islands Trust Regional Office is collecting this information under s.26(c) of the Freedom of Information and Protection of Privacy Act. For more information on personal information, please contact the Legislative Clerk/Deputy Secretary, 700 North Road, Gabriola Island, BC V9X 1A6. 206

February 10, 2025



Islands Trust

Lasqueti Island Local Trust Committee

Proposed Bylaw No. 104



Public Hearing Comment Sheet

I strongly disagree with

Fibre Optics on our

Island - This is not

what I signed up for

when I and my family

moved here.

NO FIBRE OPTICS

Name: Robert Pranic

Address: [Redacted] Lasqueti Island

Personal Information is collected for the purposes of public feedback regarding land use decisions. The Islands Trust Denman Island is collecting this information under s.26(c) of the Freedom of Information and Protection of Privacy Act. For questions regarding the collection of personal information, please contact the Legislative Clerk/Deputy Secretary, 700 North Road, Gabriola BC V0R 1X3 Canada T: 250-247-2206

From: Mikaila Lironi
Sent: Monday, February 10, 2025 9:55 AM
To: Lasqueti Island Local Trust Committee; Nadine Mourao
Subject: Fw: Screenshot (Feb 10, 2025 09:52:02)
Attachments: Screenshot_20250210-095202.png

This was sent to me by text this morning at 832

Mikaila Lironi, (she, her)
Lasqueti Island Trustee
15 Main Road
Lasqueti Island, BC
V0R 2J0
T 250-812-2560 | islandstrust.bc.ca
You can also reach us toll-free via Service BC 1-800-663-7867 | 604-660-2421

From: M. Lironi [REDACTED]
Sent: February 10, 2025 9:52 AM
To: Mikaila Lironi
Subject: Screenshot (Feb 10, 2025 09:52:02)

Fw: Screenshot (Feb 10, 2025 09:52:02)

Screenshot_20250210-095202.png

Screenshot_20250210-095202.png

08:32

RCS chat with Sheila

I support the idea of allowing the cable to land.

Thank you.

08:42

Thank You GIFs

RCS message



Islands Trust

Lasqueti Island Local Trust Committee

Proposed Bylaw No. 104

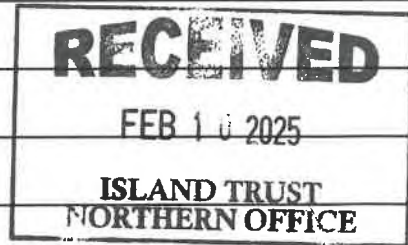
Public Hearing Comment Sheet

I AM TOTALLY OPPOSED TO APPROVAL OF THIS APPLICATION.

THE FIBER OPTIC IS THE REASON TO BRING 5G TO THIS ISLAND,

THIS IS PART OF 2030 AND 2050 AGENDA FOR SO CALLED SUSTAINABLE DEVELOPMENT WHICH WILL LEAD TO DEPOPULATION.

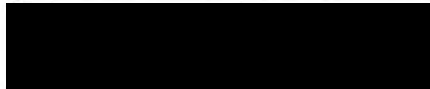
OF THIS PLANET.



Name:

TUDOR BADEA

Address



From: john barrett [REDACTED]
Sent: Tuesday, February 11, 2025 10:04 AM
To: northphsub
Subject: Application PLRZ20240114

I support passage of this bylaw.
I support hi speed fiber optic internet on Lasqueti.

From: M. Lironi [REDACTED]
Sent: Tuesday, February 11, 2025 3:09 PM
To: northphsub
Subject: Fwd: Fiber Optic cable YES

----- Forwarded message -----

From: **Renee G. Soule** [REDACTED]
Date: Tue, Feb 11, 2025, 13:59
Subject: Fiber Optic cable YES
To: [REDACTED]
Cc: [REDACTED]

Hello Joseph and Moderators — Can you either put this in the next list serve, if it feels appropriate?

If not, perhaps Joseph, you can count this opinion as a voice from the community for the next community gathering on this subject?

Thanks so much, Renée Soule

On behalf of the Soule family, in particular our youngsters, internet connection that easy, reliable, and connects us to our world is super important. Even Bill McKibben says high speed internet is part of a modern low-carbon lifestyle: Stay put locally and stay connected globally. Fiber optic cable that is already paid for by people's taxes would be a boon to Lasqueti, and again, would especially benefit our youth.

Shall we reconsider Timothy Leary's adage to "Turn on, tune in, and drop out"? Perhaps our current best move is a slight reversal: **"Drop out, turn on, and tune in."**

Let's stay local, turned on, and tuned in with a bright YES to affordable accessible fiber optic.

Fwd: Fiber Optic cable YES

From: Sylvain Lieutaghi [REDACTED]
Sent: Tuesday, February 11, 2025 3:56 PM
To: northphsub
Subject: Lasqueti fiber optic

About modifying the bylaw to allow a fibre optic cable to come ashore at the barge ramp.

Hello,

I couldn't make it to the Feb 10 meeting on Lasqueti regarding fiber optic. I am very much in Favour of having fiber optic come to Lasqueti as it affects the possibility to have fast and secure internet.

Best regards,

Sylvain Lieutaghi
Full time Lasqueti resident since 1999

From: Ben Seaman [REDACTED]
Sent: Tuesday, February 11, 2025 5:52 PM
To: northphsub
Subject: Lasqueti fiber optic

Dear Islands Trust,

I am for the fiber optic cable installation to Lasqueti. I can't get LIAS to work at my home, and xplornet is terrible.

If we had fiber optic I could run my business easier and more people on the island could make a living via remote work.

Thank you.

Ben Seaman

CEO, eartheasy.com, eartheasydistribution.com

From: roger king [REDACTED]
Sent: Tuesday, February 11, 2025 7:47 PM
To: northphsub
Subject: Lasqueti Fibreoptic

We support the arrival of a fibre- optic cable system for Lasqueti...as long as the on-island part of the system is managed by the Internet Society...We need a reliable system and signal feed that does not rely on the present signal provider in Parksville area...Thank You..Roger & Celia King..

From: Lindi Smith [REDACTED]
Sent: Tuesday, February 11, 2025 9:48 PM
To: northphsub
Subject: Fiber optic cable

Lasqueti should support this project. Having the connection does not obligate anyone to use it. We need to take advantage of funding for infrastructure anytime it is offered. It probably won't be there later

Lindi

From: Daniela Gomez [REDACTED]
Sent: Tuesday, February 11, 2025 10:59 PM
To: northphsub
Subject: Fiber Optic rezoning Lasqueti Island

Hello,

My husband Ben Seaman and I Daniela Gomez are residents and homeowners of Lasqueti Island. We live a few properties down Weldon road where the fibre optic landing would be. We have struggled with internet connection on Lasqueti for years and we heavily rely on the internet. Our family has grown from 3 to 5 people and we foresee our daughters needing a reliable interconnect connection to be able to complete school in Lasqueti in the future. Not to mention we rely on it for our work and to make our living. We are in full support of this project and we hope you can proceed.

Sincerely,
Daniela

From: Peter Sorensen [REDACTED]
Sent: Tuesday, February 11, 2025 11:00 PM
To: northphsub
Subject: Fiber optic cable

I'm 100% "FOR" having a government paid fiber optic cable connection connected to Lasqueti Island. I think that you don't look a gift horse in the mouth. We should take what the government offers, because normally they don't offer us a lot.

The whole world is changing and Lasqueti Island just can't stop progress.

There's no reason we can't have a beautiful forested island and be high tech as well.

Peter Sørensen [REDACTED]

Sent from Old Weird Hrrald.

Fiber optic cable

From: Bob Laird [REDACTED]
Sent: Wednesday, February 12, 2025 4:44 AM
To: northphsub
Subject: Fibre optic cable

Hi,

I am in support of bring fibre optic capability to the Lasqueti and all the way to the south end of the island.

Bob Laird

From: Bonnie Olesko [REDACTED]
Sent: Wednesday, February 12, 2025 5:53 AM
To: northphsub
Subject: fiber optic cable

I am very supportive of the optic cable option on Lasqueti Island. I have been living here for over fifty years and as a pensioner it supports our aging in place and connection with the outside world like nothing else could. As you know, phone reception has been an on going and dangerous issue for years, and Telus has shown an appalling lack of support throughout the years leaving many of us in desperate positions at times. Please send in my vote on this issue. Bonnie Olesko

fiber optic cable

From: Donald Dempster [REDACTED]
Sent: Wednesday, February 12, 2025 6:13 AM
To: northphsub
Subject: Fibre Optic Cable on Lasqueti

I am for Fibre Optic Cable on Lasqueti

Don Dempster
[REDACTED]

Fibre Optic Cable on Lasqueti

From: Gordon [REDACTED]
Sent: Wednesday, February 12, 2025 6:25 AM
To: northphsub
Subject: In favor of rezone on Lasqueti for fiber optic cable landing

Greetings Lasqueti Island Trustees.

I support the rezone for the fiber optic cable landing.

Thank-you.

Gordon Scott

[REDACTED]
Lasqueti Island
[REDACTED]

In favor of rezone on Lasqueti for fiber optic cable landing

From: Sheila [REDACTED]
Sent: Wednesday, February 12, 2025 6:48 AM
To: northphsub
Subject: Fibre optic cable

Dear Trustees et al,

I am ok with the cable coming ashore at False Bay. My rationale is it opens communications options for the future and will not be available without cost in the future. Hopefully it could be hooked into a line for now.

Sheila Harrington
Sent from my iPhone

Fibre optic cable

From: Natty Violini [REDACTED]
Sent: Wednesday, February 12, 2025 7:17 AM
To: northphsub
Subject: Fiber optics

I want it to be noted that I do not agree with fiber optics coming on to the Lasqueti island. Waste of our money take back your cable. Thx Natty Violini

From: John Martin [REDACTED]
Sent: Wednesday, February 12, 2025 8:15 AM
To: northphsub
Subject: Fiberoptic to Lasqueti

I am in favour of the arrival of the cable, though the barge ramp requires deeper assessment before proceeding.
John Martin
[REDACTED]

“If life is but a passage, let us at least scatter flowers on that passage”.

From: Gisele Pinsonneault [REDACTED]
Sent: Wednesday, February 12, 2025 8:22 AM
To: northphsub
Subject: Fibre optic cable

Thank you. I am for the fibre optic cable.

Sent from my iPhone

Fibre optic cable

From: Timothy Peterson
Sent: Wednesday, February 12, 2025 8:36 AM
To: northphsub
Subject: Fw: Connected Coast

From: Rosalind Hildred [REDACTED]
Sent: February 11, 2025 11:37 PM
To: Timothy Peterson
Subject: Connected Coast

I support the passage of bylaw #PLRZ20240104. I support fibre optic hi speed internet on Lasqueti Island. Please note my approval at the public hearing Feb. 27, 2025.

Rosalind Hildred

Fw: Connected Coast

From: Ian Heath [REDACTED]
Sent: Wednesday, February 12, 2025 9:28 AM
To: northphsub
Subject: Fiber optic - yes

Hi Mikaila,
Barb Brooks
Ian Heath here.

We want to register our agreement to let the fiber optic cable land on the island.

We are both ok with: changing the bi-law to let it land at the boat ramp.

We are both full time residents and land owners here on the island.

Thank-you

Barb

[REDACTED]

Ian

[REDACTED]

Fiber optic - yes

From: Richard Chesham [REDACTED]
Sent: Wednesday, February 12, 2025 9:43 AM
To: northphsub
Subject: Letter In Support of the Lasqueti Bylaw Change for landing the fiber Optic cable.

Lasqueti Fiber Optic Cable Bylaw:

Please find this letter in complete support of allowing the bylaw change to allow for the landing of the Finer Optic line to Lasqueti Island.

In my opinion this should absolutely move forward. It will allow the community time to think about what can be achieved, whether choosing to use it or not. If it is not brought to shore now, while being paid for by senior levels of government we will never have this chance again. If it is allowed then we have choices.

I know that there are people who feel all progress is bad, but the world is changing and if we want a strong community with young family's then we have to be open to new opportunities for people to be able to work, and live full lives on Lasqueti. The reality is that this new world is connected. Aside from allowing more employment opportunities, government services are more and more being supplied on line. I personally bemoan the move away from in person help, but I'm old, and I do see the future that is coming.

Placing all of our connectedness in the hands of large corporations (cell providers) or American satellite corporations, instead of a local BC community owned company (City West) is reckless at best.

Giving the community a chance to have a real discussion about how to provide internet service to the Island, be it LIAS or some other entity or hybrid, is in my opinion the only way to go. LIAS was proof that small community's can do things differently and succeed without bowing down to the large corporations.

Yours truly, Richard Chesham

Letter In Support of the Lasqueti Bylaw Change for landing the fiber Optic cable.

From: db [REDACTED]
Sent: Wednesday, February 12, 2025 10:17 AM
To: northphsub
Cc: Mikaila Lironi; Timothy Peterson
Subject: Letter of Support for Lasqueti Island Fiber Optic Cable Project

To: Lasqueti Local Trust Committee

Subject: Support for Fiber Optic Cable Application

Dear Members of the Lasqueti Local Trust Committee,

I am writing to express my strong support for the proposed fiber optic cable installation on Lasqueti Island. This project aligns with the urgent need for modern, reliable internet infrastructure to enhance connectivity, economic opportunities, and community resilience.

For Lasqueti Island, this upgrade would enable residents to access telemedicine, remote work, and educational resources. High-speed internet is no longer a luxury but a necessity. Fiber optic cable is a future-proof investment.

I urge the LTC to approve this application promptly to secure funding and advance this project.

Thank you for your dedication to Lasqueti Island.

Sincerely,
David Brotherston

From: Duane West [REDACTED]
Sent: Wednesday, February 12, 2025 10:51 AM
To: northphsub
Subject: Barge Ramp Rezoning/Fiber Optic Cable Lasqueti

Lasqueti Trustees and Planning Staff.

While I am in support of almost all efforts to keep Lasqueti "Amish", I feel the rezoning to land the fiber optic cable should be approved. If the opportunity to join connect the coast is passed up the next opportunity might be a very long time coming. Access to good reliable internet has implications for self-employment, education and community services and is often a necessity to participate in today's economy. If the cable comes ashore and is just tied around a tree for 20 years while Lasquetians decide if it's a lifeline or a tether, at least we have options.

Sincerely
Duane West
Sent from my iPhone

Barge Ramp Rezoning/Fiber Optic Cable Lasqueti

From: Heidi Bloedel [REDACTED]
Sent: Wednesday, February 12, 2025 11:16 AM
To: northphsub
Subject: Fiberoptic

I'm FOR it!

Sent from my iPad

Fiberoptic

From: Renee Soule [REDACTED]
Sent: Wednesday, February 12, 2025 11:24 AM
To: northphsub
Subject: A bright YES to fiber optic cable rezoning

Hello Island Trust:

On behalf of the Soule family, ages 13-83, we all agree that easy and accessible internet connection that publicly-owned would be a boon for Lasqueti, and especially our youth.

1. High speed affordable internet is congruent with and supports a low-carbon land-based lifestyle.
2. Global connection that is easy and affordable would help your youth flourish here in innovative and creative ways.
3. We can be worldly while also maintaining a local wholesome traditional lifestyle.
4. Publicly-owned internet is a viable alternative to supporting big tech corporations and Elon Musk.
5. Those who can't afford expensive private internet would benefit from community owned fiber optic.
6. Fiberoptic may be someday replaced by other methods, but it is still the backbone of our global internet commons.
7. Isolation from the global community is not wholesome in today's world. Global citizenship can, and perhaps should, be intensely local.

Thank you for counting our voices, Renée Soule and Family

From: Willy_lasqueti_ca [REDACTED]
Sent: Wednesday, February 12, 2025 11:38 AM
To: northphsub
Subject: Fibre optic

I think we should allow the fibre optic cable to land on Lasqueti and thus change the OCP/bylaw Willy

Fibre optic

From: Robin P [REDACTED]
Sent: Wednesday, February 12, 2025 11:53 AM
To: northphsub
Subject: Lasqueti fiber optic

An enthusiastic yes! I can see no sense in not having the cable at least to our island's shore.

Thank you,

Robin Parlee

From: Philippe [REDACTED]
Sent: Wednesday, February 12, 2025 12:00 PM
To: northphsub
Cc: Mikaila; Mikaila Lironi; Timothy Peterson
Subject: In support of fibre optic cable for Lasqueti

To whom it may concern,

As a permanent and year-round resident of Lasqueti, I am writing in support of the rezoning necessary to allow a fibre optic cable to come ashore at the barge ramp in False Bay on Lasqueti Island.

I work remotely from Lasqueti on a full-time year round basis and I could not do that if it were not for xplornet and Starlink internet satellite connections. Although I believe we should be very careful what infrastructure and real estate development we allow on our island -- as I want to maintain the character of our very special island -- I also see a need for some means to make a living on this island to support minimal services both public and private. Having good, fast, affordable internet access is one good way to enable this without deeply modifying our island culture, environment, or infrastructure.

Btw, I don't expect this connectivity would ever extend to the south end but if more people can have cheap and fast internet around the downtown area that would be good.

Thank you for taking note of my support

Cheers,

Philippe

In support of fibre optic cable for Lasqueti

From: Mike Compston [REDACTED]
Sent: Wednesday, February 12, 2025 12:18 PM
To: northphsub
Subject: Internet

Hello . Not sure if fears I have heard regarding fibre cable are well founded . The concern over changes such as car ferry and hydro as a result of communications seems rather unlikely . The population base here is far from adequate for any large utility to bother with ie Telus lack of any real maintenance of ground wire infrastructure. The point I may make is internet is essential for most people everywhere now . Even on Lasqueti . Lots of people need it to conduct their livelihoods. None of us can predict side effects from any heavy decision of this sort . If this cable incentive fails , it leaves opening for possibility of eventual disconnection from communication resources . Currently Telus backbone is the link for out Lias network . Should they be allowed by a rule change for instance, to pull out of Lasqueti. No other company would step up due to huge cost of servicing a loss fiscally . Fears aside seems it is the only sensible option . Thanks for your time Mike C Sent from my iPad

Internet

From: lesley clark [REDACTED]
Sent: Wednesday, February 12, 2025 12:34 PM
To: northphsub
Subject: Fibre optic

I believe we should change the OCP and have the fibre optic cable come ashore at the boat ramp.
Lesley Clark

Fibre optic

From: Anna Smith [REDACTED]
Sent: Wednesday, February 12, 2025 1:15 PM
To: northphsub
Subject: Fiber optic cable rezoning for Lasqueti Island

Hello,

I am very much in favour of having fibre optic capability brought to Lasqueti. This technology would allow many more people to work remote jobs and have a better chance of staying on the island full time. This is especially important for the "younger" generations that are struggling so much to find work and support themselves on our island.

I would like to express some concern around the location of the cable landing, however. It currently appears that the cable landing would interfere with and possibly cause significant damage to our only barge and boat ramp. This would be a significant issue for the island and is likely to lead to a lot of push back against the cable landing. I would STRONGLY encourage that either the location be reassessed or some way of leaving the ramp untouched and unimpeded be determined.

Thank you for your time,

Anna Smith

From: Shelley Garside [REDACTED]
Sent: Wednesday, February 12, 2025 2:13 PM
To: northphsub; Lasqueti Island Local Trust Committee
Subject: Support For Fibre Optic Cable Application.

Dear Islands Trust Members,

I am writing today to express my absolute support for the installation of fibre optic cables to Lasqueti Island.

Having fibre optic cables, and potentially services, to the island will allow for enhanced and stable connectivity for island residents for today and into the future.

Stable forms of connectivity are vital for the ongoing health and sustainability of the Lasqueti Island community. The current internet situation on the island is facing a lot of difficulties, and is at times unstable.

Stable and maintainable internet services to the Island are of the utmost importance to support such things as video/telehealth services, employment and business opportunities and maintaining many other forms of services to the island. If the population is to thrive, it needs these sorts of infrastructures.

As a member of the current APC, I can attest to the careful consideration that the APC took towards supporting this application through the appropriate by law changes.

We can not afford to have the future of the Lasqueti Island community high-jacked and dismantled.

I urge the LTC to approve this application as quickly as possible.

Sincerely,
Shelley Garside
Lasqueti Island.

From: Dacia Douhaibi [REDACTED]
Sent: Wednesday, February 12, 2025 2:26 PM
To: northphsub
Subject: Re-zoning for the fibre optic cable

Good afternoon,

I was not able to attend the meeting, but want to vote **yes**.

Thank you,

Dacia

From: David Ham [REDACTED]
Sent: Wednesday, February 12, 2025 2:40 PM
To: northphsub
Subject: Fiber Optic Cable

Hello

I do not support having the cable. I am a user of LIAS. I am happy to have LIAS and support LIAS. I could not afford to run a cable up my driveway to my house, if the cable would even go up Oben Rd. The cable installation appears to cost a lot of money and may cause a loss of LIAS subscribers. I understand that the cable would require a change to the OCP which may not be a good thing to do. There are other ways to get the internet without having the cable.

David Ham

From: Kyle Shaw [REDACTED]
Sent: Wednesday, February 12, 2025 9:06 PM
To: northphsub
Subject: Fiber optic cable

Hey There,

I am definitely pro cable!

Cheers

Kyle

Sent from my iPhone

Fiber optic cable

From: sue wheeler [REDACTED]
Sent: Wednesday, February 12, 2025 9:13 PM
To: northphsub
Subject: fibre optic cable on lasqueti

I support the bylaw amendmemt which would allow the Connected Coast fibre optic cable to come ashore on Lasqueti Island.
Thank you—
Sue Wheeler

fibre optic cable on lasqueti

From: james schwartz [REDACTED]
Sent: Thursday, February 13, 2025 6:16 AM
To: northphsub
Subject: Regarding the fibre optic cable for Lasqueti

I am one who normally takes the "no change is the best plan" option, but in this case I think we are talking about an infrastructure that is becoming vital to how we all function as a global community and should accept the groundwork for what lies ahead. Even if I will not need this tool for myself, I would not deny its availability for the coming generations. Yes to the cable. James Schwartz, Lasqueti Island.

Get [Outlook for Android](#)

From: Tracey Loverock [REDACTED]
Sent: Thursday, February 13, 2025 8:02 AM
To: northphsub
Cc: Mikaila Lironi; Timothy Peterson
Subject: Rezoning for Fibre Optic Cable

Hello

I would like to express my full support for the landing of the fibre optic cable by Connected Coast at the barge ramp near Weldon Rd.

Thanks,
Tracey Loverock
(previous board member LIAS)

From: Grant Pearse [REDACTED]
Sent: Thursday, February 13, 2025 8:31 AM
To: northphsub
Subject: fibre optic cable to come ashore

I fully support the landing of optic fibre on Lasqueti Island.

I am a long time resident and see no downside to this. And many possible benefits to the community.

Grant Pearse

fibre optic cable to come ashore

From: Rosalind Hildred [REDACTED]
Sent: Thursday, February 13, 2025 9:06 AM
To: northphsub
Subject: zoning for fibre optic cable

Yes please, put me down on the list of folks who approve of the zoning of the barge ramp for the fibre optic cable being offered by Connected Coast. I am fully in support of having this option for another alternative means of communication available on Lasqueti Island. Thanks, Rosalind Hildred

zoning for fibre optic cable

From: jane pearse [REDACTED]
Sent: Thursday, February 13, 2025 9:55 AM
To: northphsub
Cc: Tracey Loverock; Grant Pearse; Quinn Rochon
Subject: Comments on proposed By law 104

To whom it may concern -

I would like to support the landing of the fibre optic cable on Lasqueti island, as outlined in bylaw 104. I understand that the public consultation period has been extended beyond the Feb 10 meeting and that comments are still being collected. I am a landowner and community member on Lasqueti and would welcome the arrival of fibre optic on the island. I appreciate your review of this matter
Jane Pearse

Jane Pearse
[REDACTED]

Comments on proposed By law 104

From: S Ashcroft [REDACTED]
Sent: Thursday, February 13, 2025 4:51 PM
To: northphsub; Mikaila Lironi; Timothy Peterson
Subject: Proposed Bylaw No. 104 PLRZ20240104 Connected Coast

I am **in favour** of allowing the fiber optic cable to come to the Barge Ramp on Lasqueti. Some points I would like to make:

- It will likely be our only chance to have this important technology available. If we say no now and later change our decision, the costs will likely be prohibitive.
- It may be the only long-term way for LIAS to remain viable.
- The “box” can sit there for years before a cost effective and beneficial distribution method is determined.
- 5G, dangerous radiation waves and other “conspiratorial” claims are not relevant to fiber optic technology
- Fiber optic technology is not relevant to concerns about being forced to go “on grid”.

Susan Ashcroft
Lasqueti Island property owner since 2009

From: Pia Lironi [REDACTED]
Sent: Thursday, February 13, 2025 6:12 PM
To: northphsub
Subject: Lasqueti island fibre optic

As a full time resident of Lasqueti I would like say an enthusiastic "Yes!" To the fibre optic cable coming to Lasqueti Island.

I believe in future this will be a better lower power and hopefully lower cost option for the islanders. Since the money has already been allocated this is our chance to have it available when we need it. As it is our current options are limited and either poor quality or at a high cost.

Thank you for your efforts

Pia Lironi

Lasqueti island fibre optic

From: Mikaila Lironi
Sent: Friday, February 14, 2025 9:45 AM
To: northphsub
Subject: Fw: Fiber Optic cable

This was sent to my islands trust email, please include in the binder

From: Gary Kollmuss [REDACTED]
Sent: February 13, 2025 4:37 PM
To: Mikaila Lironi
Subject: Fiber Optic cable

Hi Mikaila I am for the cable. I don't see a problem with it. Thanks Gary

Fw: Fiber Optic cable

From: Dennis Buchan [REDACTED]
Sent: Friday, February 14, 2025 10:36 AM
To: northphsub
Subject: internet cable

I am against the internet cable coming to Lasqueti. For one thing, if many people sign up for internet cable, it would seem that would be the end of LIAS because there would not be enough people paying to keep it going, so some would benefit and many, who live down long driveways who could not afford to have it installed would lose out.

Dennis Buchan

From: Bill Little [REDACTED]
Sent: Saturday, February 15, 2025 1:18 PM
To: northphsub
Cc: Timothy Peterson; Mikaila Lironi
Subject: Bylaw No. 104 Connected Coast, YES to fibre optic on Lasqueti

Hello,

I would like to affirm my support for **Bylaw No. 104 Connected Coast** to bring fibre optic cable to Lasqueti.

I am a full time resident and land owner on Lasqueti Island.

It's absolutely a good idea and a great opportunity for our rural community.

Bill Little

From: Cary Wright [REDACTED]
Sent: Saturday, February 15, 2025 2:18 PM
To: northphsub
Cc: Mikaila Lironi; Timothy Peterson
Subject: Connected Coast

Hello -

I would like to affirm my support for Bylaw No. 104 Connected Coast to bring fibre optic cable to Lasqueti.

For over 30 years I have been a part-time resident and land owner on Lasqueti Island.

It's absolutely a good idea and a great opportunity for our rural community.

Cary Wright

From: Donald Dempster [REDACTED]
Sent: Saturday, February 15, 2025 11:31 AM
To: northphsub
Cc: Mikaila Lironi; Timothy Peterson
Subject: Fibre Optic Support

Hello Trustees:

The Islands Trust must resist the urge to gauge community non-support for a project by counting the number of people who show up at public meetings to protest. Most people who support a project can't be bothered to attend but that doesn't mean their support should be ignored.

Counting heads at meetings and then extrapolating is seriously flawed as I am sure you already know.

The squeaky wheels do not reflect widespread community opposition.

Once again I'd like to register my support for the fibre optic initiative.

Many thanks
Don Dempster

Fibre Optic Support

From: [REDACTED]
Sent: Saturday, February 15, 2025 12:26 PM
To: northphsub
Cc: Mikaila Lironi; Timothy Peterson
Subject: Connected Coast Application

I was off-island for the Feb 10th meeting dealing with application. However, I did have a very long phone call with one of the LTC members to express my support for the proposal.

Along with some other members of the community, I have some concerns about the lack of an over-arching plan for the next phase of the project. Also about the proposed location of the kiosk and the fact that there is no access to power or physical security at that site.

Having said that, I am in favour of this phase of the project and I am in support of the landing the cable on Lasqueti and terminating in a secure enclosure.

Regards,

Rob Linschoten

[REDACTED]

Lasqueti island

[REDACTED]

From: Susan Morrison [REDACTED]
Sent: Saturday, February 15, 2025 1:59 PM
To: northphsub
Subject: In favour

Both Earnie and I are in favour of the rezoning to allow for the fibre optic cable to land on Lasqueti. Susan and Earnie Morrison

In favour

From: Wendy S [REDACTED]
Sent: Saturday, February 15, 2025 9:04 AM
To: northphsub
Subject: Fibre optic cable

Dear Islands Trust,

I'd like to express my opinion about rezoning the barge ramp to allow the fibre optic cable to land. I feel this is an important opportunity which might make it possible to have better internet on Lasqueti. This is an opportunity I think the island would regret not taking advantage of. While it doesn't guarantee all islanders will have a fibre optic internet connection in the near future, without this cable we are guaranteed not to have one.

Thank you.

Wendy Schneible

Fibre optic cable

From: David Ham [REDACTED]
Sent: Sunday, February 16, 2025 5:44 PM
To: northphsub
Subject: Fiber Optic Cable

Hello

I wrote earlier that I did not support the cable but I realize now that I am all right with the cable landing on the island even though at the time I felt that the cable may not come to my house. I feel that misinformation has been spread about the cable.

David Ham

From: Mikaila Lironi
Sent: Sunday, February 16, 2025 8:01 PM
To: northphsub
Subject: Fw: Fibre optic cable

Please add this to the binder. It was sent to my trust email.

From: jenny vester [REDACTED]
Sent: February 15, 2025 10:42 AM
To: Mikaila Lironi
Subject: Fibre optic cable

I'm for it.

xoJV

Fw: Fibre optic cable

From: Luise Zinsli [REDACTED]
Sent: Sunday, February 16, 2025 7:48 PM
To: northphsub
Subject: Fibre Optic Proposal

We are in favour of the Fibre Optic Proposal for Lasqueti.

Thank you,

Eric and Luise Zinsli

[REDACTED] Lasqueti Island.

Eric and Luise Zinsli

From: Carolyn Masson [REDACTED]
Sent: Sunday, February 16, 2025 8:56 PM
To: northphsub
Subject: Re: Bylaw No. 104 Connected Coast: YES to fibre optic on Lasqueti

I would like to affirm my support for **Bylaw No.104 Connected Coast** to bring fibre optic cable to Lasqueti.

I am a full time resident and land owner on Lasqueti Island.

It's absolutely a good idea and a great opportunity for our rural community.

Thank you,
Carolyn Masson

Re: Bylaw No. 104 Connected Coast: YES to fibre optic on Lasqueti

From: Martha Konig [REDACTED]
Sent: Sunday, February 16, 2025 2:41 PM
To: northphsub; Mikaila Lironi; Timothy Peterson
Subject: Fibre Optic Cable on Lasqueti

I send this message in support of bringing Fibre Optic cable to Lasqueti Island.

.
This is an opportunity to have the cost covered by senior levels of government that should not be missed. If we turn it down, or even hesitate, the opportunity may never come again. Our community will still have time to think about what can be achieved, and whether to use it or not. Do not let loud voices who do not represent my community thwart this opportunity for others. If they do not want to be connected to the real world efficiently that is their choice, they can simply not use the service, but do not let them preclude the rest of us from doing so.

High speed cable is critical for the growth of our community to provide young families the opportunity to work, educate their children and interact in the modern connected world. Also, government services are more and more being supplied online.

Also, I prefer keeping our connectedness with a local company (City West) as opposed to large corporations, especially US companies.

Regards,

Martha Konig
[REDACTED]
Lasqueti Island, BC

From: Rene Corbett [REDACTED]
Sent: Sunday, February 16, 2025 7:48 PM
To: northphsub
Cc: Mikaila Lironi; Timothy Peterson
Subject: Fibre optic Lasqueti Island

I am in favour of bringing fibre optic to the barge ramp on Lasqueti Island.
Rene (Patricia) Corbett
Homeowner

From: Rick Corbett [REDACTED]
Sent: Sunday, February 16, 2025 7:59 PM
To: northphsub
Cc: milironi@islandstrust.bc.ca; Timothy Peterson
Subject: Fibre Optic Terminal on Lasqueti

Greetings - as a property owner on Lasqueti, it seems pretty straightforward. I'm in favour.

Rick Corbett
[REDACTED]

Sent from my iPhone

Fibre Optic Terminal on Lasqueti

From: Alain Belanger [REDACTED]
Sent: Monday, February 17, 2025 7:31 AM
To: northphsub
Subject: Fiber optic to Lasqueti

My name is Alain Belanger resident of Lasqueti.
I am in favour of rezoning for the fiber optic cable coming to the island.

Alain
Sent from my iPhone

Fiber optic to Lasqueti

From: bruce grant [REDACTED]
Sent: Monday, February 17, 2025 10:23 AM
To: northphsub
Subject: Rezoning for fiber optic cable

Thank you for the work done to date on this file.

I would like to add my voice to the pros of landing the cable on the foreshore of False Bay Lasqueti Island. Failure to do so would be a missed opportunity.

Respectfully. Bruce Grant

From: S Lauren Bergen [REDACTED]
Sent: Monday, February 17, 2025 12:28 PM
To: northphsub
Cc: [REDACTED]
Subject: Wanting Lasqueti to have future access to a fiber optic cable for myself and others who also desire it on our island

Hello to my fellow Lasquetians,

I want to accept the bylaw proposed but to be able to adjust the installation of the cable when it reaches a safe proximity to the ramp and put sufficient cable in an underwater vault that could reach the bylaws planned end point at a later date as though that portion of the installation was part of the last mile hook-up to having the line active.

I would like the cable to be able to come to Lasqueti in a straight line from the Qualicum connection on Vancouver Island, but to stop when the seabed offshore of Lasqueti Island is about 30 feet below the last years lowest tide. At that point, I would like to see a junction box or vault installed with the a minimum of sixty feet of cable coiled inside it or enough cable to take the line to the planned end point at Weldon road so that this extra cable could easily be brought back to the surface to be attached for a last mile extension to a landing point at a better location at a later date.

Then I would like us to have the next step to be to run the line around Lasqueti at that depth in the ocean to the most favorable piece of land where the owner is willing to bring the cable from the ocean to an advantageous point on their property boundary with oceanfront with the plan to lay the cable under or along a fence as small as a curb or as tall as eight feet which the owner would allow the cable to be installed at, (long side of or below ground surface. The only agreement would be granting permission for inspection and maintenance of the "fence line" . From that point the line could cross into other properties until it reaches advantageous intersections with roads or existing cell towers for LIAS to have an opportunity to broadcasting the service it carries or for Telus to improve our land-line telephone service.

For Example:

If the line came underwater to the mouth of Boat Cove it could end at depth if necessary because of waiting for another bylaw amendments approval or at a landing vault at [REDACTED] on either side of Boat Cove at a later date when a new zoning by-law specifically for fiber cable installation has been adopted for our island. This would likely be on the east side of Boat Cove as the only existing advantage on the west side is to connect with the Lias's repeater tower on [REDACTED] side of the the

Wanting Lasqueti to have future access to a fiber optic cable for myself and others who also desire it on our island

point where [REDACTED] properties intersect or to join other properties whose owners are also willing to have a 'fence-line cable zone permitted on their boundaries which could provide service to those on Center (Lake) Road and Tucker Bay Road and from there along Main Road toward Boat Cove Road and all the way back to the proposed landing sight on Weldon Road which could eliminate the necessity of needing the last piece of cable to be laid that is permitted by adopting the by law that is on the table now that requires our approval to get a first step opportunity to have a optic cable connection on our island could have been been connected by lifting the offshore cable stored at depth out of its off shore vault instead of continuing to the end point on Weldon Road to a different landing junction. (In this example extending it offshore to connect to the end of [REDACTED] or to any more favorable landing point that we choose as we plan for the last mile stage at a later date while avoiding the concerns of those who object, not to the cable, but to its landing location at our vital, heavily used boat ramp.

On the east i side of [REDACTED], the fiber optic cable could run along [REDACTED] in three directions to gain intersection with Boat Cove road to Main Road from the cemetery to [REDACTED] along Main Road and Includes an intersection with Rat Portage road.

The advantages of this land fall are:

- no roads need to be dug up to install the cable - much cheaper. no alteration to Boat Cove Road and saves Main Road from being dug up from the cemetery to [REDACTED] other than a culvert to cross Main Road but can have the ability to serve those on Rat Portage Road as well those on the other side of Main Road if they want to be connected to internet via a fiber optic line.
- no disruption to existing infra structure as the land is in an unaltered natural state other than a plan to put in a fence to delineate [REDACTED] boundary and historical skidder-trails once used in previous logging ventures.
- no need to expropriate any land just an agreement to maintain a fence on the line and allow necessary inspection and/or installation of connection of other optic fiber lines with adjoining properties as needed along an unpowered by electricity pathway unlikely to change in the future.
- it covers the potential needs for a concentrated number of Lasquetians with the potential to connect to others by using road allowances outside this region in either direction as Boat Cove is about center island.
- It would not have any routers on it just intersections for other fiber optic cables which is the safest way to transport information with the least health risk potential.

Wanting Lasqueti to have future access to a fiber optic cable for myself and others who also desire it on our island

- all we need is a by-law to zone a property boundary as a permitted location for a fiber optic line to be installed ON existing property lines that could be applied for by a property owner but would remain even if the property was sold or subdivided unless there was not a fiber optic line installed at the time of sale or subdivision when the new owner of the lot could elect to remove the zoning if desired.
- any other property owner with seaside frontage could also apply to have a fence-line zoned for carrying an unpowered fiber optic cable if their objective is to protect sections of our roads in the vicinity of their property, reduce taxes and have an economical location to connect an fiber optic cable to give them internet or other communication utilities such land telephone via fiber optics rather than electric wiring to the buildings where these services are desired on their property.
- any land owner adjacent to road allowances could apply for a fiber optic cable zoning in vicinity of other properties with the zoning as well as where their properties have road allowances in which a line could potentially be laid.
- Just as a neighbor can feel they benefit or suffer from a installation of a fence, all that is needed is respect for a landowner's right to fence his property or in this case be zoned to have a fiber optic cable on the property that can be connected to the outside world beyond his property boundaries.

Our next step could be an application to create a 'fence-line fiber optic cable zoning for our individual properties if we as owners are willing to have that zoning on our properties. Hoping this will allow us the needed time to find the most economical and effective way to deliver high speed internet to all Lasquetians who desire it with the lowest possible tax implications and disruption to existing infrastructure, this possibility would enable freedom to choose as well as respect for alternate points of view because it would allow us to remain respectful of each other individuality which is a quality of our way of life on Lasqueti that I honor and want to retain in all planing for the ever changing possibilities for our future.

Thank you for reading this email and please, if my comments have viable content, bring it up others and advise me and others how to submit the appropriate applications to support the nest phase of connecting to a fiber optic cable by getting zoned to have one installed to carry the signals around the perimeter of their boundaries or to bring it up at the recommencing of the public hearing on the bylaw for rezoning which allows a landing point on our boat ramp which is so contentious that it may prevent us from taking advantage of the opportunity to have a landing spot available anywhere else but with full confidence that we do not have to commit to actually proceed with completing ALL of the installation that is allowed in this rezoning application location but retain the option of landing in another more favorable and supportable location beyond the scope

of the funds that have already been allocated to give us this first access to the utility.

Just because we approve the rezoning by-law does not mean we have to use the permit that it allows, because it only provides the opportunity to do so as far as we are desire when the offshore portion installation commences in the very near future. We can use this time until then to have many different landing points available to choose to actually land on Lasqueti!

Sincerely

Laurie Bergen

From: Susan Ellard [REDACTED]
Sent: Monday, February 17, 2025 8:28 AM
To: northphsub
Subject: Fibre- optics

We urge you adopt the land use bylaw amendment that would allow Connected Coast to install a fibre- optic cable to a landing site at the public ramp.

Darwin and Susan

Full time residents

From: Betty Buckland [REDACTED]
Sent: Tuesday, February 18, 2025 12:15 PM
To: northphsub
Cc: Timothy Peterson; Mikaila Lironi
Subject: Bylaw # 104

We are in favour of amending Bylaw # 104 to permit a fibre-optic cable landing at Weldon Road barge ramp.
Doug and Betty Dobbyn.

[REDACTED]
Lasqueti Island, [REDACTED]
Betty Buckland-Dobbyn

From: roger king [REDACTED]
Sent: Tuesday, February 18, 2025 9:45 AM
To: northphsub
Subject: Fibre optic cable...Lasqueti..

As a piece of information...I see some objections to a cable being laid in False Bay...There is already a large cable there...from Qualicum Beach..and terminating beside the ferry dock in front of the pub...A BC Tel cable, laid in the early 1960's...It was originally the main cable from Point Grey to Nanaimo...salvaged & installed for Lasqueti's phone system...quite a large- diameter cable...Thank you...Roger King...resident since 1970...and a supporter of the Fibre Optic proposal..

From: susan kristinsson [REDACTED]
Sent: Tuesday, February 18, 2025 6:29 PM
To: northphsub
Subject: Land use by law amendment LASQUETI Island

I am in favour of the proposed by law 104 Connected Coast (fibre optic cable project for LASQUETI Island.

Sincerely

Susan Kristinsson

Sent from my iPad

From: William Helgason [REDACTED]
Sent: Tuesday, February 18, 2025 5:51 PM
To: northphsub
Cc: Mikaila Lironi; Timothy Peterson
Subject: Connected Coast

I am a 20 year summer resident of Lasqueti. I am writing in support of passing an amendment to the Land Use Bylaw to allow for landing of the Connected Coast cable in False Bay.

I believe it would be a big mistake for Lasqueti to allow this opportunity to pass by. I believe it will give options for the future that may be important to younger Lasqueti families who would like to be able to work and educate their children on island. Taking advantage of the Connected Coast initiative is not a commitment, it is an opportunity, and you need not look beyond that, as the basis for a decision today.

The opposition to this decision seems to be based on fear, misinformation, speculation, and wishful thinking. I encourage you to ask the young families on Lasqueti for their views, and not to let this opportunity pass us all by.

Thank you for your work on this.

Sincerely,

W. Helgason

From: Kristos Seiler [REDACTED]
Sent: Wednesday, February 19, 2025 10:06 AM
To: northphsub
Subject: Fibre optics

No way.

From: Bonny Joy [REDACTED]
Sent: Wednesday, February 19, 2025 9:39 PM
To: northphsub
Subject: Fibre optic cable

I would like the cable to come to Lasqueti, please.

Bonny Joy
Lasqueti

Fibre optic cable

From: caroline [REDACTED]
Sent: Wednesday, February 19, 2025 8:37 PM
To: northphsub
Subject: NAY re fibre optic cable at barge ramp on lasqueti

I am not in favour of the the proposal for the fibre optic cable landing at the barge ramp. From what i have heard this proposal has not been thought out and is poorly put together. It doesn't make sense to me as a landing site, the school would make much more sense as there is already an existing source of power. If fibre optic is to come here, I would like to see a more coherent and sensical plan in place, rather than grabbing at what some seem to think is the only option.

thank you,
caroline

From: John and Kate Hackett [REDACTED]
Sent: Wednesday, February 19, 2025 11:32 PM
To: northphsub
Subject: Fibre optics on Lasqueti

Dear People,
We fully support the connection of the fibre optics plan on Lasqueti Island.

John and Kathleen Hackett
Comox and Lasqueti

From: Julian Dicks [REDACTED]
Sent: Wednesday, February 19, 2025 11:32 PM
To: northphsub
Cc: Maritza Van Den Heuvel
Subject: one household FOR the fibre optic cable.

To our beloved, beleaguered doing the most important job of doing what is right for lasquetions.

Finland made broadband a basic human right back in 2010.

Two years ago, while I served on the LIAS board, we got the map of the aforementioned landing site. It suffered from poor publicity and minimal public engagement due to conflicting priorities, and LIAS was unable to fulfill its mandate. Consequently, the infrastructure developed over the past decade is now approaching a critical state. (1. critical man syndrome and, 2. old and new owners of existing towers may not be happy with their existing handshake agreements, uninsurable)

We, as internet users, are seeking a BC-based partner to provide professional support and improved service— hopefully if it means employing at least two local technicians. I look forward to helping build the teams necessary for last-mile community initiatives that empower our society to choose how we interact with the world, connect with our families, access news, and shop. Ultimately, these efforts will equip us with the skills needed to live harmoniously and responsibly as stewards of this land for future generations.

Thank you for your time.

Kind Regards
Jules, Maritza & Imogen

[REDACTED]

one household FOR the fibre optic cable.

From: Jessica Hepper [REDACTED]
Sent: Wednesday, February 19, 2025 9:20 PM
To: northphsub <northphsub@islandstrust.bc.ca>
Subject: Re ; Fibre Optic proposal

To my island trustees , This is my official letter stating that I am absolutely not in favour of a fibre optic cable at our barge ramp or will I ever be in favour of 5G technology on lasqueti island (of which connected coast very clearly states their plan to implement through the fibre optic network , in their website)

Sincerely Jessica Hepper

Re ; Fibre Optic proposal

From: justin meloche [REDACTED]
Sent: Wednesday, February 19, 2025 10:53 PM
To: northphsub
Subject: Yes vote for landing cable

I am very much for the landing of the cable on Lasqueti. What a great service this could be.

Get [Outlook for Android](#)

Yes vote for landing cable

From: Ken Heath [REDACTED]
Sent: Wednesday, February 19, 2025 7:55 PM
To: northphsub
Subject: Fibre optics cable

I would like to see the fibre optic cable brought to Lasqueti island.

Fibre optics cable

From: Kay Meierbachtol [REDACTED]
Sent: Wednesday, February 19, 2025 1:54 PM
To: northphsub
Subject: Please say NO to the fibre optics

cable landing at the Barge Ramp

Please say NO to the fibre optics

From: Sam Marlatt [REDACTED]
Sent: Wednesday, February 19, 2025 3:52 PM
To: northphsub
Subject: Fibre Optic cable for Lasqueti

I am in favor of landing the Fibre optic cable on Lasqueti as per by law 104....

Sincerely,

"Sam" Marlatt [REDACTED]

From: Westerley [REDACTED]
Sent: Wednesday, February 19, 2025 10:52 PM
To: northphsub
Subject: Bylaw 104 - Lasqueti Island Fibre Optic Cable

Hi, I wasn't at the first public hearing for this so I may not have all the information but from what I've seen my understanding is that this bylaw amendment is only to land the cable on Lasqueti and that all funding for it is covered by a grant. If that is correct and there is no cost to residents (tax increases, etc) or any commitment to anything beyond landing the cable on Lasqueti at this time I am in support of amending the bylaw to allow this to happen.

Thank you.

From: Annie Carrithers [REDACTED]
Sent: Thursday, February 20, 2025 11:05 AM
To: northphsub
Subject: The stupid fibre thingie

Well.....

Ok ok I'm in favour

Lets make sure the barge ramp is the best location Annie Carrithers

The stupid fibre thingie

From: Alex Docherty [REDACTED]
Sent: Thursday, February 20, 2025 6:03 AM
To: northphsub
Subject: Lasqueti Rezoning for Fiber Optic Cable

My wife and I own [REDACTED]. Along with my 19 year old son, the three of us are in favour of rezoning the land that will allow the fiber optic cable for Internet to be brought to Lasqueti.

Please let me know if you require anything else.

Alex Docherty
[REDACTED]

From: mhhoy [REDACTED]
Sent: Thursday, February 20, 2025 8:48 AM
To: northphsub
Subject: Fibre optic cable

I fully support the installation of fibre optic cable to Lasqueti island.

Andrea Høy

Part time resident of Lasqueti island.

Sent from my iPhone

Fibre optic cable

From: Alexa Thornton [REDACTED]
Sent: Thursday, February 20, 2025 8:32 AM
To: northphsub
Subject: Fibre Optic to Lasqueti

In absolute favour. Have seen what is has done for Hornby. Please proceed.

Alexa Thornton

From: Brian Pitt [REDACTED]
Sent: Thursday, February 20, 2025 10:39 AM
To: northphsub
Subject: Fibre Optic Cable Landing on Lasqueti Island

Dear Trustees

We are in favour of a bylaw to allow a fibre optic cable to land on Lasqueti Island at the Weldon Road barge ramp. This will facilitate a new, faster and more reliable connection to the myriad of communication networks that are now regarded as an essential part of human life on this planet.

Sincerely

Brian and Colleen Pitt
Lasqueti Residents

From: Benoît MAYAUX [REDACTED]
Sent: Thursday, February 20, 2025 9:51 AM
To: northphsub
Subject: Fibrr optic cable for Lasqueti

Hello, I'm absolutely in favor of the fiber optic cable being brought to our island.

Thank you for your attention.

Regards,

B. Mayaux

From: Betsy Williamson [REDACTED]
Sent: Thursday, February 20, 2025 7:26 AM
To: northphsub
Subject: Connected Coast grant

Hello Islands Trust,

I have lived on Lasqueti Island for 48 and I support the Connected Coast grant to run fibre optic to Lasqueti. Feel free to contact me if you have any questions.

Betsy Williamson

From: Chris Delgatty [REDACTED]
Sent: Thursday, February 20, 2025 7:01 AM
To: northphsub
Subject: For, optical cable link

I'm Chris Delgatty on Lasqueti island.
I am for the connection of Lasqueti island to the fibre optic cable.
Cheers

For, optical cable link

From: Connie Haist [REDACTED]
Sent: Thursday, February 20, 2025 9:19 AM
To: northphsub
Subject: YES to Fibre optic cable for Lasqueti island

As a land owner on Lasqueti Island, I say 'YES' to having a fibre optic cable join the island to the greater world community.

Connie Haist

Shareholder with Shumack Farm group (West Lasqueti Holdings Ltd) Sent from my iPhone

YES to Fibre optic cable for Lasqueti island

From: Cathy Sanford [REDACTED]
Sent: Thursday, February 20, 2025 4:54 AM
To: northphsub
Subject: Fiber cable to Lasqueti

To whom it may concern:

I'm writing to support the initiative to bring a Fiberoptic Cable to Lasqueti Island. I recognize the importance of having options for the future and view this a a must-have.

Thank you for helping to make this happen.

Sincerely,
Cathy Sanford

[REDACTED]
Lasqueti BC. [REDACTED]

From: Carmen Stewart [REDACTED]
Sent: Thursday, February 20, 2025 10:40 AM
To: northphsub
Subject: Fiber optic cable

Hello,

I am very much in support of getting the fiber optic cable to the boat ramp through this connecting communities opportunity. This is an amazing option for our community that would make it possible in getting a better internet option for personal, business and schooling uses on island.

Thank you!

Carmen

Sent from my iPhone

Fiber optic cable

From: David Bouck [REDACTED]
Sent: Thursday, February 20, 2025 8:47 AM
To: northphsub
Subject: I'm in favour of the fibre optic cable to Lasqueti

David Bouck | [REDACTED]

I'm in favour of the fibre optic cable to Lasqueti

From: Dana Lepofsky [REDACTED]
Sent: Thursday, February 20, 2025 4:44 AM
To: northphsub
Subject: Fiber optic rezoning application

I fully support this application. The talk of wanting to stay isolated and off grid is ridiculous. We are all daily connected through our cell phones and computers already. That is the reality of the 21st century. I need better connectivity, not less, to maintain my life here and am hoping the fiber optics proposal will eventually enable me to have this.

Even more importantly, if we want a future for our island children, we have to do everything we can to ensure this proposal goes through.

Frankly, it's a no-brainer.

Dana Lepofsky. Lasqueti resident.

From: Denise Lieutaghi [REDACTED]
Sent: Thursday, February 20, 2025 8:43 AM
To: northphsub
Subject: Fibre optics

To whom it may concern:

I would to see fibre optics come to Lasqueti, I think it would be a great asset to provide safe and reliable high speed internet for many years to come. I am for the rezoning required to bring the cable to Lasqueti.

Your sincerely,
Denise Lieutaghi,
Full time Lasqueti resident since 1999

From: Deep Forest [REDACTED]
Sent: Thursday, February 20, 2025 6:36 AM
To: northphsub
Subject: Fibre optic on Lasqueti

Hello: I am in support of the rezoning application to land fibre optic cable on Lasqueti. I am one of the founders of the wireless LIAS network on Lasqueti. Our main wireless network connection at the Quality Foods warehouse in Qualicum is in jeopardy as the ownership has changed. If (or when) we lose that connection we would lose the whole LIAS network. It is essential that we allow the fibre cable to land on Lasqueti if LIAS is to continue serving the Island. Thank you —Don MacDonald

Sent from my iPad

Fibre optic on Lasqueti

From: Darcy Pascall [REDACTED]
Sent: Thursday, February 20, 2025 7:57 AM
To: northphsub
Subject: Lasqueti Fibre Optic Cable

Please let this letter stand as my support for bringing fibre optic cable to the barge ramp.

Sincerely,
Darcy Pascall

From: Elisabeth Eppich [REDACTED]
Sent: Thursday, February 20, 2025 8:08 AM
To: northphsub
Subject: Lasqueti Fibre Optics

Yes please amend the bylaw to get fibre here on Lasqueti!.

I saw how City West did this on Hornby Island. It was so efficient.

Elisabeth Eppich
[REDACTED]

From: Eve Llyndorah [REDACTED]
Sent: Thursday, February 20, 2025 8:45 AM
To: northphsub
Subject: Rezoning re Fiber Optic Cable to Lasqueti Is.

I'm definitely in favor of the application for Rezoning .. so as to allow for the installation of the Fiber Optic Cable to Lasqueti Island .
Eve Llyndorah

Rezoning re Fiber Optic Cable to Lasqueti Is.

From: gabriel blondin [REDACTED]
Sent: Thursday, February 20, 2025 11:04 AM
To: northphsub
Subject: Barge ramp zone change

For what its worth; I am opposed to the zone bylaw change proposal at the lasqueti barge ramp, and the fiber optic cable which necessitates it.

Thanks for the consideration
Gabriel Blondin

From: gillian gibson [REDACTED]
Sent: Thursday, February 20, 2025 11:16 AM
To: northphsub
Subject: Vote in favor of install High speed cable to Lasqueti

Hello

I have been a seasonal resident of Lasqueti for 58 years .
I am very much in favor of installation of the high speed internet cable to Lasqueti .

Yours sincerely
Gillian Gibson

[REDACTED]
Sent from my iPhone

Vote in favor of install High speed cable to Lasqueti

From: Graham Kerr [REDACTED]
Sent: Thursday, February 20, 2025 10:17 AM
To: northphsub
Subject: Fibre optic hook up

As an April to October resident and having been connected to Lasqueti for over 50 years, I am in full agreement that the island gets hooked up to the fibre optic opportunity that we have been given. The internet is the information highway. Please take advantage of this incredible opportunity

Sincerely Graham Kerr

[REDACTED]

From: Heidi Bloedel [REDACTED]
Sent: Thursday, February 20, 2025 8:12 AM
To: northphsub
Subject: Fibre optic

Sent from my iPad

I am FOR the rezoning to enable fibre optic here on Lasqueti. Yes I agree reliable Internet is as essential as land lines were in the 80s. I hate the changes cellphones and Internet have created in our society and when I am on island I find I dont need to use it much. But the reality is that you can't stop the influx of population. And I also feel that the more roadblocks you put up, the more elite a place becomes, because there are plenty people that would love to live here and lack of amenities is not stopping them.

It seems true of all the little interesting communities on the whole west coast! Starting out as simple, backwards, hard-to-get-to "hippy" communities, full of creative people, gradually grew so popular that now they are totally different. I don't know if there's a way to stop that. "Theres just too many rats in the cage".

Blah blah blah...

bla - pogo was right!

Fibre optic

From: [REDACTED]
Sent: Thursday, February 20, 2025 8:45 AM
To: northphsub
Subject: Rezoning Proposal - Fibre Optic Cable - Lasqueti Island - In Favour

Hello, I am a property owner on Lasqueti Island. I am writing to express my support for the proposed fibre optic cable and the required rezoning for its termination on island.
Regards, Ian McPherson

From: john barrett [REDACTED]
Sent: Thursday, February 20, 2025 11:49 AM
To: northphsub
Subject: Bylaw 104. PLRZ2024104

Let me repeat.. I am in favour of passing this bylaw. I am in favour of fiber optic Internet on Lasqueti.

From: Judy Kearney [REDACTED]
Sent: Thursday, February 20, 2025 9:38 AM
To: northphsub
Subject: Rezoning application

I am for the rezoning application.
Judith Kearney

From: Jay Rainey [REDACTED]
Sent: Thursday, February 20, 2025 10:15 AM
To: northphsub
Subject: Yes to the cable

Hi,
I'd like to send my yes about the cable coming to Lasqueti. We can fight later about taking it further, but for now, let's get the damn thing this far.

Jay Rainey
Lasqueti, BC

Yes to the cable

From: Jennie Taylor [REDACTED]
Sent: Thursday, February 20, 2025 6:16 AM
To: northphsub
Subject: Fibre optic cable to Lasqueti Island

To whom it may concern,

I am a lifetime resident of Lasqueti. I grew up on the island and plan to grow old on the island. I can only do that if I have reliable internet connection for the work I do as a virtual care registered nurse. My vote is YES to fibre optic cable landing on Lasqueti Island.

Thank you for your consideration,
Jennie Taylor

From: Kathy Rogers [REDACTED]
Sent: Thursday, February 20, 2025 7:40 AM
To: northphsub
Subject: fiber optic cable

I and David would like to say that we are in favor of the bylaw change to land the cable at the barge ramp. We both figure if the cable is landed then we have the option to proceed with having it through the island or not. If it isn't landed , there really is no option to go further. I like what Laurie Bergen stated she would like to do regarding storing cable offshore in a vault to be dealt with at a later date. We support further community meetings to discuss the installation on Lasqueti. I would like it emphasized that the power for the infrastructure is powered from Vancouver Island, not Lasqueti, which was stated during the APC meeting David attended. David stated this in part is why he voted for the bylaw change.
Thank you .

From: kay compston [REDACTED]
Sent: Thursday, February 20, 2025 8:19 AM
To: northphsub
Subject: Fibre optic on lasqueti

To whom it may concern, I am a long time, full time lasqueti island resident and for 10 years was a lias (lasqueti internet access society) volunteer . I am in support of the fibre optic cable on island as it would be an excellent, necessary and timely addition to our internet options on island . Please bring it on.

Sincerely, kay compston

[REDACTED] lasqueti island

Sent from my iPhone

Fibre optic on lasqueti

From: Katrina Jean [REDACTED]
Sent: Thursday, February 20, 2025 10:15 AM
To: northphsub
Subject: Fiberglas optics cable

I'm open to the cable being run to Lasqueti,

Thanks,

Katrina Herriot
Lasqueti full-time resident

Love and Be

Fiberglas optics cable

From: Ken Lertzman [REDACTED]
Sent: Thursday, February 20, 2025 9:42 AM
To: northphsub
Subject: Support for Connected Coast Project

To the Lasqueti Local Trust Committee -

I am writing to express my full support for proposed Bylaw 104 for the Connected Coast fibre optic cable project. This is an obvious project to support. We'll never be able to afford this kind of connection to the island on our own and it still leaves us the option of choosing how, when, and if we want to utilize the connection in the future.

The arguments raised against the Connected Coast project are ridiculous - Lasqueti is already connected to the rest of the world: almost everyone has internet or cell service, uses it, and depends on it - including all the main detractors of this project. The Island needs fast, reliable, and effective internet access to be able to support the education of our kids on island, to allow access to health resources from off island, to support the livelihoods of many island residents which depend on it, and to support effective communication more generally.

Our Telus land line phone has been out of service a total of 7 months over the past year and we have poor cell coverage. We depend on internet access for basic communication needs and are struggling to improve the quality of our connection. This is not a luxury - this is a fundamental need: we can't rely on Telus to be able to call the First Responders if we need them.

The current Connected Coast project is not a panacea for our internet needs, but it's a big step in the right direction and I urge the LTC to give it enthusiastic and unreserved support.

Ken Lertzman, Lasqueti Island resident (landowner since 1990)

From: Laurence [REDACTED]
Sent: Thursday, February 20, 2025 5:48 AM
To: northphsub
Subject: Fibre Optic

I want to lend my support to landing the Fibre optic cable on Lasqueti.
I also think some effort should be put into exactly how and where we will land it. Read Laurie Bergens excellent treatise on this!

Laurence Fisher

From: Lisa Robinson [REDACTED]
Sent: Thursday, February 20, 2025 10:46 AM
To: northphsub
Subject: Yay to fibre optic on lasqueti

Sent from my iPhone

Yay to fibre optic on lasqueti

From: Lindsay Seaman [REDACTED]
Sent: Thursday, February 20, 2025 9:45 AM
To: northphsub
Subject: A yay vote for fibre optics cable to Lasqueti

Please count me in.
Thanks,
Lindsay Seaman

A yay vote for fibre optics cable to Lasqueti

From: Larri Woodrow [REDACTED]
Sent: Thursday, February 20, 2025 8:56 AM
To: northphsub
Subject: Fibre optics cable to Lasqueti

I support it. It's a no-brainer. Our youth still to come will use it. It'll become Lasqueti's most used link to the world of information, both good and bad.
Larri Woodrow

Sent from my iPhone

Fibre optics cable to Lasqueti

From: Mary Hurlburt [REDACTED]
Sent: Thursday, February 20, 2025 8:22 AM
To: northphsub
Cc: nstacey
Subject: Fibre optic cable Lasqueti

Norm Stacey and I vote in favour of having a fibre optic cable provided for Lasqueti Island.

Mary Hurlburt

[REDACTED]

From: Michael M'Gonigle [REDACTED]
Sent: Thursday, February 20, 2025 11:31 AM
To: northphsub
Subject: Fibre optic cable

Hello,

I am writing to express my strong support for the Connected Coast initiative to run a new fibre optic cable to Lasqueti. This is an essential component of the infrastructure necessary for communities and their citizenry in the 21st century. This especially so for Lasqueti Island that is a somewhat 'remote' (if not physically distant) coastal island in the Strait of Georgia..

Michael M'Gonigle

Fibre optic cable

From: Norman Stacey [REDACTED]
Sent: Thursday, February 20, 2025 8:27 AM
To: northphsub
Subject: fibre optic to Lasqueti

I am writing to register my total support for fibre optic connectivity to Lasqueti. We are extremely fortunate that this option is available at no cost to us at this point, and will undoubtedly figure out how to finance personal connections in the not-too-distant future.

Best wishes
Norm Stacey

From: Quinn Rochon [REDACTED]
Sent: Wednesday, February 19, 2025 11:31 PM
To: northphsub
Subject: Fiber Optic Cable

Hi there, I'm a resident on the South end and am FOR the fiber optic cable.

Thanks,

Quinn

From: Ron Abrahams [REDACTED]
Sent: Thursday, February 20, 2025 7:52 AM
To: northphsub
Subject: Fibre optic

I am in favour of bringing fibre optic to the island Ron Abrahams Sent from my iPhone

Fibre optic

From: Ron Neuman [REDACTED]
Sent: Thursday, February 20, 2025 8:52 AM
To: northphsub
Subject: Internet fibre cable Lasqueti

We are going on 40 year seasonal resident s on Lasqueti and we favour the proposed laying of fibre cable.
Sincerely

RR Neuman
SN Neuman

From: Richard [REDACTED]
Sent: Thursday, February 20, 2025 8:35 AM
To: northphsub
Subject: Fibre optic on lasqueti

Simple view.

I am for the Fibre optic line.

More detailed view

I think how we install the line is the most important. For the landing I think it should be out of the way and be protected from tampering and accidental contact. It shouldn't take up space in the drivable loading ramp area.

Richard Carlson

From: Ayrie Cunliffe [REDACTED]
Sent: Thursday, February 20, 2025 8:59 AM
To: northphsub
Subject: Fiber Optics for Lasqueti

I am in favour!!!

Please disregard the strident, misguided, and misinformed naysayers

Thanks
Robert Cunliffe
30 year land owner at [REDACTED]

Sent from my iPhone

Fiber Optics for Lasqueti

From: Raymond Lipovsky [REDACTED]
Sent: Thursday, February 20, 2025 6:17 AM
To: northphsub
Subject: Fiber optic rezoning Lasqueti

I am FOR the rezoning application to allow fiber optic cable to reach lasqueti Island.

R. Lipovsky

From: Ronaldo Norden [REDACTED]
Sent: Thursday, February 20, 2025 11:42 AM
To: northphsub
Subject: Lasqueti Island's Fibre Optic options.

As a full time resident of Lasqueti Island, I am in full favor of bringing "Fibre Optic" service option to Lasqueti Island. Ronaldo Norden

D

Lasqueti Island's Fibre Optic options.

From: Robert Wallace [REDACTED]
Sent: Thursday, February 20, 2025 7:22 AM
To: northphsub
Subject: Lasqueti cable

I am all in for the optic cable that is being offered. This is clearly a window of opportunity to the future, offered by the government. I am thankful for this and approve it wholeheartedly.

Robert Wallace

[REDACTED]
Lasqueti Island, BC [REDACTED]

From: Scott Flavelle [REDACTED]
Sent: Thursday, February 20, 2025 11:51 AM
To: northphsub
Subject: Fibre Optic Cable

Yes - I am in support of bringing the cable to the Ramp. It seems like an opportunity that should not be missed, especially for those generations coming up, and those learning here.

Scott Flavelle
[REDACTED]

From: Steve Kelen [REDACTED]
Sent: Thursday, February 20, 2025 11:07 AM
To: northphsub
Subject: Connected Coast fibre optic cable landing at Lasqueti

Hello,

I am a longtime / part time resident of Lasqueti Island.

I'm writing to express my support of the landing of a fibre optic cable on Lasqueti through the Connected Coast initiative.

Steve Kelen
[REDACTED]

Sent from my iPhone

From: Sandy Morrison [REDACTED]
Sent: Thursday, February 20, 2025 6:40 AM
To: northphsub
Subject: Fibre optic

I vote yes

Fibre optic

From: Sheila Ray [REDACTED]
Sent: Thursday, February 20, 2025 8:15 AM
To: northphsub
Subject: Fibre optic cable

I'm in favour of the rezoning application to allow a fibre optic cable to land on Lasqueti Island.
Sheila Ray
Sent from my iPhone

Fibre optic cable

From: [REDACTED]
Sent: Thursday, February 20, 2025 9:27 AM
To: northphsub
Subject: Lasqueti zoning

We are for the rezoning proposal to bring fibre optics to Lasqueti.
Please note: one email, 2 voices.

Susan Schachter
Bob Shaw

[REDACTED]

Susan Schachter

[REDACTED]

Sent from my iPhone.

From: Suzanne Soule [REDACTED]
Sent: Thursday, February 20, 2025 11:39 AM
To: northphsub
Subject: Yes! I think the Internet cable to the dock is a great idea

Hi, I'm just emailing to affirm my support for the Internet cable. I think it will help us be able to work remotely and live on the island.
Thank you, Suzanne.

Yes! I think the Internet cable to the dock is a great idea

From: Vaughn Maycock [REDACTED]
Sent: Thursday, February 20, 2025 8:42 AM
To: northphsub
Subject: Optical cable to Lasqueti.

To whom it may concern ;

Do not let the vocal minority attending meetings, convince you that we are all anti-internet cable. Not all of us wish to be present to witness the ranting. I must say I am fine with the rezoning at Pete's Landing ramp, to make way for cable coming ashore.

Vaughn Maycock

Optical cable to Lasqueti.

From: Wen Barth [REDACTED]
Sent: Thursday, February 20, 2025 10:24 AM
To: northphsub
Subject: Public Engagement

I am a long time resident of Lasqueti Island.
Please add my name to the yes side. I support rezoning to allow the fibre optic cable landing at the barge ramp for a multiple of reasons (see Andrew Fall's submission, which I agree with).

Thank you
Wendy Bartholomew
[REDACTED]

From: Wendy Wickwire [REDACTED]
Sent: Thursday, February 20, 2025 9:55 AM
To: northphsub
Subject: I support fibre-optics for Lasqueti Island

As a land-owner on Lasqueti Island, I support the installation of cyber-optics for the island.

Wendy Wickwire

I support fibre-optics for Lasqueti Island

From: Anna Dodds [REDACTED]
Sent: Thursday, February 20, 2025 12:43 PM
To: northphsub
Subject: Fibre optic cable

I vote yes to installing the fibre optic cable on Lasqueti island. Having a reliable internet connection is very important for my job as a teacher, as well as the students at FBS. We use it every day, as do so many other people. There are very few ways to earn money on the island and I believe that having access to the internet offers us a lot more opportunities to work while living so remotely.

Sent from my iPhone

Fibre optic cable

From: Gary Bourgeois [REDACTED]
Sent: Thursday, February 20, 2025 12:08 PM
To: northphsub
Subject: Lasqueti fibre optic proposal

I was unable to attend the public forum regarding the Connected Coast grant for providing fibre optic Internet connectivity to Lasqueti.

I would like to go on record as fully supporting this initiative.

Gary Bourgeois

[REDACTED]
[REDACTED]
[REDACTED]

Best Regards,

- Gary

From: Merrick Anderson [REDACTED]
Sent: Tuesday, February 25, 2025 1:15 PM
To: northphsub
Subject: Fibre optics

I would like to suggest landing the cable across the bay from the loading ramp, at the foot of Lang Lane. This is an undeveloped public access, with easy access to the LIAS office and health centre. This project was a big deal presentation back when I was Regional Director, and was originally intended to go to the LIAS office, replacing the radio link and offering long term service. Sincerely, Merrick

From: alex mackenzie [REDACTED]
Sent: Tuesday, February 25, 2025 9:16 AM
To: northphsub
Cc: Clare Kenny
Subject: Support

To Whom It May Concern:

We (2 votes) are writing to support the proposal to lay fibre optic cable to the shore of Lasqueti Island.

We are full-time residents on Lasqueti Island.

We don't believe, given our location on the island, that the cable will ever personally do us any good even with future last-mile links, and we have misgivings about any major infrastructure imposing itself on the island, but we understand that without it, our local LIAS Internet service would likely stumble and disappear in the future, leaving space for more of a corporate presence.

So no, it's not a no-brainer as so many seem to express, there are a lot of issues at stake.

And to say that people who won't be using the service and prefer to remain entirely off-grid won't suffer any consequences is incorrect.

But we propose that it is the lesser of two evils.

So-called progress is rarely progress.

We've downloaded all of the research, articles, and meeting notes around this issue and look forward to reviewing them in a decade to see how much of it all rings true and holds up.

Regards,

Alex MacKenzie
Clare Kenny

[REDACTED]
Lasqueti Island, BC
[REDACTED]

PS Also, curious how the yay or nay for this issue is properly gauged when anyone from anywhere could simply claim to live on the island and use the supplied email address to confirm that. We assume local knowledge, but that isn't always reliable. Anyway, we hope that's been figured out in advance, as we sure don't need any ballot box stuffing. ;)

Support

From: Cheryl Furness [REDACTED]
Sent: Tuesday, February 25, 2025 9:40 AM
To: northphsub
Subject: Fiber Optic

Hi,

I am in favour of the fiber optic cable.

Thank you,
Cheryl Furness
Spring Bay Road, Lasqueti

From: Bill Burgess [REDACTED]
Sent: Tuesday, February 25, 2025 9:26 AM
To: northphsub
Subject: Yes to Bylaw 104 Lasqueti Island

Please register my support for the bylaw to enable a fibre optic 'landing' on Lasqueti Island.

My principle residence is in Port Alberni. I agree with the principle that my voice should count for a little less than the voice of a current full-time resident of Lasqueti Island.

But for 35 years I have been a landowner on Lasqueti and year-round commuter to the island. That counts for something.

I've followed the arguments raised against the fibre optic 'landing'. They are very thin gruel.

Sincerely,

Bill Burgess
[REDACTED]

From: Frank Buffam [REDACTED]
Sent: Monday, February 24, 2025 3:53 PM
To: northphsub
Subject: Dear Sirs;

I am a co-property owner with my wife Ann Buffam of property on Lasqueti Island ([REDACTED] Weldon Bay Road). We strongly support passage of Bylaw 104 to install the connection of a fibre optic cable to the island and request that our vote be so recorded. Should this need further clarification we can be reached at [REDACTED] or by phone at [REDACTED]

Your sincerely, Frank Buffam

From Frank Buffam

Dear Sirs;

From: Yves Parizeau [REDACTED]
Sent: Monday, February 24, 2025 3:29 PM
To: northphsub
Subject: support for fiber optic

Hello

I am a land owner on Lasqueti Island and I support bringing a fibre optic cable to the island. Thanks.

Sincerely,
Yves Parizeau

support for fiber optic

From: info loos [REDACTED]
Sent: Monday, February 24, 2025 1:28 PM
To: northphsub
Subject: I support passage of bylaw#104 PLRZ2024104, Lasqueti Island

Dear Sirs,

I support passage of bylaw#104 PLRZ2024104.
I want high speed fibre optic internet on Lasqueti.

With best regards
Hans Loos
Main Road
Lasqueti Island
[REDACTED]

I support passage of bylaw#104 PLRZ2024104, Lasqueti Island

From: Suzi Q [REDACTED]
Sent: Monday, February 24, 2025 12:51 PM
To: northphsub
Subject: Bylaw 104 Lasqueti Island

I fully support the bylaw amendment allowing the landing of a fibre optic cable on Lasqueti Island.

We should approve this bylaw to allow the next phase, the public involvement of the laying of lines and connection on island to begin. I believe it to be a progressive move, allowing all residents and importantly those who live in shadow or zero reception zones the OPTION to hook up or not.

Susan Rezansoff
Main Road
Lasqueti Island

From: Kaya Fraser [REDACTED]
Sent: Monday, February 24, 2025 10:18 AM
To: northphsub
Subject: Fibre optic

Hi,

I am writing to express that I am firmly in favor of allowing the fibre optic to land in false bay. Allowing the landing site will keep our options open, and will give us the space to make considered decisions in the future. I also think it represents an opportunity to creatively bolster LIAS and allow lasqueti to keep our unique autonomy over internet service. The world is changing, internet is a necessity especially if we want to have young families on the island, and I don't want to see a world where we are dependent on private companies like Starlink.

Thank you,
Kaya

Kaya Fisher
[REDACTED]

[REDACTED] Lasqueti Island, [REDACTED]

From: Angus Ellis [REDACTED]
Sent: Sunday, February 23, 2025 7:53 PM
To: northphsub
Subject: Fibre optic

Sent from my iPadi. I fully support the landing of the cable. Thank you

Fibre optic

From: Ezra [REDACTED]
Sent: Sunday, February 23, 2025 6:59 PM
To: northphsub
Subject: Bylaw 104

I am a resident and landowner on Lasqueti Island. I support the adoption of Bylaw 104 to provide zoning for a fibre optic landing point on Lasqueti Island.

Sincerely,

Ezra Auerbach.

It is a privilege to live, work and play on Xwe'etay in the traditional territory of the Salish people.

From: [REDACTED]
Sent: Sunday, February 23, 2025 5:58 PM
To: northphsub
Subject: Bylaw 104 Public Hearing, Lasqueti LTC

To Lasqueti Island Locat Trust Committee

I support the bylaw changes that are necessary to allow the fibre optic cable to land at the public boat ramp on Weldon Road, Lasqueti Island.

Thank you,
Chris Ferris

From: David Croft [REDACTED]
Sent: Sunday, February 23, 2025 5:39 PM
To: northphsub
Subject: support for the fibre optic cable coming to Lasqueti

Hello -

I'm writing to support the fibre optic connection coming to Lasqueti Island. I am a landowner on Lasqueti and I helped out many years ago setting up the wireless Lasqueti Internet connection. In my 25+ years of living and working on Lasqueti it has been extremely valuable and I wouldn't have been able to work on Lasqueti without it. Whereas there are expensive alternatives now such as the Starlink, the existing LIAS Internet was mostly implemented through a volunteer network and the support of Quality Foods (I remember walking through their corporate offices in Errington to climb out a window and help setup the original antennas that relayed an Internet signal from Vancouver Island).

I strongly believe in remote communities being connected to the Internet for communication, education and the opportunity to work or run a business online. Having a proper fibre optic connection will provide opportunities for people that require a modern high-speed Internet connection. When the wireless signal first arrived at False Bay school I remember how useful it was for both youth and adults at the school to have reasonably fast Internet access, and it has enabled a number of businesses and Island residents to work remotely. Last summer I was working in Haida Gwaii and heard first hand from residents what a game changer the fibre optic CityWest connection has been for Haida Gwaii.

Thank-you for your consideration,

David Croft
Long Bay, Lasqueti Island
phone: [REDACTED]
email: [REDACTED]

support for the fibre optic cable coming to Lasqueti

From: Kathleen McKinnell [REDACTED]
Sent: Sunday, February 23, 2025 4:42 PM
To: northphsub
Subject: Fiber optic cable fire Lasqueti Island

Hello,

I am a full-time resident of Lasqueti Island and I am in favor of the landing of the fiber optic cable at our boat ramp.

Kathleen McKinnell

General delivery

Lasqueti BC [REDACTED]

[REDACTED]

From: Ken Dobell [REDACTED]
Sent: Sunday, February 23, 2025 4:08 PM
To: northphsub
Cc: Sandra Smirle; Lili Maud Dobell
Subject: Support for Bylaw 104

As part-time residents of Lasqueti Island for the past 25+ years (22+ years in the case of Lili Maud, who attended False Bay School in 2010-2011), who rely on robust and reliable internet service to enable both our professional and personal lives while on-island for months at a time, we are writing to express our strong support for the passing of Bylaw 104 to allow fibre-optic cable to be landed at the Weldon Road boat ramp.

As is often the case, there appears to be a significant amount of misinformation and fear-mongering about the nature of this project being spread among the local populace. We are hopeful that reason will prevail, and that this timely, sensible, and — for most of us, very welcome — bylaw will be passed without delay.

Thank you,

Ken Dobell
[REDACTED]
[REDACTED]

Sandra Smirle
[REDACTED]
[REDACTED]

Lili Maud Dobell
[REDACTED]
[REDACTED]

From: Alison Cromie [REDACTED]
Sent: Sunday, February 23, 2025 4:00 PM
To: northphsub
Subject: Not in support for amending bylaw 104

February 10, 2025

To Lasqueti Island Trust,

Thank you for taking the time to consider this information. After much research in the last 2 weeks since the first hearing, I am a 'NO' and not in support to amending bylaw 104 for City West and Connected Coast to bring a fibre optic line that they would own, to the barge ramp due to insufficient information pertaining to the business agreement, barge ramp build, and larger objectives and project rollout of City West, Connected Coast and ISEP. This decision was made after reading thoroughly through the following documents and then some. I would firmly suggest a halt on the project until Lasqueti Island has made proper contracts with City West for the future of our Islands internet deployment, access and providership. There seems to be an overwhelming misunderstanding that we would have a say once this corporation's fibre optic line (through Connected Coast Network Division) lands on our shore. This misleading assumption could potentially be irreversible damage to the future of this island's decision making, given City West is required (see application below) to fulfill ISEP's objectives. When doing business, no assumptions should EVER be made. From my findings, City West has not done the bare minimum due diligence and considerations on any aspect of this project.

The following citations have been read in full by me. I have added links and excerpts here for the binder to record and have public access to future referencing. I urge you, Trustees to read all attached links thoroughly to gain understanding of the magnitude of this decision without protecting and solidifying the island's own objectives and how we would like to engage with private corporate and governing bodies. All considerations have been made, and my focus is very much on the immediate decision, to ensure Lasqueti is not left vulnerable in the future.

ISP RESELLER PROCESS AND APPLICATION

The current open for bidding ISP reseller process and application for Lasqueti Island is live on the Connected Coast website. It is clear that no consideration has been made specifically for the island's topography, off grid accessibility and needs. For a company like City West to have say on all development and build structures (see point 2 below), without consulting the island seems disastrous at best. Before moving forward, I believe a modified application for Lasqueti is needed to be contracted if we are to be in business with City West and Connected Coast (unless there is one I am unaware of). Also, LIAS in its current state would have no application edge or bidding power outside of community consideration against other ISP resellers:

<https://mail.google.com/mail/u/0/#sent/FMfcgzQZTMSkWsMGcvvRgNWCMIHRtmxC?projector=1&messagePartId=0.1>

<https://connectedcoast.ca/wp-content/uploads/2023/01/CCN-ISP-reseller-interconnect-process-6jan23.pdf>

Not in support for amending bylaw 104

**** This build agreement & Construction (below) for Lasqueti Islands ISP (Internet Service Provider) agreement is taken from the link above, and is too alarming to have in just the link above. Like I said, no further considerations have been made for this Island.

[2. Build Agreement & Construction

Where CW determines that the application indicates the basis for an agreement in principle or potential agreement is evident, the CW Marketing team coordinator, supported by input from the CW Inside Plant & Outside Plant teams, will respond to the applicant with directions to address the following requirements:

1. a) Applicant prepares draft designs for proposed 'meet-me' infrastructure⁴
2. b) Applicant provides build plans with engineered drawings & permit(s)
3. c) CW reviews & signs off on applicant's 'meet-me' infrastructure design/build plan
4. d) CW prepares final design to build & connect the applicant's 'meet-me' site to CCN PoP
5. e) CW provides to the applicant the form of the definitive Build Agreement for make-ready construction, together with a copy of the template MSA
6. f) Applicant reviews & executes the definitive Build Agreement
7. g) CW executes the definitive Build Agreement
8. h) Applicant builds the 'meet-me' facility & and pays related costs
9. i) Applicant provides CW with notice of completion; CW reviews & confirms ready to connect (finalize CW build plan)
10. j) CW builds infrastructure connecting from CCN PoP to applicant 'meet-me' FOSC
11. k) CW advises applicant of build completion (cable ready to connect/splice)
12. l) Applicant reviews/accepts CW preparations for connection
13. m) Applicant splices to complete physical connection & notifies CW on completion
14. n) CW notifies applicant & tests/validates physical connection]

And if we chose to be in partnership.....

CITY WEST PARTNERSHIP AGREEMENTS

The Partnerships CityWest has with First Nations Communities and rural communities are a stark difference in contractual agreements. Unless we set an agreement and precedence, City West would own and operate the infrastructure on the island:

“ First Nations Partners

CityWest's First Nations partners own the infrastructure built on their land. CityWest uses this infrastructure to deliver services to residents and businesses, with a portion of the profits going back to the community. Each partnership creates a board of director within the community. This board helps determine the future of the community's connectivity needs.”

“Community Partners

CityWest has partnered with several municipalities. In these partnerships, CityWest owns and operates the infrastructure to deliver services. The community creates a board of directors within the community. This board helps determine the future of the community's connectivity

needs. A portion of the profits from services goes back into the community.”

Communities included

Strathcona Regional District

- Cortes Island
- Gold River
- Kyuquot
- Quadra Island
- Sayward
- Tahsis
- Zeballos

Comox Valley Regional District

- Hornby Island
- Denman Island”

..... see link for full list

<https://www.citywest.ca/about-us/partnerships>

APPLICATION FOR APPROVAL 9605

The application for the fibre optic line from Qualicum to Lasqueti (Registray 9605) to the barge ramp has not be made public. No specific planes, dates, and permits have been shared with Islanders on what the potential landing site and build would be. In the only public application, a power pole to provide AC to the site on Lasqueti is cited. Either this is a very considerable oversight, or they have plans they have not made public. If their is a modified application, I would like to request access to review it. Only the previous application to False Bay is available to view, and make very clear both sides will have connection to:

“Each landing site will require the installation of a below-grade vault, a cabinet to hold communications equipment and a power pole to provide AC power to the site.”

<https://mail.google.com/mail/u/0/#sent/KtbxLvHDFgthtbJSjSZILcFcQqFzjTmBLB?projector=1&messagePartId=0.1>

I move now toward a separate point of research.

The following was shared to Facebook Hotwire, as a way to communicate findings with the community, in good faith, the larger objective of ISED, whom City West and Connected Coast are required to fulfill [as their main funder].

Good Faith Information Re: Bylaw 104 and 'Last Mile'

Release: February - 19 - 2025

This document was put together in good faith to gain better understanding of what the probable near future will look like under the **Connect to Innovate** program through **City West** and **Connected Coast**, and what the 'Last Mile' looks like (with the objectives of the funder). This is not an argument for or against the future of high speed internet on Lasqueti. It is a document to gain clarity, for the probable outcome of Government oversight given the 5G infrastructure roll out mandates (through Fiber Optic) that have been clearly stated (see below) IF this amendment is passed and we are unsecured with no contract between the Trust and the **CRTC**.

For those feeling pressured to make the decision of bringing fibre optic wires to the island through a time restricted program with **City West** and **Connected Coast** before it expires, the Government is looking to have "100% of Canada connected by 2030" backed by a 1.7 billion dollar budget and up to 2 billion dollars in private funding [*cost to lay the cable from qualicum has been quoted under \$100,000CAD (\$80,000 labour)*] for rural communities to "**prepare Canada for the transformative technology of 5G wireless networks**" [IOT](quote taken from article 2 below). So with the proper due diligence of the Island residents and LTC, there would assuredly be more opportunities where we could be better informed, prepared, resourced, and legally protected with a clear collective vision of the future of internet connection on this island, to preserve the legacy of our 'Off Grid Island'.

This resource was put together because so few questions have been answered about the larger plan of **Connect to Innovate** via **Connected Coast** and **City West** pertaining to our "last mile" [WE ARE FULLY CAPABLE OF DOING THIS IN IT'S ENTIRETY FOR THE SAFETY AND SECURITY OF THE FUTURE OF THE INTERNET ON OUR ISLAND]. There is full acknowledgement of the simplification of this important issue in this brief document, and beyond this resource, there are many questions regarding environmental, 5G health, power grid, by law amendment precedents and vulnerabilities, LIAS involvement, bidding process, current alternatives, social values etc that are not addressed. Based on time sensitivity, the area of interest is to get clarity of the objective of **ISED** and **CRTC** through **Connect to Innovate** on how this program will most likely role out.

The parties involved are:

GOVERNMENT OF CANADA

via **Department of ISED- Innovation, Science and Economic Development Canada**
with **Department of CRTC Radio-television and Telecommunications Commission**
ISED Funds Connect to Innovate

Connect to Innovate funds **Connected Coast** and **City West** (with historical partnership with Telus)

https://web.archive.org/web/20131216182855/https://about.telus.com/community/english/news_centre/news_releases/blog/2013/12/13/telus-and-citywest-partner-to-bring-world-class-wireless-service-to-prince-rupert

LTC (Lasqueti Trust Committee) on behalf of Lasqueti Island Residents

Here are 4 links of interest to provide clarity (amidst a sea of government pages) detailing the objectives of the governing bodies responsible for creating, overseeing and funding the project that lands fiber optic cable and specifically and more importantly, understanding the "last mile" infrastructure.

This DIRECTLY relates to the sensitivity of the LTC's vote determining if the application to amend bylaw 104 (rezoning the barge ramp for public utility) is passed and the fiber optic cable

line is brought to our island - funded by **Connect to Innovate**. All web pages are taken from the Government of Canada website. Links to full articles and web pages are below. The excerpts of web pages in the document below are pertaining to:

1. High-Speed Access for All: Canada's Connectivity Strategy (ISED)

Note: "last mile" infrastructure once fibre optic is installed in rural communities and difficult terrain, favours 5G networks and beyond, [40% more cost effective to fibre optics]. Power box and tower installments should also be noted.

2. Rural opportunity, national prosperity: An Economic Development Strategy for rural Canada (ISED)

Note: Connect to Innovate will "work with stakeholders to promote efficient access to "passive infrastructure" – the poles, towers, and underground ducts that are critical to building fibre optic cable and 5G cellular networks."

3. Webpage: Telecom Regulatory Policy CRTC 2024-328 Broadband Fund policy review – New policy for funding capital projects (CRTC)

Note: CRTC's futureproofing to enforce certain networks in place based on changing requirements, and Funding Model, noting a reverse auction may not pertain to smaller bidding partners [unfavourable to LIAS].

4. Webpage: Connect to Innovate (ISED)

Note: Regarding last Mile. (article was most recently Date modified: 2021-11-25.) Technology has changed in the last 4 years, and 4G is now standardized to 5G. Note: A hybrid model has been brought up many times to LTC and LIAS, that includes 'last mile'. Pertaining to the first website link, 'last mile' in difficult terrain will use 5G.

****All excerpts are directly quoted from Government of Canada links with additional bolding for emphasis of interest.**

1 - Webpage: High-Speed Access for All: Canada's Connectivity Strategy

BELOW IS AN EXCERPT: ISED makes clear the very likely use of 5G network for "last mile" once fibre optics is in place in rural communities.

<https://ised-isde.canada.ca/site/high-speed-internet-canada/en/canadas-connectivity-strategy/high-speed-access-all-canadas-connectivity-strategy#a>

2.2 Making the best use of infrastructure

High-speed broadband and mobile wireless networks are not just a collection of advanced electronic gear. **They also include infrastructure assets – namely, the non-electrical pieces (e.g., underground conduits, utility poles and wireless towers) needed to roll out a network.** These assets can be referred to as passive infrastructure. Efficient access to, and use of, these assets while respecting safety and other concerns can dramatically reduce deployment costs.

In Canada, responsibility for infrastructure assets is shared across multiple bodies and levels of government, meaning private sector operators and federal, territorial, provincial, municipal governments and Indigenous communities each can play a role to cooperate on how they are used.

An efficient way to expand connectivity as quickly and cheaply as possible is to take advantage of infrastructure assets that are already built and in place. This is why **it is vital that measures be explored to reduce deployment costs, speed up deployment and reduce barriers to entry.**

The Government of Canada will promote the importance of access to infrastructure assets. Indeed, improving access to existing infrastructure can reduce deployment costs by as much as 50%.

One way to make the best possible use of infrastructure assets is through a consistent and streamlined approach to issuing permits. Rendering this process more timely and efficient will help to standardize and streamline the construction, installation and maintenance of infrastructure assets.

Since building or expanding networks generally means running wires underground or on poles, it is recommended to lay fibre or conduits while other work is underway, such as road construction or repair, allowing telecommunications service providers to connect or add fibre to their networks later on at a significantly reduced cost.

Other opportunities to accelerate progress include sharing databases and mapping of existing assets. This would allow telecommunications providers to take advantage of existing networks, such as those owned by provincial energy utilities, while still respecting the ownership and confidentiality of data.

Government regulation can also help lower costs and reduce barriers to expanding network access, especially where mobile wireless services are concerned.

Fifth generation (5G) technologies are expected to revolutionize the world in the coming years. 5G is capable of offering fibre-like speeds over wireless networks, delivering more data to more devices more quickly.

Many major telecommunications providers are making significant investments so that Canadians will be among the first in the world to benefit from 5G technologies. For example, federal and provincial governments, together with private-sector partners, have developed ENCQOR, a \$400 million 5G testbed for Canadian innovators.

Rural and remote communities in particular will benefit significantly from 5G. According to a report from Accenture, 5G-based fixed wireless access can reduce the initial cost of establishing last-mile connectivity by as much as 40% compared to fibre, as well as significantly accelerate rollout times by eliminating the need to lay cables. These communities will also benefit from 5G-enabled services like remote health care and smart agriculture.

The federal government is working to ensure that its spectrum policies enable and support 5G. Spectrum in several key 5G bands, such as the 600 MHz, 3500 MHz, 3800 MHz and mmWave bands, has either been released or is expected to be released within the next three years. **In addition to making additional spectrum available, the government is developing or updating various policies to support 5G, such as frameworks governing access to and sharing of passive infrastructure such as towers and poles.**

THE GOVERNMENT WILL:

- Review the policies and regulatory frameworks led by ISED and the CRTC within their respective jurisdictions, on antenna towers and support structures.

2. Webpage: : Rural opportunity, national prosperity: An Economic Development Strategy for rural Canada

<https://ised-isde.canada.ca/site/rural/en/rural-opportunity-national-prosperity-economic-development-strategy-rural-canada>

BELOW IS AN EXCERPT: note: Work with stakeholders to promote efficient access to **"passive infrastructure"** – the poles, towers, and underground ducts that are critical to building fibre optic cable and 5G cellular networks.

A Connectivity Strategy for Canada

The Government is launching Canada's Connectivity Strategy. The Strategy is a historic commitment to connect every Canadian household to high-speed Internet (50/10), and to improve cellular access where Canadians live and work, including along major roads and highways.

Central to this Strategy, and announced in Budget 2019, is the Government's commitment to **provide up to \$1.7 billion over 13 years in new support for high-speed connectivity in rural and remote communities.** This includes the new **Universal Broadband Fund**, which will support fibre optics and other technologies, including securing cutting-edge **Low Earth Orbit (LEO) satellite** capacity to connect Canada's hardest-to-reach communities.

The Universal Broadband Fund will be specifically designed around the needs of rural, remote, and Indigenous communities. The Government will engage with Canadians on the design of the Fund in 2019, giving rural stakeholders, municipalities, Internet-service providers of all sizes, and Indigenous communities the chance to provide ideas and feedback on their priorities.

Under the Strategy, the Government will also:

- Launch an online **broadband portal** to bring together the multiple funding sources offered by federal departments and agencies. This will ensure rural municipalities know exactly what broadband funding is available, and how to access it.
- Work to **reduce administrative burden** by coordinating application requirements across connectivity programs. This will help rural municipalities, many of which only have one administrator working for them, better navigate the application process.
- Improve publicly-available **mapping and data** on broadband coverage, so that rural municipalities can see in greater detail where the gaps are in their community's coverage. This will help them design better, more effective broadband projects.
- Work with stakeholders to promote efficient access to **"passive infrastructure" – the poles, towers, and underground ducts that are critical to building fibre optic cable and 5G cellular networks.**
- Make additional **wireless spectrum available to meet Canadians' growing demand for wireless connectivity, and to prepare Canada for the transformative technology of 5G wireless networks.**
- Develop **smaller licensing tiers for wireless spectrum**, giving rural communities more dedicated licensing separate from major cities. This will allow smaller, rural-focused Internet service providers to focus their services on rural clients.

Overall, Canada's Connectivity Strategy will better align resources and provide a tool to coordinate efforts to ensure that all Canadians – no matter where they live – have access to affordable, reliable, high-speed Internet.

3. Webpage: Telecom Regulatory Policy CRTC 2024-328 Broadband Fund policy review – New policy for funding capital projects

<https://crtc.gc.ca/eng/archive/2024/2024-328.htm>

BELOW IS AN EXCERPT:

Futureproofing

25. Many parties supported future proofing the policy. They submitted that doing so would make the Broadband Fund more adaptable to the evolving needs of Canadian consumers. Parties added that the flexibility created by removing specific targets would ensure the Broadband Fund remains effective going forward, as standards for speeds and technology change.

26. The Commission is removing specific numerical targets and objectives from the Broadband Fund policy and replacing them with more general language. This change will limit references to specific speeds, capacities, or technologies that may change over time.

27. For example, instead of setting out specific Internet speed targets (e.g., 50/10 Mbps), the new policy will simply refer to the goal of achieving speeds that meet the universal service objective. **Therefore, if the Commission changes the speed targets to measure achievement of the universal service objective, it can set out the latest targets in each call for applications.**

28. In addition, the Commission is removing specific numerical targets from certain evaluation criteria. As a result, **the Commission will have the flexibility to change these targets in the future to account for changing priorities or improvements in technology.**

Funding model

29. Overall, the record of this proceeding indicated that the foundations of the Broadband Fund program are working well. However, Infrastructure Ontario and PIAC proposed that the Commission shift to using a reverse auction mechanism to select projects for funding, similar to the model that Infrastructure Ontario used for its Accelerated High-Speed Internet Program. With this type of funding model, a request is made for service providers to bid on a project to provide telecommunications services in a specific geographic area. The service provider that requests the lowest amount of funding to complete the project wins the bid.

30. Many parties opposed the use of a reverse auction mechanism. For example, Bell Canada noted that Infrastructure Ontario's reverse auction did not result in bid awards for the most difficult-to-serve geographic areas.

31. In its first three calls for applications, the Commission used a comparative selection model to allocate funds to successful applicants. **With this model, the Commission issues a call for applications to invite applicants to propose projects that will provide telecommunications services in eligible geographic areas. The Commission then evaluates applications and compares the proposed projects to each other, using a variety of criteria (not just lowest cost) to identify the projects that are most suitable for funding.**

32. The reverse auction mechanism is limited when it comes to reaching Canada's most remote areas. It is more expensive to deliver telecommunications services in these

underserved areas, making it difficult for applicants to make viable, competitive bids to provide services to such areas using a reverse auction mechanism.

33. Furthermore, the Commission has conducted the policy review with the intention of reducing barriers to applicants. However, as PIAC noted, **a reverse auction mechanism would likely represent a barrier to smaller applicants and community initiatives.**

34. The comparative selection model enhances the Commission's ability to fund projects to provide telecommunications services in the remaining underserved communities in Canada, which are the most challenging and costly areas to serve. It also enables the Commission to evaluate applications using criteria that it considers to be important. These criteria include engagement with communities that would be served by a funding recipient and the social benefits of the project to those communities.

35. Accordingly, the Commission will continue to use a comparative selection model to allocate funds to successful applicants under the Broadband Funding.

4. Webpage: Connect to Innovate

Below is an Excerpt

Note: that the below was most recently Date modified: 2021-11-25. Technology has changed in the last 4 years, and 4G is now standardized to 5G. Note: A hybrid model has been brought up many times to LTC and LIAS, that includes last mile. Pertaining to the first website, 'last mile' in difficult terrain will use 5G.

<https://ised-isde.canada.ca/site/connect-to-innovate/en>

What are the anticipated benefits of this program?

The Connect to Innovate program drives transformative change by bringing improved Internet speeds into rural and remote communities, allowing public institutions such as medical facilities, schools and First Nation band offices to deliver cutting-edge services while providing access to digital tools for residents and businesses.

While in practice the benefits will vary from project to project, the example below provides an idea of the types of services a 1 Gbps capacity backbone infrastructure **could provide to a rural or remote community of 500 residents:**

- Connections to 200 households or businesses at 12 Mbps;
- Dedicated capacity to a medium-size business or important regional employer;
- Dedicated capacity for the delivery of cutting edge remote services at two (2) public institutions; and
- **A modern 4G mobile network within the community.**

Residents, business owners and professionals can benefit from access to a full suite of modern digital tools and services, encouraging entrepreneurship and propelling business competitiveness through e-commerce, cloud computing and marketing; improving employment and career prospects through education and training; and improving health and education outcomes through tele-medicine and tele-learning, all while reducing or even eliminating the need for long distance travel to urban areas.

What types of projects were eligible under the Connect to Innovate program?

The program supported projects that were expected to be substantially completed by March 31, 2023. Five different backbone and last-mile project types were eligible, and a variety of possible combinations, **including a hybrid of both backbone and last-mile infrastructure projects**. At least **one** of the following categories described below of backbone and last-mile infrastructure projects were required:

- **New backbone:** Program funding is primarily directed to communities identified by Innovation Science and Economic Development Canada as lacking a backbone connection of 1 Gigabit per second (Gbps).
- **Backbone upgrade:** Communities which have at least a 1 Gbps backbone connection were considered eligible for upgrades if the applicant could clearly demonstrate a capacity constraint.
- **Network resiliency:** Network resiliency projects were projects where a new fibre backbone route is deployed to provide an alternate data path, increasing network reliability and resiliency for all users.
- **New last-mile: Projects proposing to connect households or businesses that lack service at speeds of 5 Mbps download and 1 Mbps upload were eligible in completely underserved areas.**
- **Partially served last-mile:** Areas were considered partially or completely served at speeds of 5 Mbps download and 1 Mbps upload. Projects proposing to connect households or businesses that remained underserved in these areas were eligible if the applicant could clearly demonstrate these households or businesses did not have access to speeds of 5 Mbps download and 1 Mbps upload.

Thank you for considering my citizens 'vote'.

Sincerely, and in good faith,

Alison XinXin Cromie

From: Wayne Bright [REDACTED]
Sent: Sunday, February 23, 2025 3:23 PM
To: northphsub
Subject: Re bylaw 104 (Lasqueti fibre optic)

I strongly support the installation of the fibre-optic cable. I currently have no means to access the internet from my place since I can't get either a LIAS or a cell signal. I live on a limited budget and had to give up my land line in favour of a cell phone a few years ago. Even though this meant I couldn't use my phone from my place any more, when I did leave my property I could at least make calls and be reached via voice message. While I was on landline, my phone would be down on average several month out of every year, effectively cutting me off all means of communication. Being able to get fibre optic internet service is not just a preference but a safety issue for me, since it is my best hope for getting any connection to emergency services from my place.

Thanks for your consideration.

Re bylaw 104 (Lasqueti fibre optic)

From: Rob Brownie [REDACTED]
Sent: Sunday, February 23, 2025 2:06 PM
To: northphsub
Subject: Lasqueti Fibre Optic By-law 104

To Whom It May Concern,

I am voicing my support for the proposed installation of a fibre optic cable to Lasqueti Island (By-law 104). I have owned property on the island since 1994 and am a regular user of the existing LIAS internet system.

I view the fibre optic cable as an important part of ensuring there exists enhanced communication security for the Lasqueti Island community. Having an optimized internet connection will ensure that residents can reliably work remotely, search for and order essential supplies and goods, and have ready access to emergency services as necessary.

Sincerely,

Rob Brownie

From: jane mackay [REDACTED]
Sent: Sunday, February 23, 2025 2:01 PM
To: northphsub

I want to support the fibre optic cable on lasqueti island

Get [Outlook for Android](#)

From: Richard Smith [REDACTED]
Sent: Sunday, February 23, 2025 1:34 PM
To: northphsub
Subject: Bylaw 104 amendment to allow fiber optic access to lasqueti island

At the public hearing it was made clear by the chair that there was no vote by the public on this matter . It was stated that the hearing was to inform the trustees . Prior to the hearing there was a question and answer where trust representatives , the proponent and the public traded questions and answers , again no vote . It was made clear that the trustees would decide on the merit of the proposed amendment .

I am concerned that the lasqueti email list is extolling individuals to express their support or rejection of bylaw 104 as if this were a vote. Clearly it is not a vote and the trustees must make their decision based on their judgement alone weather this is a good or bad proposition for lasqueti.

My notes from the public meeting:

The City west representative verbally gave us the following information about cost and expected life of the fiber optic connection.

They have budgeted \$80000 to bring the cable ashore at the barge ramp right of way . The overall cost to install the cable from Parksville to lasqueti was estimated to be \$1,000,000 .

City west has a license to operate the cable for 35 years , hence that is the minimum expected use of the cable .

City west was unable to answer if they were aware of any developing technology that would replace fiber optics .

I feel it is reasonable to believe expenditure of \$1,000,000 by the federal and provincial governments is expected to fulfill their communication commitment to lasqueti for 35 years ,

This funding expires march 31 of 2025 . City west made it clear that if this application is turned down they will not reapply.

I suggest that our community is incapable of funding and navigating the multiple bureaucracy hurdles to do this on our own at a later date .

I suggest no government is going to shell out cash to us at a later date if we turn this down now .

To be clear we seize this opportunity now or pass on fiber optic communication for 35 years.

Bylaw 104 amendment to allow fiber optic access to lasqueti island

Risks associated with the amendment:

Barge ramp damage and or occupying it during construction so it could not be used while city west installs the cable.

City west stated they expected the install to take one day . They also stated their contract states they must repair to the same or better state any thing they damage .

It was pointed out that the cable will be at great risk from anchors and heavy equipment at its proposed location . These risks and repair costs are the responsibility of city west alone . City west confirmed that the presence of the cable will not at any time impact our taxes.

Risk to health from EMF

The cable itself is not peered and does not emit radiation. Concern was expressed about the in home wify of one's neighbors.

To begin with these devices are deemed by government to be safe . Given that means nothing to some of us it is worth noting the strength of radiation from a point source decreases by the square of the distance.

So if you are 10 feet away from the fiber optic converter the emf is decreased one hundred times .

I suggest that the risk to neighbors from emf radiation is non existent and should not be considered by the trustees.

I have said enough. A free beer to the trustee who read this far.

Yours Richard smith



From: John Cantrell [REDACTED]
Sent: Sunday, February 23, 2025 11:42 AM
To: northphsub
Subject: By law 104

My name is john Cantrell 50yr resident land owner on lasqueti encouraging you to pass by law 104 fibre optic cable for our internet thank you John Cantrell

Sent from my iPad

By law 104

From: Sandika Joy <[REDACTED]>
Sent: Sunday, February 23, 2025 11:12 AM
To: northphsub
Subject: Fibre optic

Hello to whom it concerns,

I'm a member of Lasqueti island and I support the fibre optic line.

Warmly,

Sandika Joy
Empowerment Life Coach
Gentle Trauma Release Practitioner
IFS Practitioner

[REDACTED]

E: [REDACTED]

www.SandikaJoy.com

From: Victor Downard [REDACTED]
Sent: Sunday, February 23, 2025 11:02 AM
To: northphsub
Subject: Land use bylaw

I support the passing of the bylaw to rezone the barge ramp area for the fibre optic cable landing on Lasqueti Island.

Victor Downard
Lasqueti BC

From: ian giles [REDACTED]
Sent: Sunday, February 23, 2025 10:34 AM
To: northphsub
Subject: Bylaw 104 - Fibre Optic Cable Landing at Lasqueti

Hello,

I am a resident and land owner on Lasqueti Island and I strongly support passing Bylaw 104, in order to allow the landing of the fibre optic cable at Weldon Road boat ramp. In my opinion, there is huge potential benefit to having this cable. Our school, health centre and fire hall would all benefit from better internet connection and the community as a whole will see these benefits over the long term. Our own property is situated in a place that does not receive good internet coverage from LIAS, and there is only spotty cell service, so we have to rely on a satellite dish. We have had intermittent landline phone connection for all of the 16 years that we have lived here, so we are forced to use internet calling. Most recently our phone did not function for 9 months straight, despite repeated calls to Telus asking for repairs. The internet is the only way for us to access emergency services, and we would much rather have a reliable, positive connection via fibre optic cable, than have to rely on a satellite system.

Sincerely,

Ian Giles

[REDACTED], Lasqueti Island
[REDACTED]

From: Paxton Downard [REDACTED]
Sent: Sunday, February 23, 2025 10:34 AM
To: northphsub
Subject: Lasqueti Land Use Bylaw amendment

I support the Land Use Bylaw (LUB) amendment that would allow Connected Coast to install a fibre-optic cable to a landing site at the Lasqueti island public boat ramp.

I own property near Boot Point.

Thanks,

Paxton Downard
Property Master

Pushkar Props Services Inc.
[REDACTED]
[REDACTED]

www.artiphaxprops.com

Please consider privacy before printing this email

This email and any attachments are confidential and intended for the noted recipient. If you have received this email in error, advise the sender and delete the email and any attachments.

From: Ben Gates [REDACTED]
Sent: Sunday, February 23, 2025 10:27 AM
To: northphsub
Subject: Reasoning barge ramp

Sent from my iPhone
I do not support the passage of this zoning bylaw

Reasoning barge ramp

From: [REDACTED]
Sent: Sunday, February 23, 2025 8:46 AM
To: northphsub
Subject: Fibre optic line to Lasqueti

Hello,

My name is meghan Fisher. Born and raised on Lasqueti, and paying land taxes here since 1999 for the past 25 years.

My husband, children and I are in deep support of having this line brought to Weldon rd. It's an opportunity we don't want to miss.

There are endless reasons and so much value in ensuring this line services Lasqueti. For us some of the most important are supporting our youth in their learning needs, and supporting young (and old) to be able to work from home, as well as the basic importance of islanders staying connected for all their needs, social and practical.

We have everything to gain and nothing to loose. It's a no-brainer!

Thanks so much,

Meghan

Sent from my iPhone

Fibre optic line to Lasqueti

From: Lindsay Seaman [REDACTED]
Sent: Sunday, February 23, 2025 8:46 AM
To: northphsub
Subject: Fiber optics cable onLasqueti Island

My husband Greg and I support this cable. It is very impt. In so many ways.
Our family of four, now 8, are supported by the website we created while living on Las.
Please help us with this project!
Thank you,
Lindsay Seaman

From: Aigul Kukolj [REDACTED]
Sent: Sunday, February 23, 2025 7:29 AM
To: northphsub
Subject: Yes to the Opportunity for Better Locally Distributed Internet Connection

I am for It! Thank Youuuuu
Aigul Kukolj

Yes to the Opportunity for Better Locally Distributed Internet Connection

From: Gord Ohm [REDACTED]
Sent: Sunday, February 23, 2025 5:38 AM
To: northphsub
Subject: Connect Coast

To whom it may concern,
As a property owner there I support the amendment of bylaw 104 to allow fibre optic cable to the Weldon Road site on Lasqueti Island.
Regards,
Gord Ohm

Sent from my iPhone

From: Gail Sorensen [REDACTED]
Sent: Sunday, February 23, 2025 1:59 AM
To: northphsub
Subject: Support for Connected Coast fiber-optic cable installation bylaw amendment

I strongly support the proposed bylaw amendment to allow Connected Coast to bring fiber-optic cable as far as the Lasqueti boat ramp. As others have noted, this appears to be the best and possibly only chance to bring this technology and the communication options it could support to the island at no cost to us. I urge the LTC to vote in support of it.

Thank you.
Gail Sorensen

From: Jordan [REDACTED]
Sent: Saturday, February 22, 2025 9:10 PM
To: northphsub
Subject: In favour

to support the passing of Bylaw 104, allowing of fibre-optic cable (only that) to be landed at the Weldon Road boat ramp

Sent from my iPhone

In favour

From: Katherine Downard [REDACTED]
Sent: Saturday, February 22, 2025 8:20 PM
To: northphsub
Subject: Lasqueti Land Use Bylaw amendment

I support the Land Use Bylaw (LUB) amendment that would allow Connected Coast to install a fibre-optic cable to a landing site at the Lasqueti island public boat ramp.

Katherine Downard
Lasqueti, BC

From: junie D [REDACTED]
Sent: Saturday, February 22, 2025 4:37 PM
To: northphsub
Subject: Communicating My Approval For Fibre Optic Landing/Bylaw Amendment

Hi there,

Sending in my vote/support for fibre optic cable landing.

While I would prefer a discussion on alternative spots, for consideration, given the time constraints, I will vote in favour for landing of the cable only. Or rather to amend the bylaw that will allow for the landing of the fibre optic cable.

I hope that there is future public consultation on any plans beyond the landing of the cable.

Thank you.

Junie Désil
[REDACTED]
[REDACTED]

From: rezasebti83
Sent: Saturday, February 22, 2025 4:30 PM
To: northphsub
Subject: Support for fiber optic

Hello I support fiber optic coming to lasqueti

Sincerely

Reza

Sent from my Galaxy

Support for fiber optic

From: Tian Ostapovitch [REDACTED]
Sent: Saturday, February 22, 2025 11:28 AM
To: northphsub
Subject: Fibre optic cable

Islands Trust,

Both Martin and I are in favor of landing a terminus for the fiber optic cable at the barge ramp provided there are no changes to the bylaws that extend past that very limited scope.

Tian and Martin

From: Amanda Louise [REDACTED]
Sent: Saturday, February 22, 2025 10:48 AM
To: northphsub
Subject: Feibre Optic Cable

Dear Lasqueti Island Trustees,

As a resident of Lasqueti Island, I urge you to consider my voice in this matter.

I **strongly oppose** the proposed fibre optic cable installation by CityWest—or any similar projects.

After reviewing the research conducted by concerned residents, as well as my own findings, I firmly believe that allowing this project to move forward would set us on a **slippery slope of irreversible change**, threatening the very essence of what makes Lasqueti so special.

I deeply appreciate your work and representation and thank you for considering my concerns.

Sincerely,
Amanda Kennedy

Sent with [Proton Mail](#) secure email.

From: Blair Christensen [REDACTED]
Sent: Saturday, February 22, 2025 2:44 AM
To: northphsub
Subject: Rezoning proposal to run a Fibre-optic cable to Lasqueti Island

To: Islands Trust of BC

I am a land/cabin owner on Lasqueti Island and strongly in favour of the rezoning proposal to run a Fibre-optic cable to Lasqueti Island.

Thank you for your consideration.

Blair Christensen

From: Darcy Dobell [REDACTED]
Sent: Friday, February 21, 2025 4:57 PM
To: northphsub
Subject: Bylaw 104: Connected Coast

Dear Lasqueti LTC,

As a longtime seasonal resident, and more recently a (mostly) full-time resident, I am writing to express my support for the proposed Land Use Bylaw amendment to enable Connected Coast to install fibre-optic cable at the identified landing site near the public boat ramp. I believe this step is simply prudent, as a no-cost (to the community) strategy to ensure Lasqueti retains the option of exploring future fibre optic internet connections.

I have seen the excitement in other coastal communities as the Connected Coast initiative rolls out, bringing with it new opportunities for remote school, work, health care, services, and supplies; as well as connections with friends, family, and peers near and far. I hope Lasqueti keeps its options open.

With thanks for all the work you do for the community,

Darcy

Darcy Dobell

From: Andrew Fall [REDACTED]
Sent: Sunday, February 16, 2025 6:57 PM
To: northphsub
Subject: Letter to the Lasqueti LTC re Bylaw No. 104
Attachments: ConnectedCoast_LUB_amendent_comments_AFall.pdf

Please find attached a letter from me to the Lasqueti Local Trust Committee regarding public input on Bylaw No. 104 ("Lasqueti Island Land Use Bylaw No. 78, 2005 Amendment No. 2, 2024).

Sincerely, Andrew Fall

Feb 16, 2025

Re: Land Use Bylaw amendment regarding Connected Coast landing site at the barge ramp

Dear Lasqueti Local Trust Committee (LTC),

Simply put: I urge you to adopt the Land Use Bylaw (LUB) amendment that would allow Connected Coast to install a fibre-optic cable to a landing site at the public ramp on Lasqueti.

The LTC has appropriately, and with appreciation, ensured that the LUB amendment is as narrow as possible.

The LUB amendment is limited to allowing installation of a fibre-optic cable along the sea bed to the landing site. That is where the Connected Coast project ends, and *that should be the focus of consideration by the LTC.*

Connected Coast is a partnership between Strathcona Regional District and CityWest (owned by the City of Prince Rupert). It is a public-service oriented organization (not a profit-driven corporation).

These two entities (one a local government and the other owned by a local government) jointly created the project to install a sub-sea fibre optic cable from Prince Rupert to Vancouver, with branches along both coasts of Vancouver Island and to Haida Gwaii, with funding from the Provincial and Federal governments. It was designed to offer landings to remote communities along the BC coast, including both First Nations and other communities.

This landing on Lasqueti would simply provide our community with options to consider in the future, without any obligations or pressure to exercise those options. This opportunity would incur no cost to the taxpayers of Lasqueti. That is, the LUB amendment under consideration only relates to connecting a branch fibre-optic cable to the landing site on Lasqueti, and providing Lasqueti with an option for a future connection, if our community so desires. I urge the LTC (and community) to focus on the specific present decision facing the LTC.

This opportunity may be foregone unless the LUB amendment is adopted, especially given the uncertainty of an upcoming federal election and a trade war with the US.

Any future connection to this landing site would be a different project by a different applicant that would require an entirely different application for a different LUB amendment. The current LUB amendment is *not* about provision of last-mile connectivity or any other connections to the landing site. Such a future project would involve significant public consultation to decide on whether/how to connect, and many other details. That is not what is currently on the table for the LTC to decide.

Sincerely,

Andrew Fall
General Delivery
Lasqueti, 

From: Michel Lambert [REDACTED]
Sent: Friday, February 21, 2025 1:13 PM
To: northphsub
Subject: Fiber optic cable

I support the fiber optic cable coming to Lasqueti. But not at the ramp where it is planned to be .
Maybe at the public access in china cloud bay Sent from my iPhone

From: Mikaila Lironi
Sent: Friday, February 21, 2025 12:21 PM
To: northphsub
Subject: Fw: cable

This was sent to my personal email, please include in the folder.

----- Forwarded message -----

From: Tolling Jennings <[REDACTED]>
Date: Thu, Feb 20, 2025, 15:04
Subject: cable
To: M. Lironi [REDACTED]

Hello Mikyla,

I am contacting you directly because I think that is the most honest way to approach this issue. I am asking you to reject the application for the changes to the bylaws that would allow corporations to land on Lasqueti.

Thank you for the work you do to "preserve and protect" our Island.

Peace, Tolling

From: Kathryn Jones [REDACTED]
Sent: Friday, February 21, 2025 12:03 PM
To: northphsub
Subject: I favor the Fiber Optic Connection

Thank you for your work on this.

Kathryn Jones
Innovative Aquaculture
Skerry Bay, Lasqueti Island.
[REDACTED]

Island resident for 14 years and married to a family who has been on Lasqueti Island for 60 years.

K. Jones
Innovative Aquaculture
[REDACTED]
[REDACTED]

From: Lisa Peterson [REDACTED]
Sent: Friday, February 21, 2025 11:04 AM
To: northphsub
Subject: Fibre optic cable

To whom it may concern,

I agree wholeheartedly to allow the cable to land on Lasqueti Island.

Sincerely,

Lisa Peterson

From: Peter Thornton [REDACTED]
Sent: Friday, February 21, 2025 10:18 AM
To: northphsub
Subject: Fibre Optic cable

Hi- I am in favour of the fibre optic cable for Lasqueti Island.
Thanks,
Peter Thornton

From: Ingo Dyrkton [REDACTED]
Sent: Friday, February 21, 2025 10:14 AM
To: northphsub
Subject: Fibre optic cable.

Yes, I support the fibre optic cable to come to Lasqueti Island.
Ingo Dyrkton

Sent from my iPad

From: Merrick Anderson [REDACTED]
Sent: Friday, February 21, 2025 8:30 AM
To: northphsub
Subject: Connected Coast

I want to cast my vote in favour of bringing the fibre optic on to Lasqueti Island. It was announced with considerable publicity a few years ago and I assume that the conspiracy theorists opposing it have been misled by false news that has proliferated in the intervening years.
Sincerely, Merrick Anderson

From: Lori Garson [REDACTED]
Sent: Friday, February 21, 2025 8:25 AM
To: northphsub
Subject: Fibre optic

Richie Stewart and I are in support of bringing the fibre optic cable to Lasqueti. Thanks Lori Garson Sent from my iPad

From: Melinda Auerbach [REDACTED]
Sent: Friday, February 21, 2025 7:40 AM
To: northphsub
Subject: Proposed bylaw No. 104 Connected Coast LALTC

Hello Lasqueti Local Trust Committee,

I support proposed Bylaw No. 104 - Connected Coast.

Thank you for your service,

Melinda Auerbach
Lasqueti Island
[REDACTED]

From: Darlene Olesko [REDACTED]
Sent: Friday, February 21, 2025 6:30 AM
To: northphsub
Subject: Rezoning Application for Lasqueti Island

Please add my name to the list as being in **total support** for the re-zoning application at False Bay, on Lasqueti Island, B.C.

I own my property and have lived full-time on Lasqueti for fifty-two years; not that this, in any way gives my feedback any more importance, but I have seen many changes on the island in that time, and I feel strongly that the resulting connectivity will be a great improvement.

Thank You,
Darlene Olesko

From: kelly proznick [REDACTED]
Sent: Thursday, February 20, 2025 7:44 PM
To: northphsub
Subject: Lasqueti fibre optic

Hello,

I own land and have a cabin on Lasqueti Island. My husband and I live there part time, and spend the rest of our time in the Lower Mainland.

I am writing in support of the fibre optic cable landing on Lasqueti Island. I have been unable to attend any public meetings as we are currently in the Lower Mainland, but I wanted my opinion known.

As part of the community with a stake in the future, I want this project to go forward.

Thanks for your time,
Kelly Proznick
[REDACTED]

--

Arts Educator, Musician, Conductor
SFU Faculty Associate, Faculty of Education
<https://www.sfu.ca/education/programs/teacher-ed/>
Coastal Sound Music Academy, Director DeCoro Choir
www.coastalsoundmusic.com
Vancouver Youth Choir, VYC Kids East 1 and 2 Director
www.vancouveryouthchoir.com

I am honoured to live and work on the traditional and unceded territories of the Coastal Salish Peoples.

From: Kirsty Elliot [REDACTED]
Sent: Thursday, February 20, 2025 7:09 PM
To: northphsub
Subject: Fibre Optic Lasqueti

I am a Lasqueti land owner and support the fibre optic landing there. Seems like a no-brainer to me let's do it. Don't let the cynical conspiracy theorists ruin it for everyone else. They will just find something new to freak out about as per usual.

Kirsty

Sent from my iPhone

From: John Cantrell [REDACTED]
Sent: Thursday, February 20, 2025 5:30 PM
To: northphsub
Subject: Re Zoning

My name is John Cantrell a 50yr resident of lasqueti and i want the re zoning to go ahead so we can have fibre optic cable connection for the internet, thank you John Cantrell

Sent from my iPad

From: Keet Neville [REDACTED]
Sent: Thursday, February 20, 2025 4:22 PM
To: northphsub
Subject: Connected Coast - fibre optics for Lasqueti

Hello,

I want to express our support for going ahead with bringing fibre optic WIFI connection to Lasqueti Island.

We echo and support strongly Ken Lertzman's sentiments and well outlined reasons for this.

We are partners in Rouse Bay property and have been since 1989.

Good luck with this!

Best,

Keet Neville
Nicholas Kendall

Sent from my iPhone

From: Nadine [REDACTED]
Sent: Thursday, February 20, 2025 4:15 PM
To: northphsub
Subject: Fiber optic cable Lasqueti

I am in full support of bringing the fiber optic cable to Lasqueti, either at the barge ramp or at another spot the community agrees on.

Nadine Seaman
Lasqueti island

From: Philippe [REDACTED]
Sent: Thursday, February 20, 2025 3:30 PM
To: northphsub
Subject: for the rezoning application.

I am writing in support of the rezoning application to bring fibre optic cable to Lasqueti in False Bay.

Thank you

Philippe Taillefer
Full-time permanent lasqueti resident
[REDACTED]

From: deb perell [REDACTED]
Sent: Thursday, February 20, 2025 3:25 PM
To: northphsub
Subject: Fibre optic cable

I'm a yes vote for the fibre optic cable coming to Lasqueti.
Deb Perell

Sent from my iPhone

From: Tanis Dagert [REDACTED]
Sent: Thursday, February 20, 2025 1:05 PM
To: northphsub
Subject: Lasqueti island fibre optic

As a former administrator and Director of the Lasqueti Internet Access Society I am 100% in favour of increasing on island internet connectivity via fibre optic cable as part of the Connected Coast initiative.

I helped to design and proctor a Lasqueti community wide internet use survey in 2020, as well as support community engagement on behalf of the society. I am also a LIAS paid member and receiver of internet. The LIAS service is amazing for those that can receive clear signals however it is maintained on a rugged windy island with many trees and 'points' of view. It's clear that the internet allows to Lasquetians to learn, earn and connect with the outer world. We rely on it in fact. It is wonderful to support local economies and [REDACTED] Musk'!
Tanis Dagert

Nadine Mourao

From: grace breathes >
Sent: Wednesday, February 26, 2025 1:00 PM
To: northphsub; Nadine Mourao
Subject: ATTN: Lasqueti Trust Committee
Attachments: Petition Package re Bylaw104 .pdf

Follow Up Flag: Follow up
Flag Status: Completed

Good Greetings,

The attachment is a community effort to officiate the substantial sentiment regarding the question pertaining to this public hearing, to pass or not to pass this amendment. I went through great efforts to commune with others both versed in contracting as well as general interest in the offers to provide infrastructure to Lasqueti Island.

The the attached petition and NOTICE is conveyed here with widespread understanding that the Rezoning event is not the preferred method of contracting with CCN / CW. If the community officially expresses the need for high-speed internet infrastructure via fiber optic cable, the only responsible means of achieving this is through a community owned and operated entity that is able to contract ownership of the infrastructure so as not to find ourselves vulnerable to the future standards of upgrade that have been expressed by parties in proxy to the applicant of this bylaw amendment.

Thank you for your attention and any further diligence necessary in fulfilling the appointed fiduciary duty on behalf of the community.

With respect,

Shen - beneficiary

Disclaimer: This email and its attachments constitute legal service of a notice pursuant to Rule 16.06.1 of the *Rules of Civil Procedure* (RRO 1990, Reg 194). The contents are intended solely for the named recipient(s) and contain confidential legal information. If you are not the intended recipient, you are not authorized to read, copy, distribute, or act on this email or its attachments; please notify the sender immediately and delete this message. Receipt of this email by the intended recipient(s) is deemed effective service as of the date and time of transmission, subject to applicable law. Any unauthorized use or disclosure is prohibited.

Sent with [Proton Mail](#) secure email.

FEB 25 2025

ISLAND TRUST
NORTHERN OFFICE

AFFIDAVIT

I, Nicholas Woodward, being duly sworn, hereby affirm that:

- 6. I am a beneficiary of Lasqueti Island and have a vested interest in the protection of its environment, culture, and community welfare.
- 7. The attached Petition represents a genuine collective effort by fellow beneficiaries to secure transparent governance and safeguard our Island Trust Fund from developments that may lead to fiber optic (5G infrastructure) commercialization, with its attendant risks.
- 8. I have personally reviewed the concerns outlined in the Petition regarding:
 - o The lack of transparency and detailed project disclosure.
 - o Potential ecological and social disruptions resulting from the proposed fiber optic (5G infrastructure).
 - o The inadequate community consultation process.
 - o The absence of protective documentation for beneficiary rights.
- 9. I affirm that the following exhibits are true and accurate copies submitted in support of the Petition and this affidavit as attachments to the formal notice concerning the proposed commercial developments on Lasqueti Island:
 - o Exhibit A: Cover Letter
 - o Exhibit B: Notice of Objection
 - o Exhibit C: BC Registry Claim of Interest
 - o Exhibit D: Information Resource
- 10. I affirm that all statements herein are true and that this affidavit, along with the attached exhibits, is submitted to validate the Petition and support the beneficiaries' opposition to the proposed amendment to Bylaw 104.

Exhibit E (In the Flesh) Petition
XZ

Signature: per: nicholas -grantee

Printed Name: Nicholas Woodward

Date: February 24, 2025

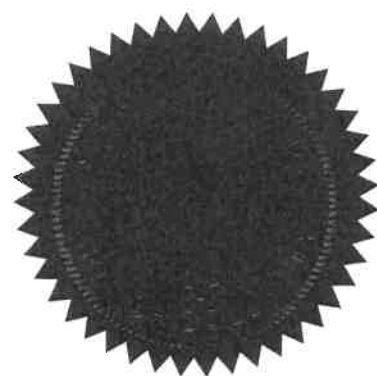
Sworn before me on this day: February 24, 2025

Notary Public: Xiaojing Zheng

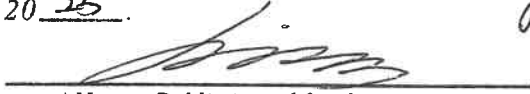
Notary Signature: [Signature]

Commission Expires: Permanent Commission

XIAOJING ZHENG
NOTARY PUBLIC
10-6421 APPLECROSS RD
NANAIMO, BC V9V 1N1
TEL: (250) 390-5066



This is Exhibit "A" referred to in the affidavit of Nicholas Woodward sworn before me at Nanaimo, British Columbia this 24th day of February 20 25.


A Notary Public in and for the Province of British Columbia. A Commissioner for taking Affidavits for British Columbia.

Office of the Beneficiary General

#: Shen Dao

GD Lasqueti Island

VOR 2J0

February 17, 2025

COVER LETTER

Dear Members of the Lasqueti Trust Committee,

We, the undersigned beneficiaries of the Lasqueti Island Trust, submit this cover letter, a petition, and an information summary to formally oppose the application to amend Bylaw 104, as submitted by Christina Owens on behalf of CityWest Cable & Telephone Corp. This application seeks to rezone the barge ramp—a critical point of access for our community—and raises significant concerns regarding transparency, intent, and the potential impact on our economic survival and way of life.

At present, the rezoning application threatens to expose our community to overarching commercial mandates without adequate consultation or disclosure. The barge ramp serves as an essential lifeline, providing access to fuel and other necessities vital to our economic stability. However, the application lacks clarity regarding its intended use—whether for the installation of public utilities such as fiber optic cable or other infrastructure, including the potential introduction of high-voltage AC power from the mainland grid. The permits sought by CityWest, under the Connected Coast Network initiative, appear to include provisions for such power connections at the same coordinates as the proposed fiber optic infrastructure. This ambiguity suggests that approval of the rezoning could enable significant alterations to Lasqueti Island's last-mile infrastructure, with implications far beyond what has been communicated.

Compounding these concerns is an alarming lack of transparency. To the knowledge of most community members, no formal notification or comprehensive engagement process has been undertaken by the applicant, CityWest, or the Lasqueti Internet Access Society (LIAS) or Lasqueti Trust Committee. At the public hearing, numerous reasonable questions from beneficiaries went unanswered, and LIAS—widely regarded as a potential candidate for the CRTC last-mile bid—was notably absent.

Neither CityWest nor LIAS has provided the community with clear plans regarding the installation, operation, or powering of the proposed fiber optic network, despite the CONNECTED COAST NETWORK project's original completion deadline of May 2021 having passed years ago. This delay, coupled with CityWest's apparent prioritization of stakeholder dividends over community needs, undermines confidence in the applicant's ability to act in our best interests.

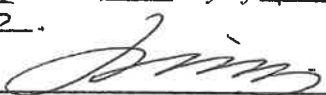
Further, the Connected Coast Network currently has an open application process for an Internet Service Provider or reseller—potentially LIAS (at Project Site ID: 8203)—yet the beneficiaries of the Lasqueti Island Trust have received no updates on the status of this application or its alignment with CRTC requirements - if such an application exists. This opacity is deeply troubling, as it leaves us

unable to assess the full scope of the rezoning's applications or the relationships between the involved parties.

We acknowledge the potential benefits of fiber optic connectivity for Lasqueti Island. However, these benefits must not come at the expense of our community's autonomy, economic security, or democratic rights as trust beneficiaries. The absence of a transparent planning process, combined with the applicant's failure to engage meaningfully with the community, has left us vulnerable and unheard. Accordingly, we present a recorded petition as an exercise of our democratic rights under the Lasqueti Island Trust, urging the Trust Committee to reject the Bylaw 104 amendment until such time as full disclosure and genuine consultation are provided.

We respectfully request your careful consideration of this submission, including the accompanying affidavit and exhibits, which provide further evidence of our objections and the community's unified stance. Thank you for your attention to this multifaceted issue. We remain available to discuss our concerns and seek a resolution that prioritizes the well-being of Lasqueti Island's residents.

This is Exhibit "A" referred to in the affidavit of Nicholas Woodward sworn before me at Nanaimo, British Columbia this 25th day of February 2025.


A Notary Public in and for the Province of British Columbia. A Commissioner for taking Affidavits for British Columbia.

NOTICE OF OBJECTION

To:

CityWest Corp / CONNECTED COAST NETWORK

AND


Lasqueti Island Local Trust Committee for the Lasqueti Island Trust

- Tobi Elliott, Chair
- Timothy Peterson, Local Trustee
- Mikaila Lironi, Local Trustee

Subject: Formal Objection to CityWest Corp's Application to Amend Bylaw 104

Date: Friday, February 21, 2025

This is Exhibit "B" referred to in the affidavit of Nicholas Woodward sworn before me at Nanaimo, British Columbia this 25 day of February 2025.


A Notary Public in and for the Province of British Columbia. A Commissioner for taking Affidavits for British Columbia.

This notice serves as a formal objection by the beneficiaries of the Lasqueti Island Trust to CityWest Corp's application to amend Bylaw 104. The proposed amendment seeks to rezone the barge ramp area at False Bay, Lasqueti Island, for the installation of fibre optic and associated power infrastructure under the Connected Coast Network project. We, the undersigned beneficiaries, oppose this amendment for the reasons outlined below and demand specific actions before any approval is considered.

1. Lack of Transparency and Community Consultation

- Neither CityWest Corp nor the Lasqueti Island Local Trust Committee has provided sufficient details about the permits applied for at the Qualicum side, including plans for erecting power poles and running power cables to Lasqueti Island.
- The community has not been adequately consulted regarding the potential impacts of this infrastructure, particularly the risk of connecting the island to the electrical grid, which would undermine our off-grid way of life.
- Public hearings have failed to address critical questions, and the absence of clear plans from CityWest Corp and the Lasqueti Internet Access Society (LIAS) leaves beneficiaries uninformed and exposed to decisions that favor commercial interests over community needs.

2. Threat to Off-Grid Lifestyle and Economic Survival

- The barge ramp at False Bay is a lifeline for the island, essential for transporting fuel and goods necessary for economic survival. Rezoning this area for infrastructure development threatens its accessibility and functionality.
- The potential introduction of high-voltage AC power or grid connection—implied by permits for power supply infrastructure—endangers the island's off-grid lifestyle, which depends on sustainable energy sources like solar, wind, and micro-hydro power.
- The erection of power poles and installation of telecommunications cabinets, typical of Connected Coast Network projects, could irreversibly alter the island's landscape, environment, and social identity.

3. Legal Obligations of Trustees

- The Lasqueti Island Local Trust Committee, comprising Tobi Elliott, Timothy Peterson, and Mikaila Lironi, has a fiduciary duty to act in the best interests of the beneficiaries with transparency, diligence, and good faith.
- Approving the amendment without full disclosure, community consultation, or consideration of the island's unique character may constitute negligence and a breach of this duty.
- Trustees could face legal liability if they fail to safeguard beneficiary rights and prioritize commercial agendas over the community's long-term welfare.

4. Demands for Accountability and Conditions for Approval

We, the beneficiaries, insist on the following actions before any decision is made regarding Bylaw 104:

- **Full Disclosure:** CityWest Corp must provide complete details of all permits and plans, particularly those related to power supply infrastructure, pole erection, and any potential grid connection.
- **Environmental Impact Assessment:** A comprehensive study must be conducted to assess the effects of the proposed infrastructure on the island's ecosystem, marine life, and biodiversity.
- **Meaningful Community Consultation:** CityWest Corp/CONNECTED COAST NETWORK and LIAS must engage the community in a transparent process, addressing the project's scope and general insight into contractual agreements, timeline, and implications.
- **No Approval Without Compliance:** The amendment to Bylaw 104 must not proceed until these conditions are fully met, *and CityWest Corp has done a real survey of the site*, ensuring the protection of our rights and the island's future.

5. Conclusion

The beneficiaries of the Lasqueti Island Trust Fund unequivocally oppose the proposed amendment to Bylaw 104 in its current form. The lack of transparency, the threat to our off-grid lifestyle and economic survival, and the failure to uphold fiduciary responsibilities are intolerable. We call on CityWest Corp and the Lasqueti Island Local Trust Committee to address these Concerns immediately and halt any further action until our demands are satisfied.

Should this amendment advance without resolving these issues, the beneficiaries are prepared to pursue legal recourse to protect our interests and hold the trustees accountable for any breach of duty.

Issued By:

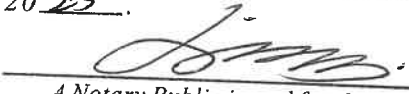
Shen Dao - Beneficiary General Delivery, Lasqueti Island [V0R 2J0]

Signed: Shen - beneficiary e/o: nicholas-granter

This notice reflects the collective stance of the Lasqueti Island Trust beneficiaries. We expect a prompt and substantive response to these concerns before any further steps are taken on the application to amend Bylaw 104.

PETITION

This is Exhibit " E " referred to in the affidavit of Nicholas Woodward sworn before me at Nanaimo, British Columbia this 24th day of February 2025.


A Notary Public in and for the Province of British Columbia, a Commissioner for taking Affidavits for British Columbia.

February 17 - 23, 2025

Petition Against Bylaw No. 104 and the Proposed High-Speed 5G Internet Infrastructure

To:

Lasqueti Island Local Trust Committee
Tobi Elliott, Chair
Timothy Peterson, Local Trustee
Mikaila Lironi, Local Trustee

Subject: Petition Against the Passage of Bylaw No. 104 cited as "Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 2, 2024", and the Introduction of Fiber Optic Cable/High-Speed 5G+ Internet Infrastructure

Reference: PLRZ20240104 (Connected Coast)

We, the undersigned beneficiaries of Lasqueti Island, do hereby petition the Local Trust Committee with the following concerns and demands:

A. Concerns

Lack of Transparency and Trust:

Project Details Unclear: Insufficient information has been provided regarding the proposed high-speed 5G internet infrastructure and its integration into the island's commercial framework.

Financial and Operational Ambiguities: The allocation of funds and the long-term operational scope—including energy sources and environmental management—are not fully disclosed.

Trustee Accountability: The Trustees have not furnished comprehensive responses to inquiries about the potential for high-level commercial activity that may jeopardize our community's lifestyle.

Environmental and Social Impact:

Ecological Disturbance: The introduction of 5G technology and associated commerce could significantly harm local marine and terrestrial ecosystems.

Community Wellbeing: This rapid commercial development risks undermining the social and cultural fabric of Lasqueti Island by altering traditional ways of life.

Insufficient Community Engagement:

Consultation Process: The current engagement methods have not adequately included diverse beneficiary opinions, leaving many community members without a voice in the decision-making process.

Lack of Protective Documentation:

Beneficiary Protection: Without detailed documentation and a proper review process, beneficiaries are left unprotected against Trustee decisions that favor commercial interests over community and environmental welfare.

B. Petition Demands

Delay the Approval of Bylaw No. 104:

Postpone the implementation until full transparency is achieved and all beneficiary concerns are addressed.

Mandate Comprehensive Disclosure:

Provide a detailed account of the proposed high-speed 5G infrastructure project, including environmental impact studies, financial allocations, and operational plans.

Enhance Community Consultation:

Initiate additional public meetings or forums to secure a broad, collective vote from all beneficiaries before any decision is finalized.

Establish Ongoing Accountability:

Create mechanisms for continuous oversight ensuring that future developments align with the environmental, social, and cultural standards of Lasqueti Island.

Beneficiary Signatures:

Name: Robyn Dryburgh
Address: [redacted] Lasqueti Isl. B.C.
Signature: [redacted]

Name: Ilah Dryburgh
Address: [redacted] Lasqueti Isl. B.C.
Signature: [redacted]

Name: Karl B. Darwin
Address: [redacted] Lasqueti
Signature: [redacted]

Name: Jan Darwin
Address: [redacted] Lasqueti Island
Signature: [redacted]

Name: Marilyn Darwin
Address: [redacted] Lasqueti Island
Signature: [redacted]

Name: Brennan Erickson
Address: [redacted] VOR 250
Signature: [redacted]

Name: Injah West
Address: [redacted] Lasqueti Island, BC
Signature: [redacted]

Name: PHILLIP S LEIGHT
Address: [redacted] BC [redacted]
Signature: [redacted]

Name: Jessica Hanson
Address: [redacted] Lasqueti Island B.C.
Signature: [redacted]

Name: Victor Hanson
Address: [redacted] Lasqueti Island B.C.
Signature: [redacted]

Beneficiary Signatures:

Name: KATHIE GASCOIGNE

Address: [REDACTED], LASQUET B.C.

Signature: [REDACTED]

Name: REN WUJMAN

Address: [REDACTED]

Signature: [REDACTED]

Name: _____

Address: _____

Signature: _____

Name: _____

Address: _____

Signature: _____

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Name: _____

Address: _____

Signature: _____

Beneficiary Signatures:

Name: Shen Dao

Address: [redacted] Lasqueti [redacted]

Signature: per: shen-grantee

Name: Otis Woland

Address: [redacted]

Signature: [redacted]

Name: Tom Weierth

Address: [redacted] Lasqueti Isl BC [redacted]

Signature: [redacted]

Name: Jessica Slavik

Address: [redacted]

Signature: [redacted]

Name: Rob Pranic

Address: [redacted]

Signature: [redacted]

Name: Sam Somerby

Address: [redacted]

Signature: [redacted]

Name: Patrick Simard

Address: [redacted]

Signature: [redacted]

Name: Dayton Akre

Address: [redacted] Lasqueti Island BC [redacted]

Signature: [redacted]

Name: Jacob Bergen

Address: [redacted] Lasqueti Island

Signature: [redacted]

Name: Matheau Weinerth

Address: [redacted]

Signature: [redacted]

Name: Jessica Hepper
Address: [redacted] Lasqueti Island BC [redacted]
Signature: [redacted]

Name: Amanda Kennedy
Address: [redacted] LASQUETI BC [redacted]
Signature: [redacted]

Name: Alison Cromie
Address: [redacted] Lasqueti Island BC [redacted]
Signature: [redacted]

Name: BARRY HAWKSHAW
Address: [redacted] [redacted]
Signature: [redacted]

Name: David Eugster
Address: [redacted] Lasqueti BC [redacted]
Signature: [redacted]

Name: [redacted] DAVID Wilcox
Address: [redacted]
Signature: [redacted] Lasqueti [redacted]

Name: Dave Olsen
Address: [redacted], Lasqueti
Signature: [redacted]

Name: Jade Scanlan
Address: [redacted] [redacted]
Signature: [redacted]

Name: Anrca Chinnah
Address: [redacted] Lasqueti Island
Signature: [redacted]

Name: Danat Kukolj
Address: [redacted] Lasqueti Island BC [redacted]
Signature: [redacted]

Name: ERIC VANDEPOLL
Address: _____
Signature: _____

Name: Marina Hansen
Address: _____
Signature: _____

Name: Sheldon Broad
Address: _____
Signature: _____

Name: Ken Whitman
Address: _____
Signature: _____

Name: Nigel Kent
Address: _____
Signature: _____


Name: Walt Spring
Address: _____
Signature: _____

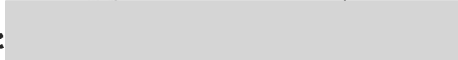
Name: Chris Martin
Address: _____
Signature: _____


Name: Annaliese Stewart
Address: _____
Signature: _____


Name: Richard Ayres
Address: _____
Signature: _____


Name: BAUCE McLUCKIE
Address: _____
Signature: _____

Name: Hirsten Eivrenawau
Address: Lasqueti
Signature: 

Name: John Lindsay
Address: Lasqueti
Signature: 

Name: For Klebe
Address: Lasqueti
Signature: 

Name: Judy Sanders
Address: Lasqueti
Signature: 

Name: James McIlreaney
Address: Lasqueti - Colman
Signature: 

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Address: _____
Signature: _____

Beneficiary Signatures:

Name: Gabriel Blondin

Address: [redacted] Lasqueti Island [redacted]

Signature: [redacted]

Name: Violet Rosehart

Address: [redacted] Lasqueti Island [redacted]

Signature: [redacted]

Name: _____

Address: _____

Signature: _____

Name: _____

Address: _____

Signature: _____

Name: _____

Address: _____

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Address: _____

Signature: _____

Name: _____

Address: _____

Signature: _____

From: Marie-Ange Fall [REDACTED]
Sent: Monday, February 24, 2025 2:49 PM
To: northphsub
Subject: Connected Coast

I am in favour of the Connected Coast fibre-optic cable landing at the Lasqueti barge ramp.

Marie-Ange Fall
Lasqueti, B.C.
[REDACTED]

From: daniel ayers [REDACTED]
Sent: Tuesday, February 25, 2025 5:49 PM
To: northphsub
Subject: Connected coast Lasqueti

Hi there,
I support the proposal to land fibre optic cable at the barge ramp in False Bay.
Thanks,
Daniel Jacobs
[REDACTED]
Lasqueti BC

From: catherine gilchrist [REDACTED]
Sent: Wednesday, February 26, 2025 1:17 PM
To: northphsub
Subject: Bylaw 104 PLRZ2024104

Regarding Fiber Optic Cable Landing on Lasqueti.

My vote to that issue is Yes.

Thank you, Catherine Gilchrist

[REDACTED] Lasqueti Sent from my iPad

From: Valeria de Rege [REDACTED]
Sent: Wednesday, February 26, 2025 8:09 AM
To: northphsub
Subject: Lasqueti island: NO to rezoning by the barge ramp for fibre optic cable (bylaw 104)

Hello, this is a vote against rezoning the portion of land by the barge ramp in order to land a fibre optic cable.

I am not opposed to fibre optics per se, but opposed to developing this particular location at this point. Feels like a big human intervention through land and water for something that is not at all certain or even likely to actually provide reliable affordable service to anyone on the island. There just isn't enough information about what will happen next.

So at this point (tho I am aware of the pressure and panic of this being our only chance), I do not support the proposal.

Thank you

Valeria de Rege

Full time Lasqueti resident since 1986

From: Josie Martens [REDACTED]
Sent: Wednesday, February 26, 2025 8:22 AM
To: northphsub
Subject: Fibre optic cable to Barge Ramp Area on Lasqueti Island

As a 30+ year full time resident of Lasqueti Island, I am in favor of allowing the fibre optic cable to be brought to the barge ramp area.

This does not mean I am in favor of more towers on Lasqueti, which is a separate issue.)

Thank you for including my opinion in the decision making process.

Josie Martens
[REDACTED]
[REDACTED]

Sent from my iPad

From: Norman [REDACTED]
Sent: Tuesday, February 25, 2025 9:44 PM
To: northphsub
Subject: Nay from the three of us , Norman , Audrey, and Chris martin

Sent from my iPhone

Nay from the three of us , Norman , Audrey, and Chris martin

Client:

CityWest & Strathcona Regional District

Project Description:

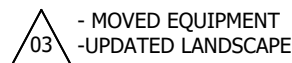
Bringing high-speed Internet accessibility to rural & remote communities along coastal BC, Haida Gwaii & Vancouver Island.

Prepared by:

Baylink Networks

1923 McLean Ave, Port Coquitlam,
BC. V3C 1N1

baylinknetworks.com
e-mail: info@baylinknetworks.com
Phone: (604) 786-5074



- MOVED EQUIPMENT
- UPDATED LANDSCAPE

Site Location

Lasqueti

Revision

Revision R04

Drawings List

Sheet Number	Sheet Title
01	00200 - Cover Sheet
02	A0201 - Legend
03	B0101 - Keymap
04	C0101 - Route Drawing
11	D0201 - Site Overview
12	D0202 - Site Detail
13	D0203 - Site Detail
14	E0201 - Trench & Splitpipe Specification
15	E0202 - Vault Specification
16	E0203 - Pole Mounted Solar Panel Specification
17	E0204 - Pole Mounted Solar Panel Specification
18	E0205 - Earthquake Sensor Specification
19	E0206 - Earthquake Sensor Specification

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	REV 4	2024/11/19	MOVED EQUIPMENT	DRAWN BY:	AO	2023/10/17					
	REV 3	2023/10/17	Moved Equipment	CHECKED BY:	AS	2023/10/20					
	REV 2	2023/01/09	Moved Equipment Location	APPROVED BY:	DD	2023/10/20					
	REV 1	2022/11/08	General Submission								
PREPARED FOR:			BLOCK:	Connected Coast	TITLE:00200 - Cover Sheet						
	CLASS:	SRD			BYL	CCN	PB12	LQT	P20002	00200	R04
	TYPE:	Lasqueti									
	SIZE:	Permit Block 12									Sheet: 01 of 18

LEGEND

EXISTING PLANT

- Parcel Data P/L P/L
- Shore Line - Low Water Mark LWM
- Shore Line - High Water Mark HWM
- Construction
- Tenures
- Landscaping
- BC Front Counter

EXISTING UTILITIES

- Electric Power Line E E
- Gas G G
- Storm ST ST
- Sanitary S S
- Water W W
- Existing Telecom T T

- Private Electrical Pole
- Electrical Pole
- BCHydro Main Switch
- BCHydro Underground Transformer
- BCHydro Service Box
- Gas Valve
- Live Gas Service Present
- Manhole
- Culvert
- Gutter

PROPOSED PLANT

- Telecom T T T
- Armor Protection ARM ARM ARM
- Power Conduit PC PC PC
- Telecom Conduit TC TC TC

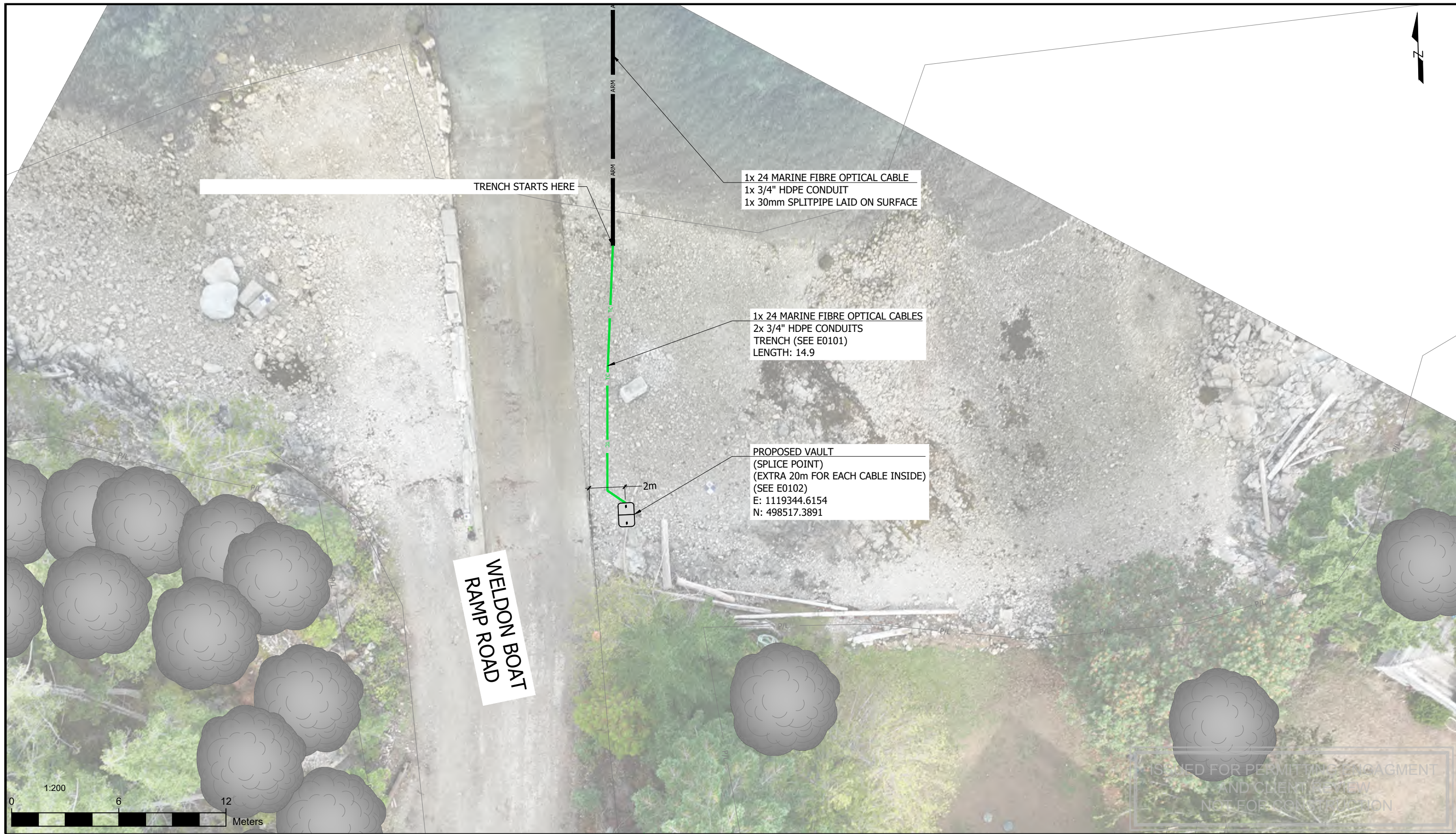
- Pole
- Structural Pole
- Cabinet
- Pole Mounted Cabinet
- Propane Tank
- Generator
- Baylink Vault
- Pull Box
- Junction Box (JB)
- Solar Panel

TERRAIN ILLUSTRATION

- Rock
- Vegetation
- Grass
- Asphalt
- Concrete
- Roof
- Trees
- Low Water Mark(LWM)
- High Water Mark (HWM)
- Eel Grass (Polyline)
- Eel Grass
- Clam Bed
- Kelp Bed
- Sponge
- Bathymetric Contour
- Contaminated Area

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		REV 2	2023/01/09	Moved Equipment Location	APPROVED BY:	DD	2023/10/20	
		REV 1	2022/11/08	General Submission				
PREPARED FOR: 	BLOCK: Connected Coast CLASS: SRD TYPE: Lasqueti SIZE: Permit Block 12	TITLE: A0201 - Legend						
		BYL	CCN	PB12	LQT	P20002	A0201	R04
							Sheet: 02 of 18	



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LEGEND			
EXISTING PLANT	EXISTING UTILITIES	PROPOSED PLANT	TERRAIN
Parcel Data - P/L	Electrical - E	Telecom - T	Rock
Low Water Mark - LWM	Gas - G	Armor Protection - ARM	Vegetation
High Water Mark - HWM	Storm - ST	Power Conduit - PC	Grass
Construction	Sanitary - S	Telecom Conduit - TC	Eel Grass
Tenures	Priv. Elect. Pole	Vault	Clam Bed
Landscaping	Main Switch	Pole	Kelp Bed
Water	Gas Valve	Propane Tank	Sponge
Existing Telecom - T	BC Hydro Transf. Culvert	Generator	
Front Counter BC		Pole Mounted Cabinet	

PREPARED BY:

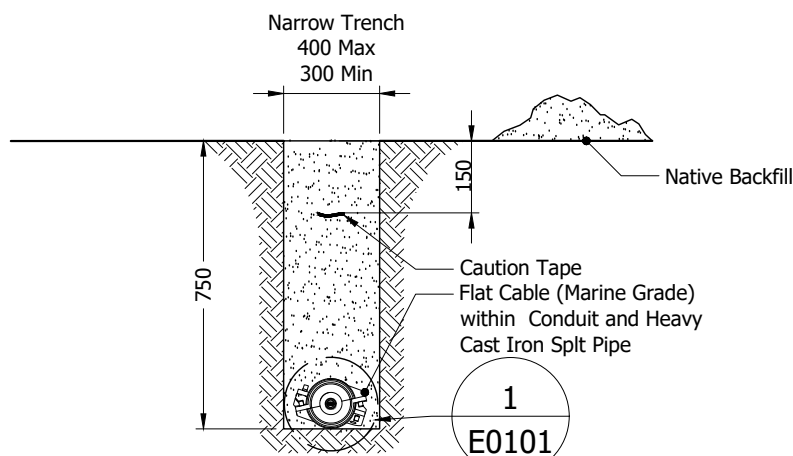
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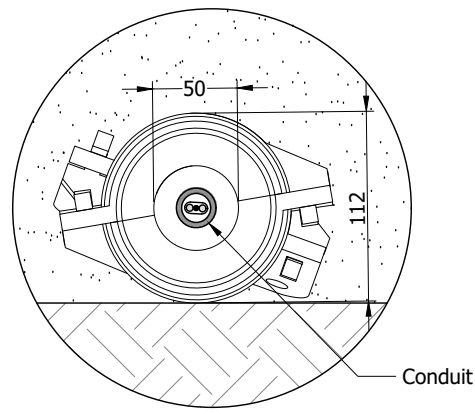
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REV 3	2023/10/17	Moved Equipment	CHECKED BY:	AS	2023/10/20
REV 2	2023/01/09	Moved Equipment Location	APPROVED BY:	DD	2023/10/20
REV 1	2022/11/08	General Submission			

BLOCK:	Connected Coast	TITLED0202 - Site Detail				
CLASS:	SRD					
TYPE:	Lasqueti	BYL	CCN	PB12	LQT	P20002
SIZE:	Permit Block 12	D0202	R04			

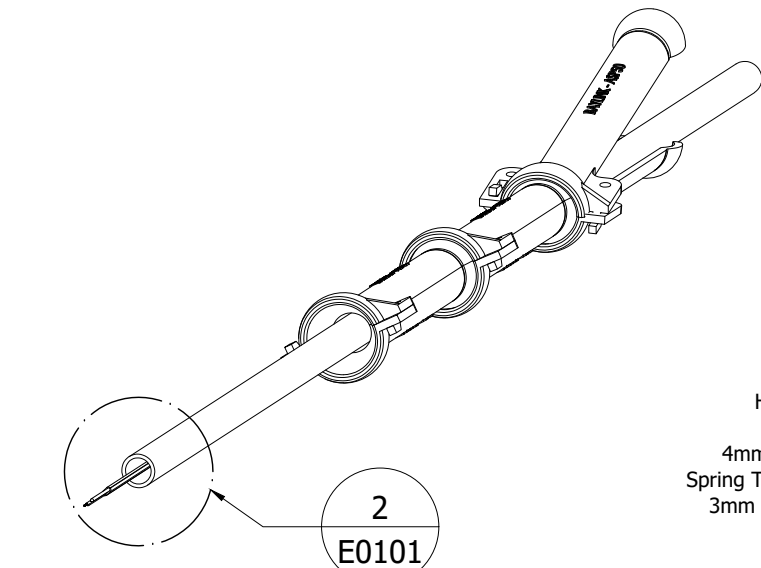
Sheet: 12 of 18



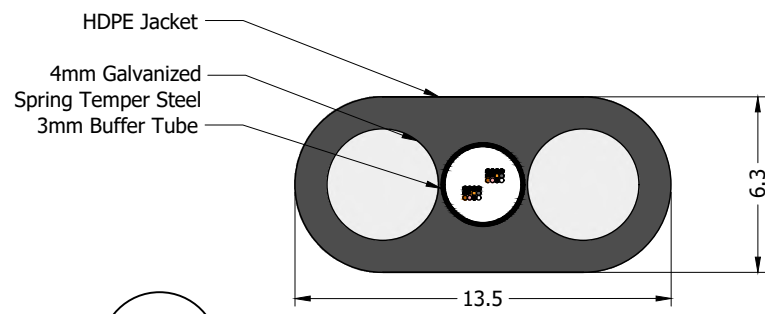
A Trench in Beach Area - Cast iron split pipe
E0101 Scale: 1:16



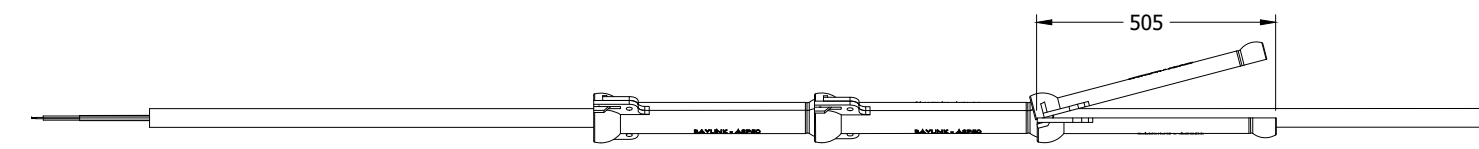
1 Flat Marine Cable in Armouring Protection
E0101 Scale: NTS



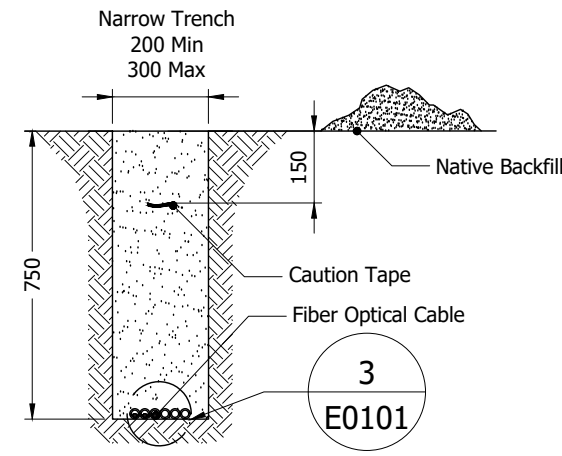
2 Isometric View: Cast Iron Split Pipe
E0101 Scale: 1:16



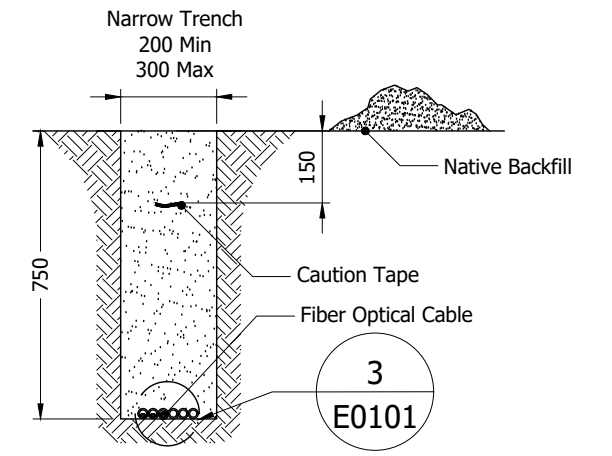
B Section: Marine Fiber Optical Cable
E0101 Scale: NTS



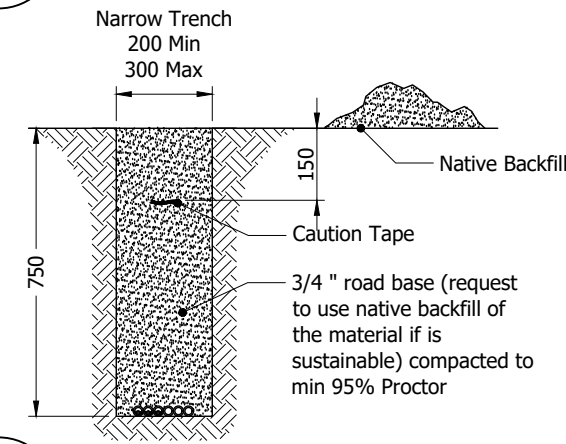
Side View - Heavy Iron Split Pipe
Note: The split pipe is applied to the HDPE conduit in sections. A one meter tail of HDPE protrudes from the split pipe at the submerged end of the system.



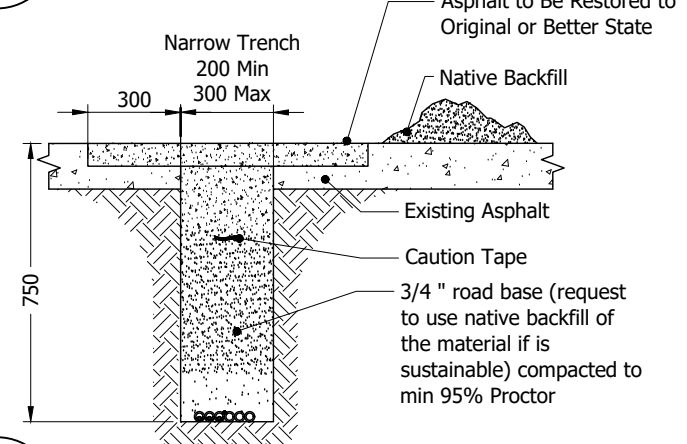
C Trench in Beach Area - Conduits
E0101 Scale: 1:16



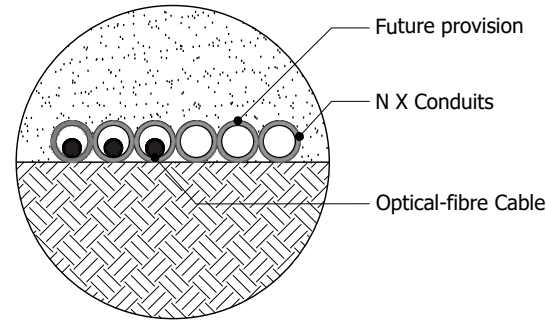
D Trench in Grassy Area
E0101 Scale: 1:16



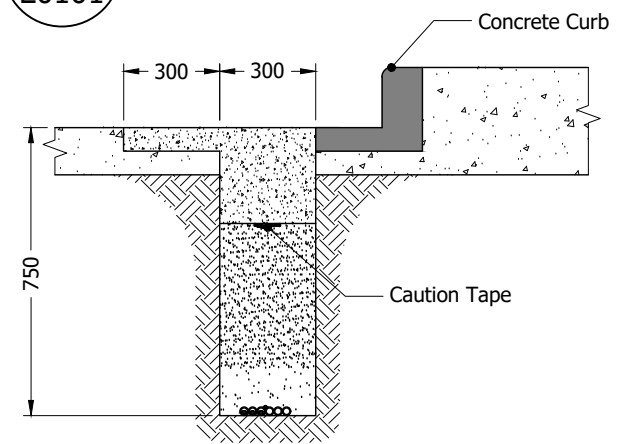
E Trench in Gravel Road
E0101 Scale: 1:16



F Trench in Asphalt Road/Path
E0101 Scale: 1:16



3 Detail Conduits
E0101 Scale: NTS



G Trench in Asphalt Area Near Sidewalk
E0101 Scale: 1:16

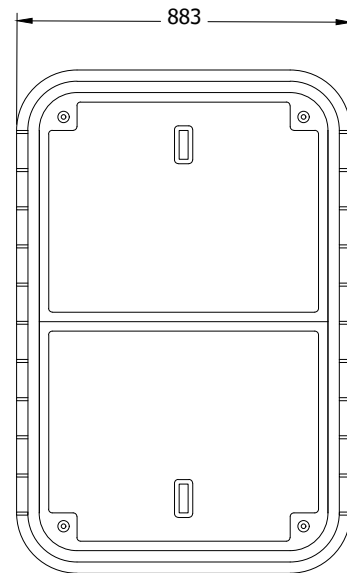
NOTE: UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN MILLIMETERS

MASTER DOCUMENT: BYL-EQP-CBI-CTY-012102-E0000_R01.DWG

PREPARED BY:		REV	YYYY/MM/DD	DESCRIPTION	DESIGNED BY:	CD	2022/10/07
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		REV 3	2023/01/18	Added EQ Sensor	CHECKED BY:	AS	2022/11/09
		REV 2	2023/01/09	Moved Equipment Location	APPROVED BY:	DD	2022/11/09
		REV 1	2022/11/08	General Submission			
PREPARED FOR:		PROJECT:	Connected Coast	TITLE:	E0101 - Trench & Splitpipe Specification		
		CUSTOMER:	SRD	BYL	CCN	PB11	LQT
		LOCATION:	Lasqueti	P20002	E0101	R04	
		SECTION:	Permit Block 11				Sheet: 13 of 17

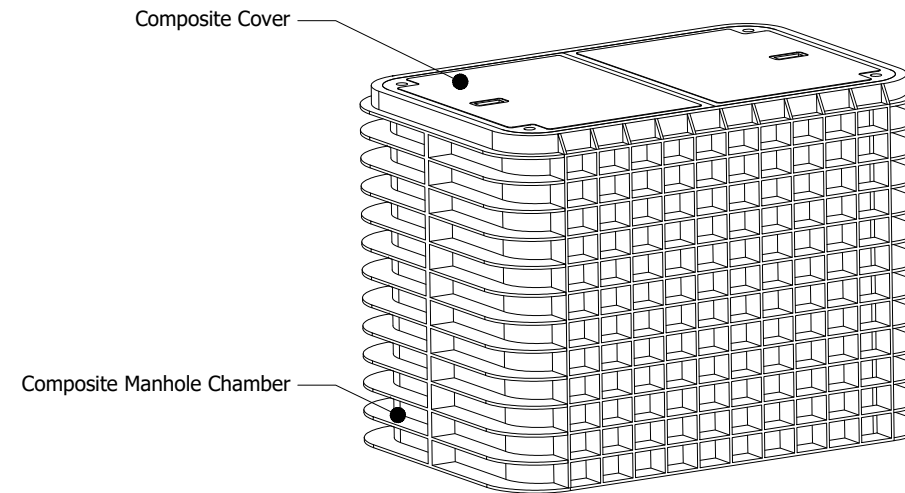
General notes:

1. Unless otherwise specified, dimensions are in millimeters.



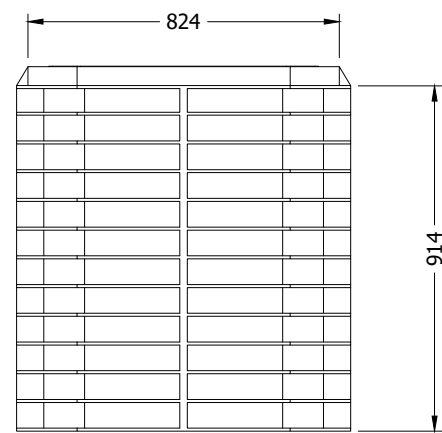
Top View: Composite Manhole Chamber

Scale: 1:20



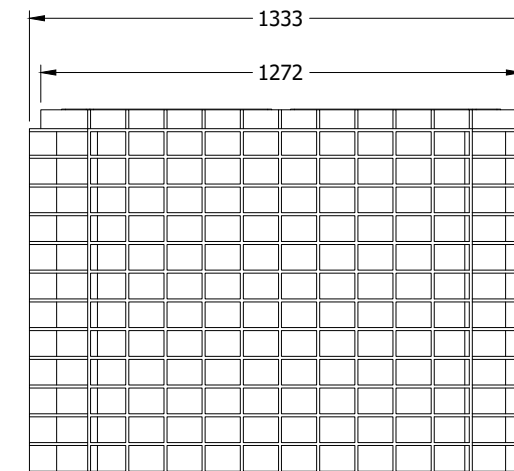
Isometric View: Composite Manhole Chamber

Scale: 1:20



Front View: Composite Manhole Chamber




Scale: 1:20

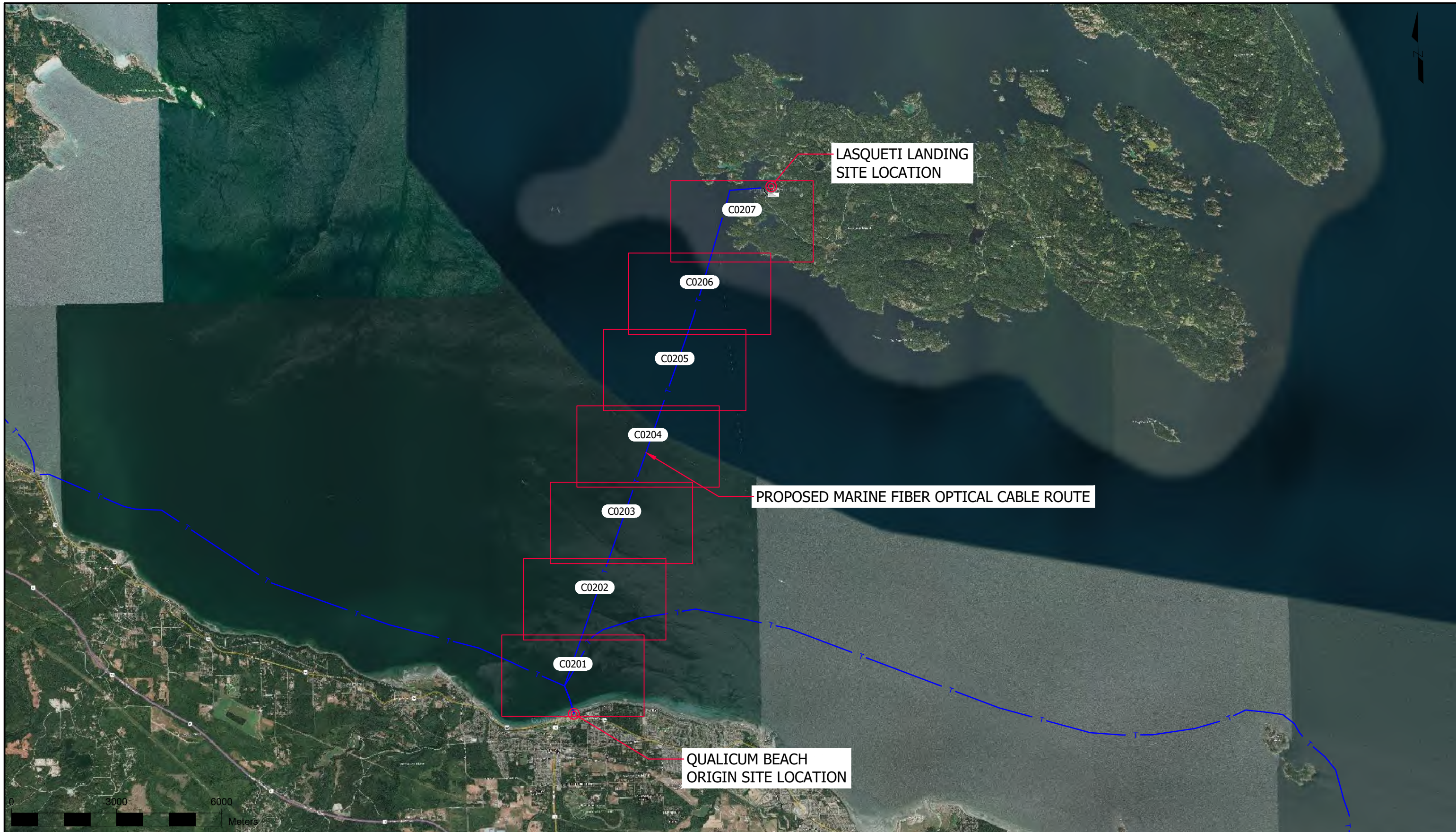


Side View: Composite Manhole Chamber

Scale: 1:20

MASTER DOCUMENT: BYL-EQP-ENC-VLT-032001-E0000_R01.DWG

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		REV 2	2023/01/09	Moved Equipment Location	APPROVED BY:	DD	2022/11/09
		REV 1	2022/11/08	General Submission			
PREPARED FOR:  	PROJECT: Connected Coast CUSTOMER: SRD LOCATION: Lasqueti SECTION: Permit Block 11	TITLE: E0102 - Vault Specification		BYL CCN PB11 LQT P20002 E0102 R04	Sheet: 14 of 17		



15.7592

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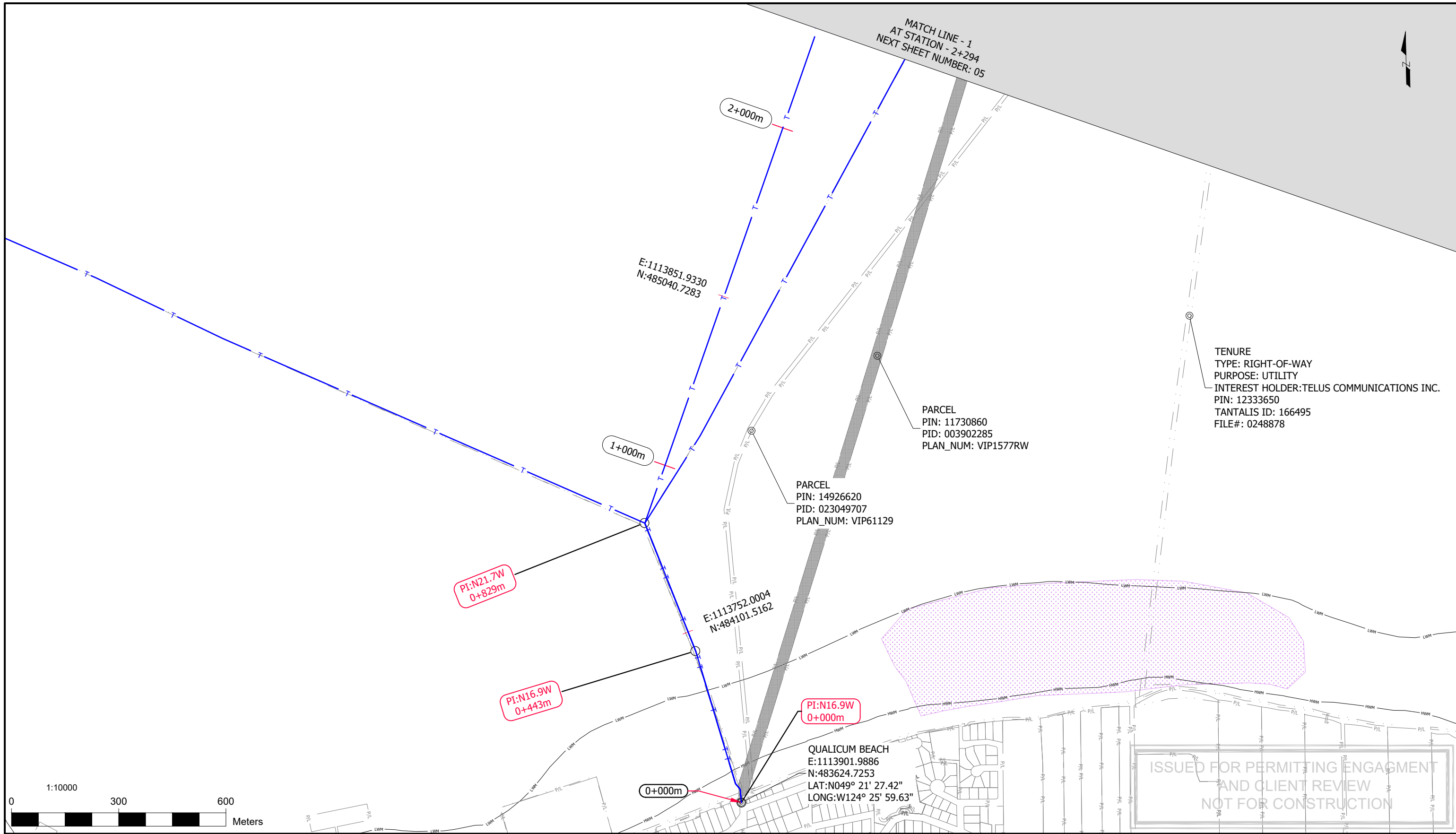
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REV	YYYY/MM/DD	DESCRIPTION	DESIGNED BY:	CD	2022/10/07
REV 4	--	N/A	DRAWN BY:	AO	2023/10/17
REV 3	2023/10/17	Moved Equipment	CHECKED BY:	AS	2023/10/20
REV 2	2023/01/09	Moved Equipment Location	APPROVED BY:	DD	2023/10/20
REV 1	2022/11/08	General Submission			

PROJECT: Connected Coast	TITLE: B0101 - Keymap						
CUSTOMER: SRD	BYL	CCN	PB12	LQT	P20002	B0101	R03
LOCATION: Lasqueti							
SECTION: Permit Block 12							
Sheet: 03 of 18							Sheet Size: 11X17



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REV	YYYY/MM/DD	DESCRIPTION																												
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APPROVED BY:	DD	2023/10/20																												
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BYL	CCN	PB12	LQT	P20002	C0101	R03																								

15.7642



MATCH LINE - 2
AT STATION - 4+604
NEXT SHEET NUMBER: 06

E:1114841.0136
N:487872.9923

4+000m

E:1114511.3201
N:486928.9043

3+000m

PARCEL
PIN: 11730860
PID: 003902285
PLAN_NUM: VIP1577RW

TENURE
TYPE: RIGHT-OF-WAY
PURPOSE: UTILITY
INTEREST HOLDER: TELUS COMMUNICATIONS INC.
PIN: 12333650
TANTALIS ID: 166495
FILE#: 0248878

MATCH LINE - 1
AT STATION - 2+294
PREVIOUS SHEET NUMBER: 04

E:1114181.6265
N:485984.8163

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	REV 2	2023/01/09	Moved Equipment Location	APPROVED BY:	DD	2023/10/20				
	REV 1	2022/11/08	General Submission							
PREPARED FOR:		BLOCK:	Connected Coast	TITLE: C0102 - Route Drawing						
		CLASS:	SRD	BYL	CCN	PB12	LQT	P20002	C0102	R03
		TYPE:	Lasqueti							
		SIZE:	Permit Block 12							Sheet: 05 of 18



MATCH LINE - 3
 AT STATION - 6+914
 NEXT SHEET NUMBER: 07

E:1115500.4006
 N:489761.1684

6+000m

E:1115170.7071
 N:488817.0804

5+000m

PARCEL
 PIN: 11730860
 PID: 003902285
 PLAN_NUM: VIP1577RW

TENURE
 TYPE: RIGHT-OF-WAY
 PURPOSE: UTILITY
 INTEREST HOLDER: TELUS COMMUNICATIONS INC.
 PIN: 12333650
 TANTALIS ID: 166495
 FILE#: 0248878

MATCH LINE - 2
 AT STATION - 4+604
 PREVIOUS SHEET NUMBER: 05



ISSUED FOR PERMITTING ENGAGEMENT
 AND CLIENT REVIEW
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			REV 4	--	N/A	DRAWN BY:	AO	2023/10/17
			REV 3	2023/10/17	Moved Equipment	CHECKED BY:	AS	2023/10/20
			REV 2	2023/01/09	Moved Equipment Location	APPROVED BY:	DD	2023/10/20
			REV 1	2022/11/08	General Submission			
PREPARED FOR: 		BLOCK: Connected Coast		TITLE: C0103 - Route Drawing				
		CLASS: SRD		BYL	CCN	PB12	LQT	P20002
		TYPE: Lasqueti		C0103	R03			
		SIZE: Permit Block 12		Sheet: 06 of 18				

15.7739

Sheet Size: 11X17
 Plot Date: July 15, 2024



MATCH LINE - 4
AT STATION - 9+224
NEXT SHEET NUMBER: 08

9+000m

E:1116159.7877
N:491649.3444

8+000m

PARCEL
PIN: 11730860
PID: 003902285
PLAN_NUM: VIP1577RW

E:1115830.0942
N:490705.2564

7+000m

MATCH LINE - 3
AT STATION - 6+914
PREVIOUS SHEET NUMBER: 06

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BAYLINK networks

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PREPARED FOR:
CityWest



REV	YYYY/MM/DD	DESCRIPTION	DESIGNED BY:	CD	2022/10/07
REV 4	--	N/A	DRAWN BY:	AO	2023/10/17
REV 3	2023/10/17	Moved Equipment	CHECKED BY:	AS	2023/10/20
REV 2	2023/01/09	Moved Equipment Location	APPROVED BY:	DD	2023/10/20
REV 1	2022/11/08	General Submission			

BLOCK:	Connected Coast	TITLE: C0104 - Route Drawing						
CLASS:	SRD	BYL	CCN	PB12	LQT	P20002	C0104	R03
TYPE:	Lasqueti							
SIZE:	Permit Block 12							



MATCH LINE - 5
AT STATION - 11+534
NEXT SHEET NUMBER: 09

E:1117148.8682
N:494481.6084

11+000m

E:1116819.1747
N:493537.5204

PARCEL
PIN: 11730860
PID: 003902285
PLAN_NUM: VIP1577RW

10+000m

E:1116489.4812
N:492593.4324

MATCH LINE - 4
AT STATION - 9+224
PREVIOUS SHEET NUMBER: 07

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PREPARED FOR:
CityWest and **Strathcona REGIONAL DISTRICT**

REV	YYYY/MM/DD	DESCRIPTION	DESIGNED BY:	CD	2022/10/07
REV 4	--	N/A	DRAWN BY:	AO	2023/10/17
REV 3	2023/10/17	Moved Equipment	CHECKED BY:	AS	2023/10/20
REV 2	2023/01/09	Moved Equipment Location	APPROVED BY:	DD	2023/10/20
REV 1	2022/11/08	General Submission			

BLOCK: Connected Coast
CLASS: SRD
TYPE: Lasqueti
SIZE: Permit Block 12

TITLE: C0105 - Route Drawing

BYL	CCN	PB12	LQT	P20002	C0105	R03
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Sheet: 08 of 18

MATCH LINE - 6
AT STATION - 13+811
NEXT SHEET NUMBER: 10



E:117731.0390
N:496394.4356

PARCEL
PIN: 11730860
PID: 003902285
PLAN_NUM: VIP1577RW

13+000m

E:117452.7036
N:495433.9516

12+000m

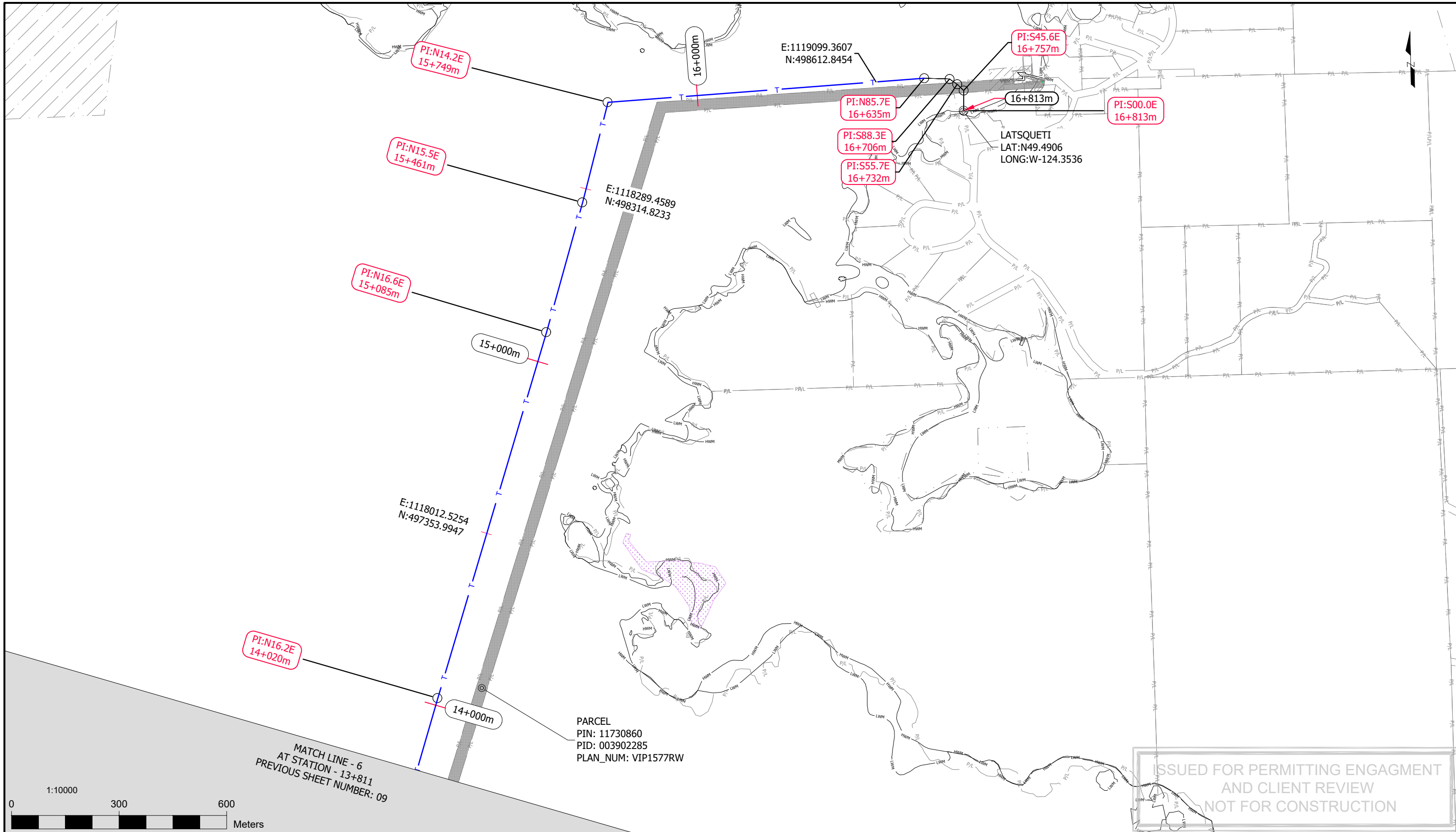
PI:N19.3E
11+997m

MATCH LINE - 5
AT STATION - 11+534
PREVIOUS SHEET NUMBER: 08

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			REV 3	2023/10/17	Moved Equipment	CHECKED BY:	AS	2023/10/20
			REV 2	2023/01/09	Moved Equipment Location	APPROVED BY:	DD	2023/10/20
			REV 1	2022/11/08	General Submission			
PREPARED FOR: 		BLOCK: Connected Coast		TITLE: C0106 - Route Drawing				
		CLASS: SRD		BYL	CCN	PB12	LQT	P20002
		TYPE: Lasqueti		C0106	R03			
		SIZE: Permit Block 12		Sheet: 09 of 18				



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REV	YYYY/MM/DD	DESCRIPTION																
REV 4	--	N/A																
REV 3	2023/10/17	Moved Equipment																
REV 2	2023/01/09	Moved Equipment Location																
REV 1	2022/11/08	General Submission																
PREPARED FOR: 	BLOCK: Connected Coast CLASS: SRD TYPE: Lasqueti SIZE: Permit Block 12	TITLE: C0107 - Route Drawing BYL CCN PB12 LQT P20002 C0107 R03 Sheet: 10 of 18																

15.7933

Plot Date: July 15, 2024
Sheet Size: 11X17"

CONNECTED COAST



Bringing high-speed internet to rural and remote communities along the BC coastline, Haida Gwaii and Vancouver Island.

Island Trust Lasqueti Island – July 15, 2024

BROADBAND DECLARED BASIC SERVICE TO ALL CANADIAN COMMUNITIES

A new FUND
for projects
that will help
ensure that...

by 2021, 90% of Canadian homes and small businesses have access to fixed broadband services that offer:



SPEEDS OF
↓ 50 MBPS
↑ 10 MBPS



UNLIMITED DATA
ALLOWANCE

Canadians have access to the latest wireless technology at their homes, small businesses and on the road.



CONNECTIVITY

- CRTC universal service objective that Canadians – in all communities should have access to voice services and broadband internet access services on fixed and mobile wireless networks with a target speed of 50 Mbps down/10 Mbps up and unlimited data allowance
- Funding for projects across Canada from the Connect to Innovate Program, CRTC fund, Universal Broadband fund and Economic Recovery Intake

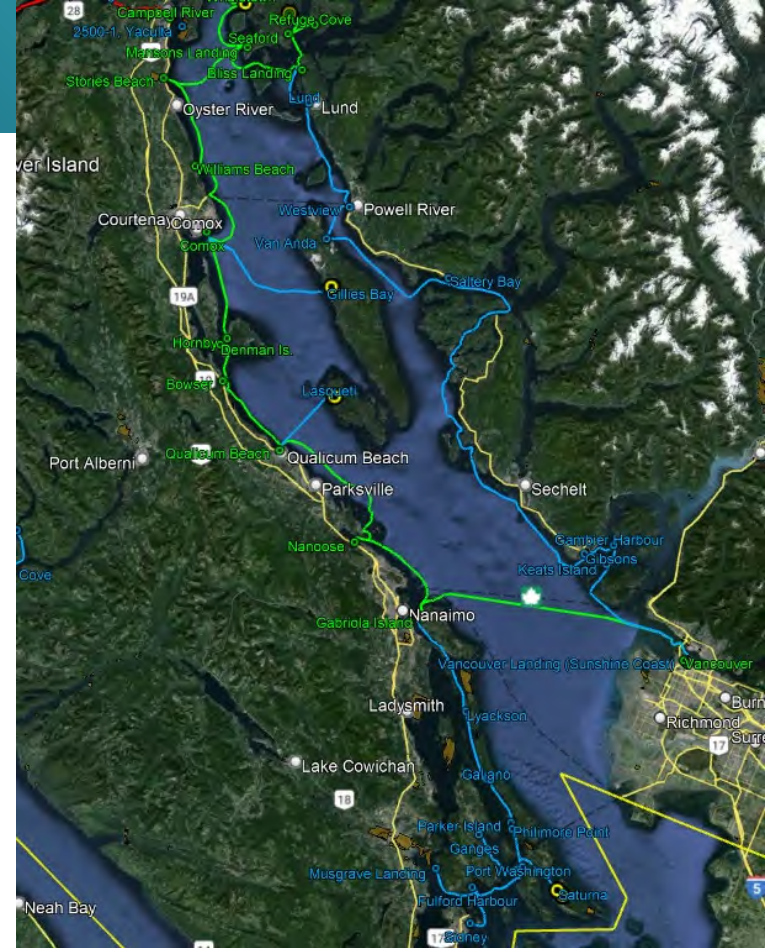
Connected Coast Project

- Through federal and provincial funding, as well as funding from the partners, the Connected Coast project (a partnership of Strathcona Regional District and CityWest) is permitting and installing a marine cable system.
- The 3400 km of cable will connect approximately 139 coastal communities along the BC coast.
- NRCan and Coast Guard funding connections to lighthouses and to new earthquake early warning sensors.
- Fibre provides the highest quality connectivity.



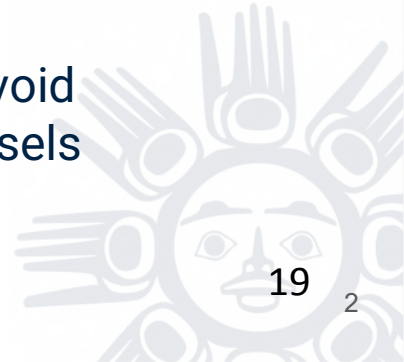
Regulatory approvals

- Cable is being planned, permitting and installed by “block” between 2021 and 2025
- Approval under *Navigable Waters Act* for some cable sections
- BC tenure for placement on seabed
- BC Park Use Permits
- Requests for Review submitted to DFO for some landings and permit under *Species at Risk Act* for salvage of Northern abalone required at some landings
- Permits under *Heritage Conservation Act* required at some landings through archaeological sites
- Impact assessments for cable sections within federal seabed / land – Indian Reserves, port authorities, Coast Guard landings, Pacific Rim Park Reserve



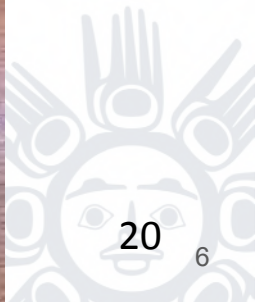
Engagement

- 70 First Nations – letters of support received from those nations being connected
 - Regional Districts, municipalities and local communities
 - Tenure holders
 - Pacific Pilotage Authority and BC Coast Pilots
 - Fishing associations and groups
 - Local Harbour Authorities
 - Council of BC Yacht Clubs
 - DFO Habitat and Conservation
-
- We have received input on cable routing including key areas to avoid
 - Have heard interest regarding improved communications for vessels on the water and interest in future connections



Fiber and subsea deployment

- Cable is 13.5 mm x 6.3 mm
- Placed on the seabed by vessel with a splice every 10 km
- Some sections now installed
- Cable added to marine charts
- As-build files available: [Operations - Connected Coast](#)
- Cable will break at 4400 kg force
- Have a call-in number for mariners who believe they may have snagged the cable
- Have redundancy built into most of the cable route
- Quick repairs



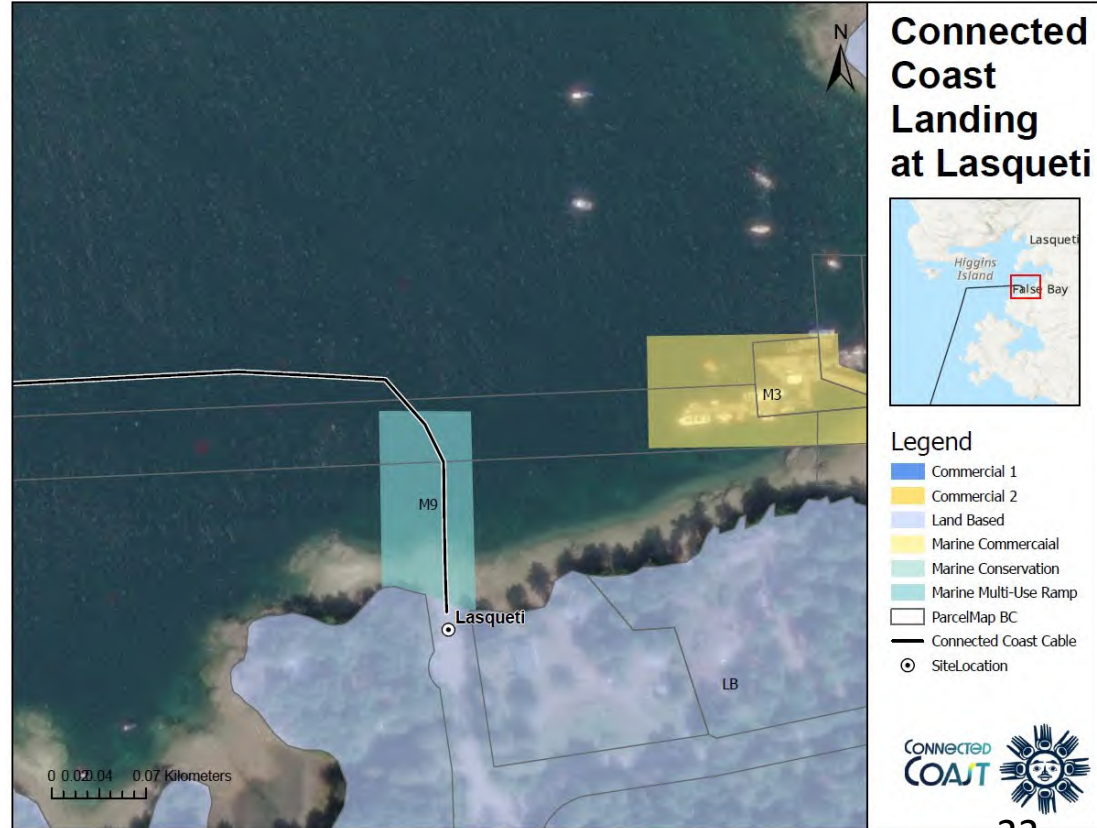
Shore landings

- Working around sensitive habitat
- Place split pipe over cable for protection
- Install in soft substrate, where possible and burial to 0.6m
- Cable connects to a vault and then cabinet for distribution
- Avoid important habitat, where possible
- Mitigation and monitoring



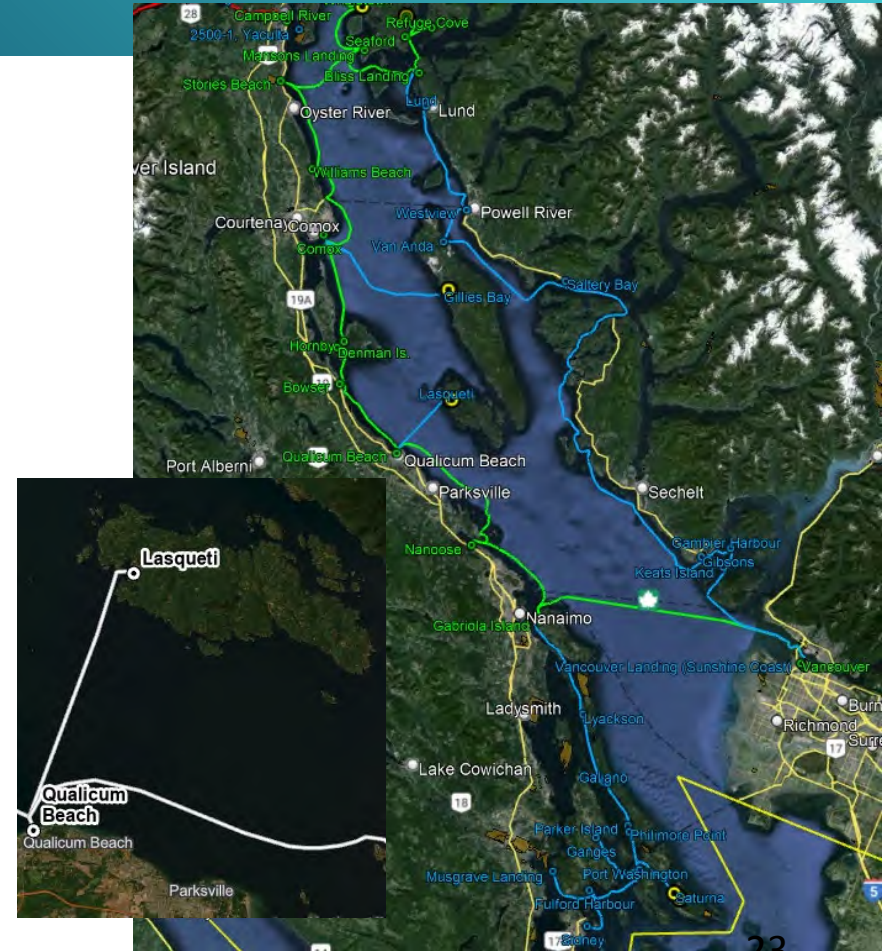
Lasqueti Cable Alignment

- The Marine conservation zone inhibits connecting the community to future utilities and the fiber network.
- Bylaw text amendments needed
 - M9 - Marine Multi-use Ramp
 - M1- Marine General
 - LB - Land Based



Current Permit Progress

- BC WLRs consulting for links from Qualicum to Lasqueti.
- BC WLRs, Archaeology Branch and Transport Canada have consulted on permits to date and are now consulting on Block 8 (Fulford to Gabriola).
- Approval under *Navigable Waters Act* for cable section Lyackson to Gabriola as within Nanaimo Port Authority jurisdiction.
- Heritage Site Alteration Permits required for split pipe through shell middens at Galiano and Phillimore Point.
- First Nations communities and reserves now connected (Klahoose, We Wai Kai, Nanoose) or to be (Lyackson on Valdez) within marine territory.



Next steps

- Any questions or comments?

CONNECTED
COAST





PERMIT TO CONSTRUCT, USE, AND MAINTAIN WORKS WITHIN THE RIGHT-OF-WAY OF A PROVINCIAL PUBLIC HIGHWAY

PURSUANT TO TRANSPORTATION ACT AND/OR THE INDUSTRIAL ROADS ACT AND/OR THE MOTOR VEHICLE ACT AND/OR AS DEFINED IN THE NISGA'A FINAL AGREEMENT AND THE NISGA'A FINAL AGREEMENT ACT.

BETWEEN:

The Minister of Transportation and Infrastructure
Central Vancouver Island Area
Third Floor
2100 Labieux Road
Nanaimo, BC V9T 6E9
Canada

("The Minister")

AND:

Strathcona Connected Coast Network Corporation
990 Cedar Street
Campbell River, British Columbia V9W 7Z8

("The Permittee")

WHEREAS:

- A. The Minister has the authority to grant permits for the auxiliary use of highway right of way, which authority is pursuant to both the Transportation Act and the Industrial Roads Act, the Motor Vehicle Act, as defined in the Nisga'a Final Agreement and the Nisga'a Final Agreement Act.
- B. The Permittee has requested the Minister to issue a permit pursuant to this authority for the following purpose:

The installation, operation, and maintenance of a Fiber-Optic Telecommunications Line and Underground Vault within Weldon Boat Ramp Road, Lasqueti Island in the vicinity of Lot A, Section 31, Lasqueti Island, Nanaimo District, Plan VIP74002 as shown on drawing BYL-CCN-PB11-LQT-P20002-00100-R04
- C. The Minister is prepared to issue a permit on certain terms and conditions.

ACCORDINGLY, the Minister hereby grants to the Permittee a permit for the Use (as hereinafter defined) of highway right of way on the following terms and conditions:

- 1. That the construction and maintenance of the said works is carried out to the satisfaction of the Regional Director.
- 2. That, before opening up any highway or interfering with any public work, intimation in writing of the intention to do so must be given to the District Official at least seven days before the work is begun.
- 3. That any person appointed by the Regional Director for the purpose shall have free access to all parts of the works for the purpose of inspecting the same.
- 4. That the construction of the said works shall be commenced on or after OCTOBER 29, 2024, and shall be prosecuted with due diligence and to the satisfaction of the Regional Director and shall be completed on or before MARCH 31, 2025.
- 5. (a) The highway must at all times be kept open to traffic. The roadway must be completely restored for traffic as soon as possible. At all times the permittee must safeguard the traveling public.
(b) That, unless with the consent of the Regional Director, no more than forty-five (45) metres of pipe-track or other excavation in any public highway is to be kept open at one time.
(c) All excavation work must be carried out in accordance with the BC Occupational Health and Safety Regulation. Care shall be taken to protect adjacent property.



(d) That all excavations shall be carefully backfilled with suitable material, which is to be tamped into place, and that the permittee shall restore the surface of the road and shoulders and ditches at their own expense. All surplus material is to be removed from the Provincial Crown lands or deposited where and as required by the District Official of the Ministry of Transportation and Infrastructure. The permittee is financially responsible for any maintenance works required on said ditch for a period of one year. The Ministry will carry out the necessary remedial work and invoice the permittee monthly.

(e) The pipeline crossing installation is to be placed by drilling and (or) jacking in such a manner as to afford minimum grade settlement. No water jetting will be permitted. That where, in the opinion of the District Official, an excavation or opening for a pipeline crossing installation could be made which would not be detrimental to the highway or its users, permission will be granted for said works. On throughways, freeways, and main highways no open cuts will be allowed.

(f) That all pipelines in excess of a nominal diameter of 5 cm., whether gas, oil, water, pressure sewers, conduits, etc., shall be installed where indicated by the District Official, encased in a steel casing-pipe or conduit-pipe of sufficient strength to withstand all stresses and strains resulting from the location, such casing to extend the full width of the highway right-of-way if deemed necessary to the District Official. The ends of the casing-pipe shall be suitably sealed and, if required, properly vented above the ground with vent-pipes not less than 5 cm. in diameter and extending not less than 1.2 metres above ground surface. Vent-pipes shall be connected 30 cm. from the ends of the casing-pipe, and the top of each vent shall be fitted with a turn-down elbow, properly screened and equipped with identification markers.

All pipelines of non-rigid material, i.e., plastic or copper, of any diameter, shall be cased, or embedded in sand.

The inside diameter of the casing-pipe shall be at least 25 percent larger than the outside diameter of the pipeline. The casing-pipe shall be installed with an even bearing throughout its length, and in such a manner so as to prevent leakage, except through the vents.

The top of the casing-pipe, or the pipeline where casing is not required, shall be located as directed by the District Official, and shall in no case be less than 1.2 metres below the surface of the highway and not less than 75 cm below the highway ditches. Pipelines must not obstruct drainage structures or ditches or interfere with traffic on the highway or with highway maintenance.

6. That where the work for which permission is hereby granted comes in contact with any bridge, culvert, ditch, or other existing work, such existing work must be properly maintained and supported in such manner as not to interfere with its proper function during the construction of the new work, and on the completion of the new work the bridge, culvert, ditch, or other existing work interfered with shall be completely restored to its original good condition.
7. That, when necessary, all excavations, materials, or other obstructions are to be efficiently fenced, lit, and watched, and at all times every possible precaution is to be taken to ensure the safety of the public.
8. The Permittee shall indemnify and save harmless the Ministry, its agents and employees, from and against all claims, liabilities, demands, losses, damages, costs and expenses, fines, penalties, assessments and levies made against or incurred, suffered or sustained by the Ministry, its agents and employees, or any of them at any time or times, whether before or after the expiration or termination of this permit, where the same or any of them are based upon or arise out of or from anything done or omitted to be done by the Permittee, its employees, agents or Subcontractors, in connection with the permit.
9. That the permission herein granted to use and maintain the works is only granted for such times as the land or public work in, upon, or over which the said works are constructed is under the jurisdiction of the Minister of Transportation and Infrastructure. This permission is not to be construed as being granted for all time and shall not be deemed to vest in the permittee any right, title or interest whatsoever in or to the lands upon which the works are constructed. Should the lands affected at any time be included within that of an incorporated municipality or city, this permission shall become void, unless the works are on a highway duly classified as an arterial highway pursuant to Section 45 of the Transportation Act.
10. That after receiving notice in writing of the intention on the part of the Provincial Government to construct, extend, alter, or improve any public work, the person or persons responsible for the maintenance of the works for which permission is hereby granted shall within six weeks move or alter such work at their own expense to such new positions or in such manner as may be necessitated by the construction, extension, alteration, or improvement proposed to be carried out by the Provincial Government.
11. That while reasonable care will be taken on the part of the Provincial Government to do as little damage as possible to any private work in the carrying out of the construction, extension, alterations, improvement, repair, or maintenance of any public work adjacent thereto, the Provincial Government can accept no responsibility for any kind of such damage.
12. That the permission hereby granted to construct, use, and maintain work is granted without prejudice to the provisions of the Transportation Act, or other Acts governing Crown lands and public works or their use by the public.
13. That this permission shall be in force only during such time as the said works are operated and maintained by the applicants, to the entire satisfaction of the Regional Director.
14. That the Ministry will not be responsible for grade changes on accesses caused by reconstruction of any Provincial highway.
15. This permit is valid only for the specific works stated herein. Any alterations or additions must be covered by a separate permit.



16. This permit may be canceled, at the discretion of the Minister, without recourse should the permittee fail to comply with all the terms of the permit. Thirty days' notice will be given before cancellation.
17. When the requirements of the Ministry necessitate use of the said lands for Provincial purposes, at the discretion of the Minister, this permit may be canceled.
18. That these works shall be identified with this permit number in a manner satisfactory to the District Official of the Ministry of Transportation and Infrastructure.
19. As a condition of this permit, the permittee unconditionally agrees with the Ministry of Transportation and Infrastructure that the permittee is the prime contractor or will appoint a qualified prime contractor, as described in Section 24 of the Workers Compensation Act, for the purposes of the work described by this permit, at the work location described in this permit, and that the permittee or designated prime contractor will observe and perform all of the duties and obligations which fall to be discharged by the prime contractor pursuant to the Workers Compensation Act and the Occupational Health and Safety Regulation.
20. The Permittee is advised and acknowledges that the following hazards may be present at the work location and need to be considered in coordinating site safety: overhead hazards, particularly electrical or telecommunications lines; buried utilities, particularly electrical, telecommunication, and gas lines; traffic, danger trees, falling rocks, and sharp or infectious litter.
21. Any works within the Ministry right-of-way that fall within the scope of "practice of professional engineering" or "practice of professional geoscience" under the Professional Governance Act and the Engineers and Geoscientists Regulation will be performed by a Professional and shall comply with this Ministry's "Professional Assurance Guidelines". The Guidelines can be viewed on the Ministry's website at <https://www2.gov.bc.ca/assets/gov/driving-and-transportation/transportation-infrastructure/engineering-standards-and-guidelines/technical-circulars/2023/t01-23.pdf>
22. The Permittee is responsible for preventing the introduction and spread of noxious weeds on the highway right-of-way as defined by the British Columbia Weed Control Act and Weed Control Regulation.
23. In accordance with Sections 000.03 Non-Ministry Developments on Ministry Land or That are Intended to Become Ministry Assets and 165.20 Archaeological and Paleontological Discoveries of the Design Build Standard Specification for Highway Construction - In the event that any item of archaeological, heritage, historical, cultural or scientific interest is found on the project site, the following Chance Find Procedure shall apply:

Such item(s) shall remain the property of the Province and the Permittee shall, on making or being advised of such a find, immediately cease operations in the affected area, minimize activities which create ground disturbance in and adjacent to the affected area, and notify the District Official and the Archaeology Branch of the British Columbia Ministry of Forests, Lands, Natural Resource Operations and Rural Development [Ministry of Forests]. Work shall not resume within 30 m of the discovery site until an appropriate directive has been received from that agency.

To protect archaeological and paleontological sites that are situated within or adjacent to a project site, the Permittee may be required to use a variety of mitigative measures, including but not limited to drainage or erosion control, slope stabilization measures, or erecting fences or other suitable barriers to protect archaeological or paleontological sites that are situated within or adjacent to a project site. These measures, with any negotiated extensions of time for completion of the Works they require, will be determined and adopted at the discretion of the District Official. The costs associated with such mitigative measures will be borne by the Permittee.

A buffer zone, in which no land alteration or other activity is permitted, may be required to ensure adequate site protection. The width of this buffer zone shall be determined by the District Official in consultation with a representative of the Archaeology Branch of the British Columbia Ministry of Forests, Lands, Natural Resource Operations and Rural Development [Ministry of Forests]. The Permittee shall be responsible for the actions of employees and subcontractors with respect to site vandalism and the unlicensed collection of artifacts from Designated archaeological sites in and around the work location.

The Permittee shall ensure that all workers and Subcontractors are fully aware of these requirements and processes.
24. The Permittee shall obtain and maintain Commercial General Liability insurance including non-owned automobile and contractual liability insurance in an amount of not less than \$2,000,000.00. The insurance shall comply with all terms and conditions of the Ministry Certificate of Insurance (H0111) and evidence of such insurance shall be given by way of a duly completed H0111. All insurance coverage shall be issued with insurers acceptable to the Ministry and issued by companies licensed to transact business in the Province of British Columbia and Canada.
25. Excavations across entrances

Excavations across entrances, whether private or commercial, must be backfilled and thoroughly compacted by the end of the current working day. The surface must be restored, whether paved or gravel, to its original condition within 48 hours.

Affected property owners must be notified at least 48 hours in advance before excavating a driveway.



26. Protection of Survey Monuments

The Permittee shall be responsible for the preservation during construction of all geodetic benchmarks, survey monuments and property markers on the right-of-way. The Permittee shall use, at no expense to the Ministry, a British Columbia Land Surveyor to replace any survey monuments destroyed or damaged as a result of the Permittee's negligence. At locations where construction work will cover or destroy such markers, the Permittee shall not move or remove them until written direction is received from the Ministry Representative.

27. Protection of Roads

The Permittee shall ensure all equipment working on or hauling material on to and from the Site does not damage or deposit material onto any part of an existing roadway. Materials spilled onto the public roadways or driveways opened to public traffic shall be cleaned up immediately. The Permittee has the full responsibility to repair any damage to existing highways, local roads and driveways caused by its construction equipment and/or operations.

28. Accommodation of Traffic

The Permittee shall, at their cost, supply, erect, and maintain standard traffic control devices in accordance with the Ministry of Transportation and Infrastructure Traffic Management Manual for Work on Roadways and Occupational Health and Safety Regulation.

29. Trenching Standards

Pavement must be cut by hand or approved mechanical means in straight lines parallel to the trench centerline.

Distance from a pavement cut to the edge of the trench must be at least 150 mm or sufficient to ensure the pavement will not be undermined by sloughing.

Except where trenching is well clear of the road shoulder, all excavated material must be removed from the site immediately.

Stockpiling of native material adjacent to the trench is not permitted.

Trenches must be backfilled or adequately covered at the end of the workday.

Trench shoring must conform to WorkSafe BC standards and is to be used where soil conditions warrant. Extreme care must be taken to avoid sloughing of the trench sides to minimize damage to the subgrade beyond the limits of excavation.

30. Trench Backfill

Pipe bedding must conform to industry standards.

Where sloughing of trench sides has undermined the pavement, the pavement must be marked with a painted line showing the extent of the damaged area. Pavement must be removed from this area and the voids filled and compacted in accordance with backfill requirements.

Trenches must be backfilled with granular material that meets Ministry standards as set out in Section 202.02 (Table 202-C), 2016 Standard Specifications for Highway Construction and all subsequent interim revisions and updates, in accordance with the following minimum requirements:

(a) Sub-base material must meet or exceed specified requirements for Select Granular Subbase aggregates.

(b) Crushed Base Course depth is to match existing depth but must not be less than 300 mm compacted thickness and consist of "25 mm minus" WGB (or IGB) crushed aggregate.

Backfill must be placed in layers not exceeding 150 mm compacted thickness and shall be compacted with approved tamping equipment to a minimum of 95 percent Proctor density to within 300 mm of the surface and 100 percent for the final 300 mm.

31. Temporary Patching

As soon as any portion of the highway can be re-opened to traffic, a temporary asphalt patch must be applied.

32. Permanent Patching

Pavement edges must be cut, made true and straight, cleaned, and primed before installing a final patch.

Asphalt concrete must be restored to the same thickness as the existing surface or to a minimum of 75 mm thickness, whichever is greater. Asphaltic concrete must meet Ministry standards as set out in Section 502, Standard Specifications for Highway Construction.

Asphalt concrete is to be laid in two or more lifts or layers. Each lift is to be thoroughly compacted before successive lifts are applied.

The Permittee will ensure that the permanent pavement patch is to Ministry standards for one year from the date that the patch is installed.



- 33. Highest Standards Apply
Where the Ministry and a regulator both set a standard or requirement in a particular area, the highest or most stringent of the two will apply to any installation on highway right-of-way.
34. The Permittee will be responsible for any damage to existing overhead or underground utilities in the area covered by this permit.
35. Clean Up
All unsuitable material and inorganic debris shall be removed from the project area. All surplus or unsuitable organic waste and debris shall be removed from the site unless its complete burning is approved by the Designated Ministry Official in compliance with the B.C. Open Burning Smoke Control regulation.
36. Revegetation Seeding
Sites are to be reseeded to standards set out in Section 757, Standard Specifications for Highway Construction.
37. Depth of Bury
Electrical Power Cable shall in no case be less than 1.2 metres below the surface of the highway, not less than 1.0 metres below the highway Design Ditch Invert and 1.0 metres elsewhere in the right-of-way.
Fibre optics and telecommunications shall in no case be less than 1.2 metres below the surface of the highway, not less than 0.75 metres below the highway Design Ditch Invert and 0.75 metres elsewhere in the right-of-way.
38. Above-ground Markers
Above-ground markers are required. Markers must be placed at both ends of crossings at the right-of-way edge and at 200-metre intervals for installations that run parallel to the centreline of the highway.
Standard markers are to be approved, and the following information must appear on the marker: warning notice; the type of installation; name of the operating company; and an emergency telephone response number.
39. Underground Markers
An underground marker must be installed with any fibre optic cable which does not include a metallic tracer line. The marker must make it possible to locate the line with a readily available electronic device. Metallic tape of 12-gauge copper wire may be used for this purpose.
A plastic warning tape must be spread above electric power cable, fibre optic cable or a conduit at a suitable depth below ground surface. The warning tape used by the applicant must be of a type, width, durability, and colour which is commonly used in the industry.
40. The Permittee shall accept responsibility for loss of any service or damage to the utility infrastructure and equipment located within the highway right of away or for any third-party liability related to such infrastructure or equipment.
41. The Permittee must locate all existing works in the area covered by this permit and take all necessary precautions for their safety and continued use during this work and to restore them to their original condition of usefulness upon completion.
42. The Permittee is responsible for returning the right of way to the condition that existed prior to the works.
All shoulders, ditches and disturbances within the right of way must be returned to their previous condition or better and to the full satisfaction of the Ministry.
43. The field supervisor for the Permittee is to have a copy of this permit on site during field operations and be aware of all permit conditions.

The rights granted to the Permittee in this permit are to be exercised only for the purpose as defined in Recital B on page 1.

Dated at Nanaimo, British Columbia, this 28th day of October 2024

Tammy Thompson

On Behalf of the Minister

Client:

CityWest & Strathcona Regional District

Site Location

Lasqueti

Project Description:

Bringing high-speed Internet accessibility to rural & remote communities along coastal BC, Haida Gwaii & Vancouver Island.

Revision

Revision R04

Prepared by:

Baylink Networks

1923 McLean Ave, Port Coquitlam,
BC. V3C 1N1

baylinknetworks.com

e-mail: info@baylinknetworks.com

Phone: (604) 786-5074

Drawings List

Sheet Number	Sheet Title
01	00200 - Cover Sheet
02	A0201 - Legend
03	B0101 - Keymap
04	C0101 - Route Drawing
11	D0201 - Site Overview
12	D0202 - Site Detail
13	D0203 - Site Detail
14	E0201 - Trench & Splitpipe Specification
15	E0202 - Vault Specification



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AND CLIENT REVIEW
NOT FOR CONSTRUCTION

PREPARED BY:



PREPARED FOR:



The information on this drawing was prepared by the author(s) and is for the use of the client only. It is not to be used for any other purpose without the written consent of the author(s). The author(s) shall not be held responsible for any errors or omissions on this drawing. The client is responsible for the accuracy of the information provided on this drawing.



REV

REV 4

REV 3

REV 2

REV 1

BLOCK:

CLASS:

TYPE:

SIZE:

YYYY/MM/DD

2022/11/07

2023/10/17

2023/10/09

2022/11/08

Connected Coast

SRD

Lasqueti

Permit Block 12

DESCRIPTION

N/A

Moved Equipment

Moved Equipment Location

General Submission

TITLE:00200 - Cover Sheet

DESIGNED BY:

CD

DRAWN BY:

AO

CHECKED BY:

AS

APPROVED BY:

DD

2022/10/07

2023/10/17

2023/10/20

2023/10/20

00200

P20002

LQT

PB12

CCN

BYL

Sheet: 04 of 18











R04

LEGEND











EXISTING PLANT

- Parcel Data _____ P/L _____ P/L _____
- Shore Line - Low Water Mark _____ LWM _____
- Shore Line - High Water Mark _____ HWM _____
- Construction _____
- Tenures _____
- Landscaping _____
- BC Front Counter _____















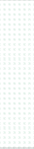

EXISTING UTILITIES

- Electric Power Line _____ E _____ E _____
- Gas _____ G _____ G _____
- Storm _____ ST _____ ST _____
- Sanitary _____ S _____ S _____
- Water _____ W _____ W _____
- Existing Telecom _____ T _____ T _____
- Private Electrical Pole 
- Electrical Pole 
- BCHydro Main Switch 
- BCHydro Underground Transformer 
- BCHydro Service Box 
- Gas Valve 
- Live Gas Service Present 
- Manhole 
- Culvert 
- Gutter 

PROPOSED PLANT

- Telecom _____ T _____ T _____
- Armor Protection _____ ARM _____ ARM _____
- Power Conduit _____ PC _____ PC _____
- Telecom Conduit _____ TC _____ TC _____
- Pole 
- Structural Pole 
- Cabinet 
- Pole Mounted Cabinet 
- Propane Tank 
- Generator 
- Baylink Vault 
- Pull Box 
- Junction Box (JB) 
- Solar Panel 



TERRAIN ILLUSTRATION

- Rock 
- Vegetation 
- Grass 
- Asphalt 
- Concrete 
- Roof 
- Trees 
- Low Water Mark(LWM) 
- High Water Mark (HWM) 
- Eel Grass (Polyline) 
- Eel Grass 
- Clam Bed 
- Kelp Bed 
- Sponge 
- Bathymetric Contour 
- Contaminated Area 


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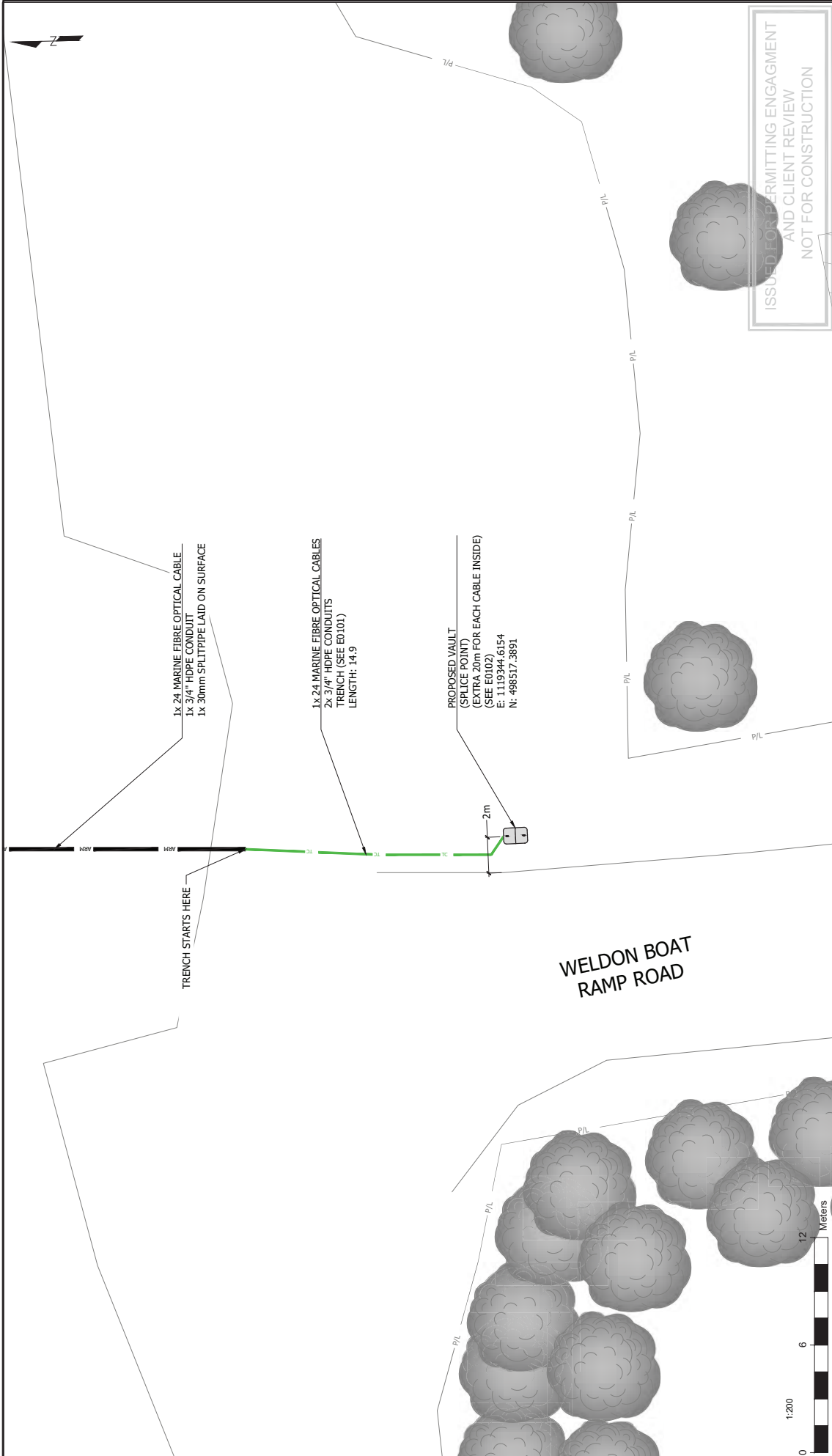
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REV 3	2022/10/17	N/A	DRAWN BY:	AO	2023/10/17
REV 2	2023/01/09	Moved Equipment	CHECKED BY:	AS	2023/10/20
REV 1	2022/11/08	General Submission	APPROVED BY:	DD	2023/10/20
BLOCK:		Connected Coast	TITLE:A0201 - Legend		
CLASS:		SRD	BYL	CCN	PB12
TYPE:		Lasquet	LQT	P20002	A0201
SIZE:		Permit Block 12	R04	Sheet	02 of 18

PREPARED BY:

PREPARED FOR:





1x 24 MARINE FIBRE OPTICAL CABLE
 1x 3/4" HDPE CONDUIT
 1x 30mm SPLITPIPE LAID ON SURFACE

1x 24 MARINE FIBRE OPTICAL CABLES
 2x 3/4" HDPE CONDUITS
 TRENCH (SEE E0101)
 LENGTH: 14.9

PROPOSED VAULT
 (SPLICE POINT)
 (EXTRA 20m FOR EACH CABLE INSIDE)
 (SEE E0102)
 E: 1119344.6154
 N: 498517.3891

WELDON BOAT RAMP ROAD



REV	YYYY/MM/DD	DESCRIPTION	DESIGNED BY:	CD	2022/10/07
REV 4	---	N/A	DRAWN BY:	AO	2023/10/17
REV 3	2023/10/17	Moved Equipment	CHECKED BY:	AS	2023/10/20
REV 2	2023/07/09	Moved Equipment Location	APPROVED BY:	DD	2023/10/20
REV 1	2022/11/08	General Submission	TITLE: D0202 - Site Detail		
BLOCK: Connected Coast			BYL	CCN	PB12
CLASS: SRD			LQT	P20002	D0202
TYPE: Lasqueil			BYL	CCN	PB12
SIZE: Permit Block 12			BYL	CCN	PB12

EXISTING PLANT	PROPOSED PLANT	TERMINAL
Parcel Data	Telecom	LWM
Low Water Mark	Armor Protection	HWM
High Water Mark	Vegetation	Eel Grass
Construction	Power Conduit	Clam Bed
Tenures	Telecom Conduit	Sponge
Landscaping	Vault	Keap Bed
Water	Pole	Con-Area
Existing Telecom	Pole Serv. Tank	
Front Counter BC	Generator	
	Pole Mounted Cabinet	
	Culvert	

EXISTING UTILITIES	PROPOSED PLANT	TERMINAL
Electrical	Telecom	LWM
Gas	Armor Protection	HWM
Sanitary	Vegetation	Eel Grass
Water	Power Conduit	Clam Bed
BC Hydro Transf.	Telecom Conduit	Sponge
Culvert	Vault	Keap Bed
	Pole	Con-Area
	Pole Serv. Tank	
	Generator	
	Pole Mounted Cabinet	
	Culvert	

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PREPARED BY:

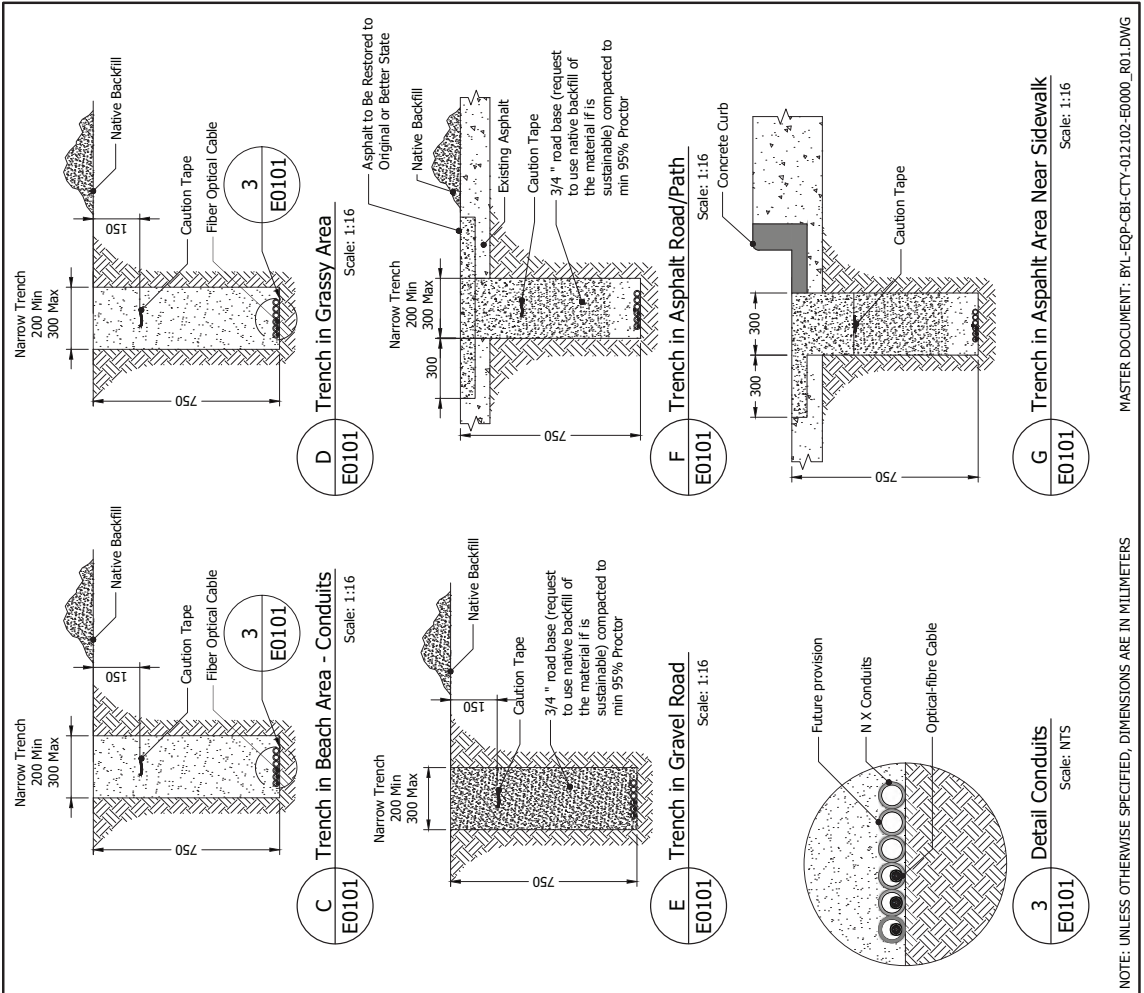
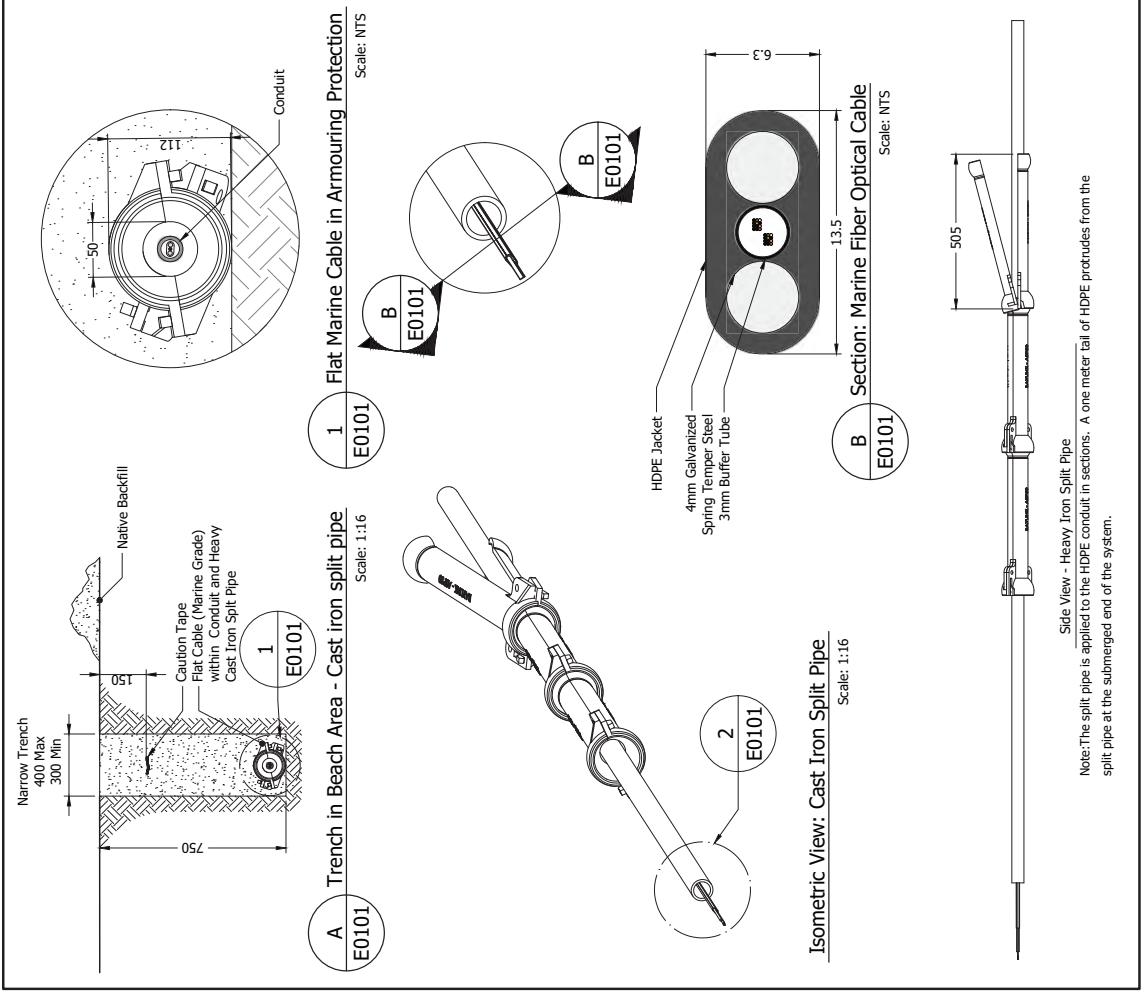
BAYLINK CCP
 CONSULTING CORPORATION

PREPARED FOR:

CityWest

Strathcona
 REGIONAL DISTRICT

REV	YYYY/MM/DD	DESCRIPTION	DESIGNED BY:	CD	2022/10/07
REV 4	---	N/A	DRAWN BY:	AO	2023/10/17
REV 3	2023/10/17	Moved Equipment	CHECKED BY:	AS	2023/10/20
REV 2	2023/07/09	Moved Equipment Location	APPROVED BY:	DD	2023/10/20
REV 1	2022/11/08	General Submission	TITLE: D0202 - Site Detail		
BLOCK: Connected Coast			BYL	CCN	PB12
CLASS: SRD			LQT	P20002	D0202
TYPE: Lasqueil			BYL	CCN	PB12
SIZE: Permit Block 12			BYL	CCN	PB12



NOTE: UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN MILLIMETERS

MASTER DOCUMENT: BYL-EQP-CBI-CTY-012.02-E0000_R01.DWG

DESIGNED BY:	CD	2022/10/07
DRAWN BY:	AO	2022/11/08
CHECKED BY:	AS	2022/11/09
APPROVED BY:	DD	2022/11/09
TITLE: E0101 - Trench & Splitpipe Specification		
REVISIONS:	DESCRIPTION	DATE
REV 4	N/A	2023/01/18
REV 3	Added EQ Sensor	2023/01/09
REV 2	Moved Equipment Location	2022/11/08
REV 1	General Submission	2022/11/08
PROJECT: Connected Coast		
CUSTOMER: SRD		
LOCATION: Laqueil		
SECTION: Permit Block 11		

PREPARED BY:

BAYLINK CONSULTANTS

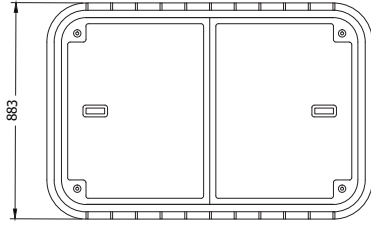
PREPARED FOR:

Strathcona MUNICIPAL DISTRICT

CityWest

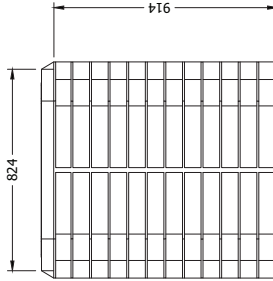
General notes:

1. Unless otherwise specified, dimensions are in millimeters.



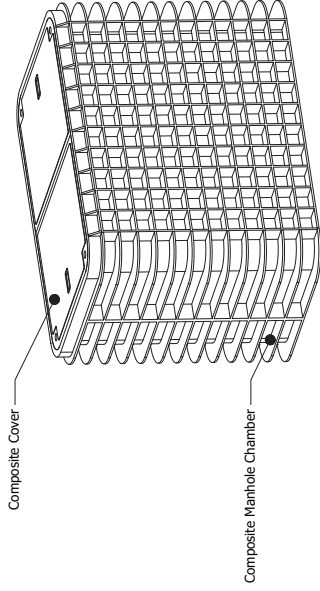
Top View: Composite Manhole Chamber

Scale: 1:20



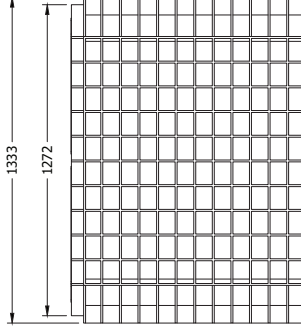
Front View: Composite Manhole Chamber

Scale: 1:20



Isometric View: Composite Manhole Chamber

Scale: 1:20



Side View: Composite Manhole Chamber

Scale: 1:20

MASTER DOCUMENT: BYL-EQP-ENC-VLT-032001-ED000_R01.DWG





PREPARED FOR: **CityWest**
 CUSTOMER: SRD
 LOCATION: Laequeil
 SECTION: Permit Block 11

PREPARED BY: **BAYLINK**
 PROJECT: Connected Coast
 TITLE: E0102 - Vault Specification

REV	YYYY/MM/DD	DESCRIPTION	DESIGNED BY:	CD	2022/10/07
REV_4	2023/01/18	N/A	DRAWN BY:	AO	2022/11/08
REV_3	2023/01/18	Added EQ Sensor	CHECKED BY:	AS	2022/11/09
REV_2	2023/01/09	Moved Equipment Location	APPROVED BY:	DD	2022/11/09
REV_1	2022/11/08	General Submission			

From: Nadine Mourao
Sent: Wednesday, February 26, 2025 2:54 PM
To: Nadine Mourao
Subject: Lasqueti Island - Community Information Meeting Questions for City West

From: Wes Eisses <Wes.Eisses@cwct.ca>
Sent: Wednesday, February 26, 2025 2:15 PM
To: Nadine Mourao <nmourao@islandstrust.bc.ca>; Renee Jamurat <rjamurat@islandstrust.bc.ca>; Cheryl Katnick <ckatnick@connectedcoast.ca>; Christina Owen <Christina.Owen@cwct.ca>
Cc: Marlis McCargar <mmccargar@islandstrust.bc.ca>; Stephen Baugh <sbaugh@islandstrust.bc.ca>
Subject: RE: Lasqueti Island - Community Information Meeting Questions for City West

Hi Nadine,

See below for responses to your questions as well as some images of other installs. Let us know if you have further questions.

1. Does the fibre optic cable require a power source to be used? Would power need to be provided at the landing site or could it just be power from individual homes that are connected to the fibre optic cable?
 1. For the scope of this application, we are proposing the installation of a Fiber optic cable which terminates at a below-grade vault. Connection to power is not required.
 1. Should a future provider wish to extend fibre from this location to homes on the island they could utilise "PON" technology (Passive Optical Networking), which would not require any powered equipment. The homeowner would require power for their modem in the home.
2. There are concerns that the landing site does not have space for the cable without interfering with the barge ramp. What other landing site locations were considered? Why were they not deemed suitable?
 1. The proposed landing location will not interfere with barge ramp activities one installed. Several other site locations were considered, they were deemed unsuitable due to the following:
 - Proximity to communities
 - Overlaps with registered archaeology sites
 - Environmental concerns - Installation in certain locations like China Cloud Bay would likely cause adverse effects to the environment
 - Timelines around permitting and consultations with other agencies such as the agriculture department, and Fisheries and Oceans

- Constructability of landings in other locations, unsafe conditions for construction crew during installation, Some locations were too shallow for boat access and foot access would be a safety hazard.
 - Existing Section 16 tenures which we would not be allowed to install over/through
 - Negative impact on aquaculture activities
3. There are concerns that the cable will be damaged as this area is often used by marine traffic which needs to anchor here and often is pushed by heavy winds while parked at the boat ramp. Will the cable have any impacts on the ability for boats to anchor at the barge ramp and in the nearby area? Would the cable be susceptible to damage from contact with boats, barges, anchors or other heavy machinery?
1. The cable is protected in an iron "split pipe" as it comes to shore, which is extremely durable and causes us no concern to be in the vicinity of the barge ramp. As discussed, we can explore extending the length of this protection (to extend past your 200' barge). This would provide adequate protection to any barge activities
 2. The protective split pipe is about 4" in diameter and the cable within is about the size of your thumb, neither will interfere with the use of the ramp (see below aerial image showing the routing related to the ramp itself
4. Are there any other locations in the Connected Coast project which use a barge ramp as a cable landing site?
1. Below are examples of Connected Coast installations that installed adjacent to barge and boat ramps similar to the proposed installation at Weldon Road.



Connected Coast installation adjacent to the Barge ramp at Nanoose Bay which is adjacent to a concrete boat ramp and rock wave barrier



Connected Coast Installation at Uchucklesah t adjacent to the community's boat launch, this community is exclusively boat access.



Split pipe construction at Musgrave Landing Boat Ramp



Completed installation - Trenched split pipe at the Connected Coast Musgrave Boat Ramp



Connected Coast Installation adjacent to the Hartley Bay Barge loading area

Connected Coast

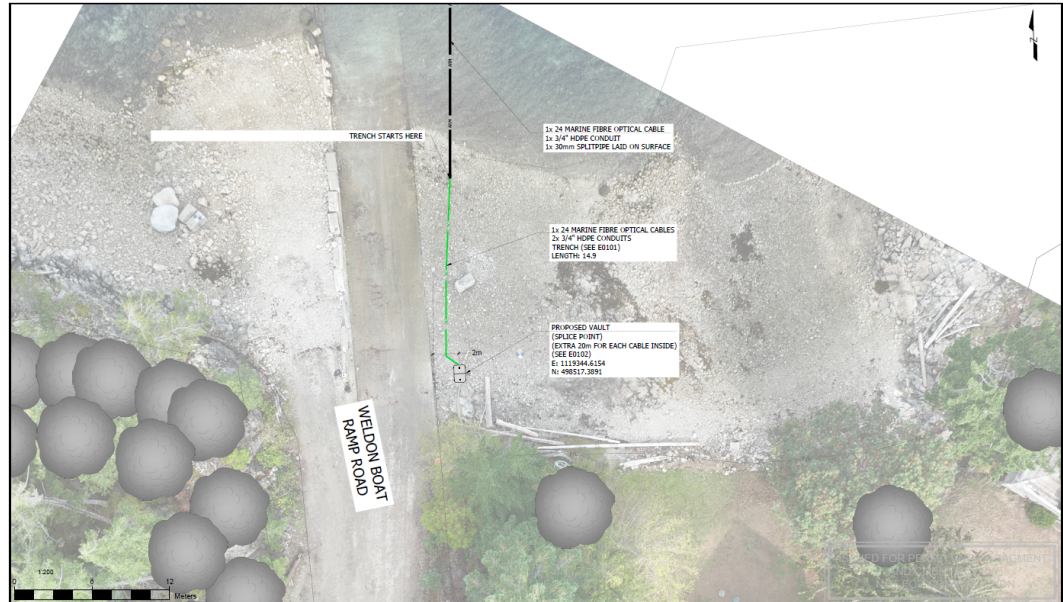


Installation adjacent to the Hartley Bay Barge loading area

- 1.
5. If the barge ramp is damaged or compromised during the installation of the cable, while it is being maintained, or in future last mile projects, would the barge ramp be repaired? How quickly would the repairs occur?
 1. As per our MOTI permit, we have trenching back backfilling standards we must comply with, we are required by permit to return the installation area to previous conditions or better. The proposed landing is designed to be

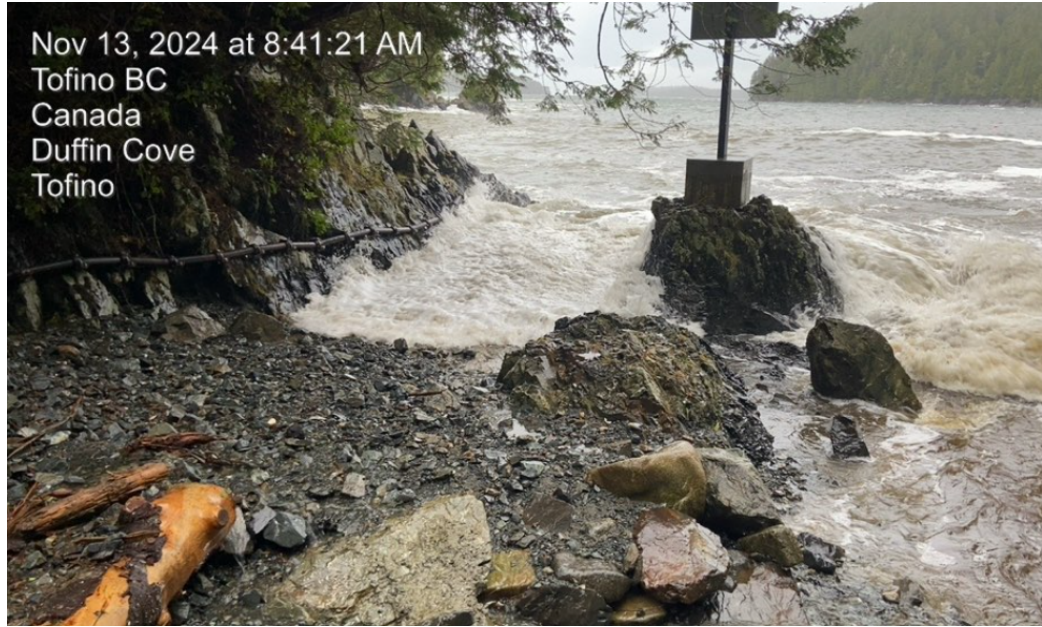
installed adjacent to the barge ramp.

2. There is no risk to the barge ramp, our work and footprint is very "light" and does not use equipment or techniques that would pose a danger to the ramp during construction.



6. How will the cable hold up in the bad Qualicum (westerlies) that occur regularly, year round in False Bay? Concern re: "False Bay is very susceptible to the westerly winds, the area is quite rough, so rough that the concrete block protective wall must be replaced every ten years or so due to the pounding of rock and waves against it".

1. The marine cable will be protected by the cast iron split pipe, we will anchor any exposed pipe to the bedrock to prevent movement and damage. This is a marine cable standard material & approach used around the globe (as well as across over 100 other landings on this project).



Thanks,
Wes

Wes Eisses
VP - Projects
C: (250) 687-0132
www.citywest.ca

