



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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9.1	2024-12-28	Email dated 2024-12-28 from J. Barrett
9.2	2024-12-28	Email dated 2024-12-28 from R. Hildred

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

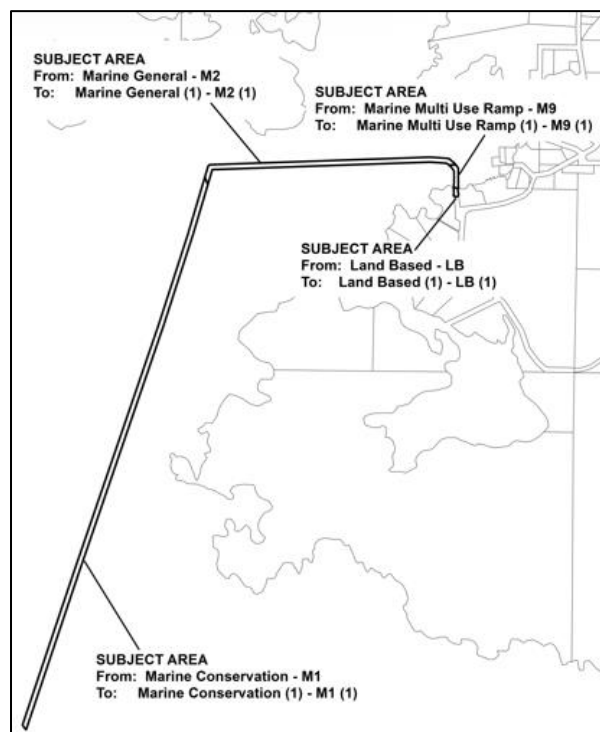
The Lasqueti Island Local Trust Committee invites the public to attend a Public Hearing beginning at **11:30 am, Monday, February 10, 2025, Judith Fisher Centre, #1 China Cloud Bay Road, Lasqueti Island**, to hear your views regarding **Proposed Bylaw No. 104**.

- **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>

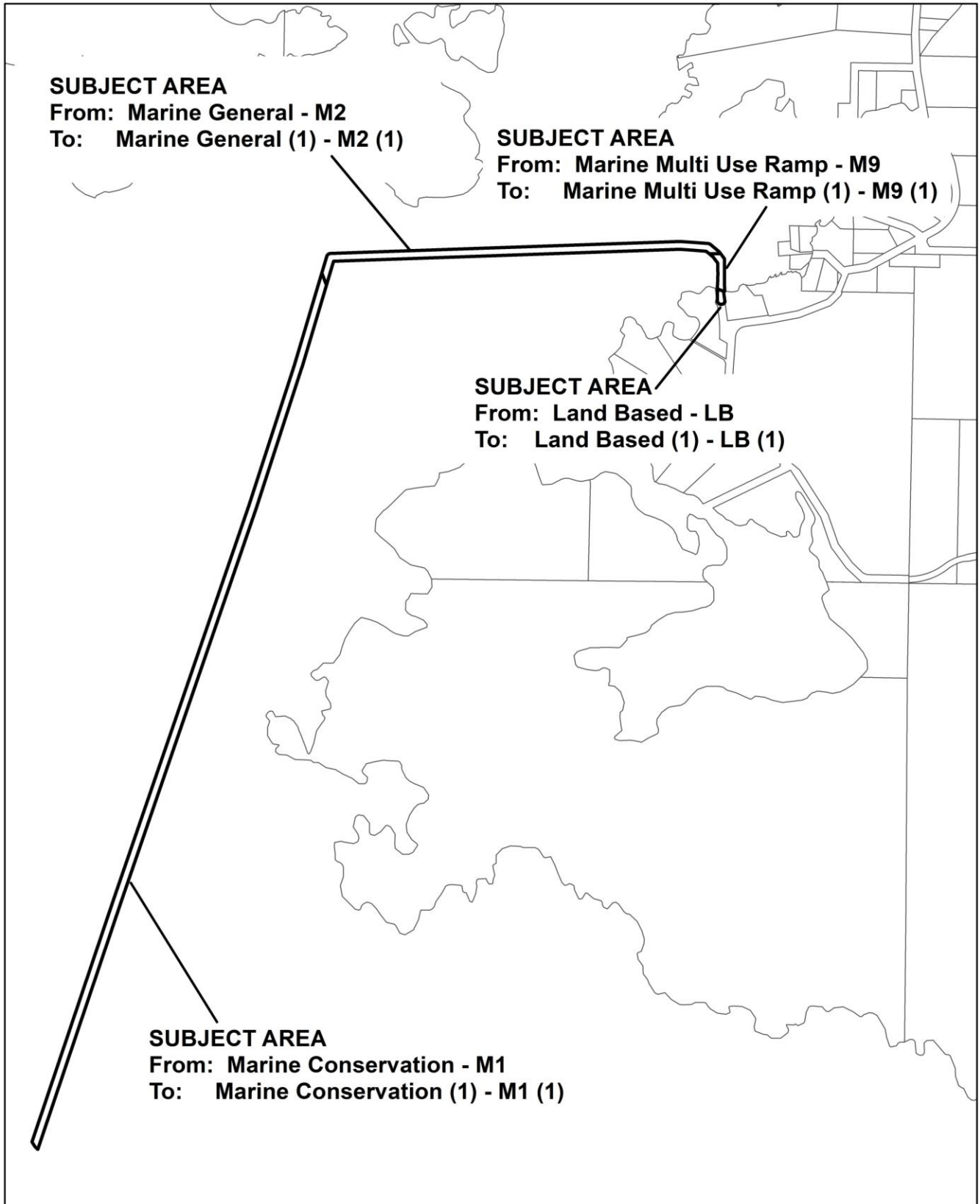
2. **Schedule “B”** of Lasqueti Island Land Use Bylaw No. 78, 2005 is amended as follows:

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

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

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

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

Salt Spring Island

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>	<i>Email</i> rlaboucane@srd.ca
250 830 6711	

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>Print Name</i>
<i>Email</i>	<i>Date</i>

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

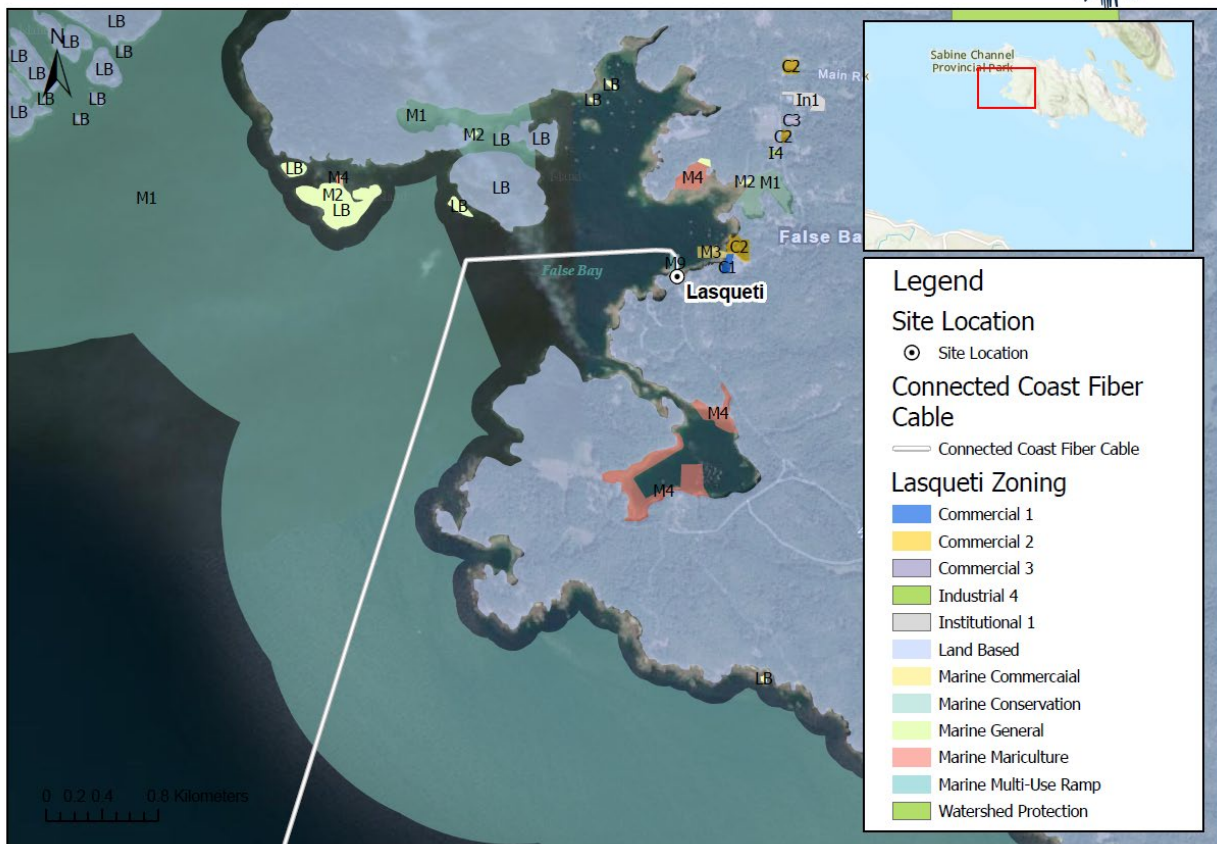
- (a) Residential;
- (b) Agriculture;

- (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.

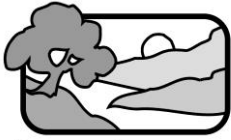
Existing uses of the land and Buildings on Adjacent Properties:

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>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> Comments:</p>	20-Dec-2024	
<p>Snaw-Naw-As First Nation <i>Referrals Coordinator</i></p>	20-Dec-2024	



Islands Trust

Comments:		
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'εč'εha ^o εč (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	



Islands Trust

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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Powell River, BC V8A 2L2
T. 604.485.2260
F. 604.485.2216
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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
T. 604.485.2260
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, Xelátxw, Xwémalhkwu, Xwsepsum, and xʷməθkʷəy̓əm 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



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;

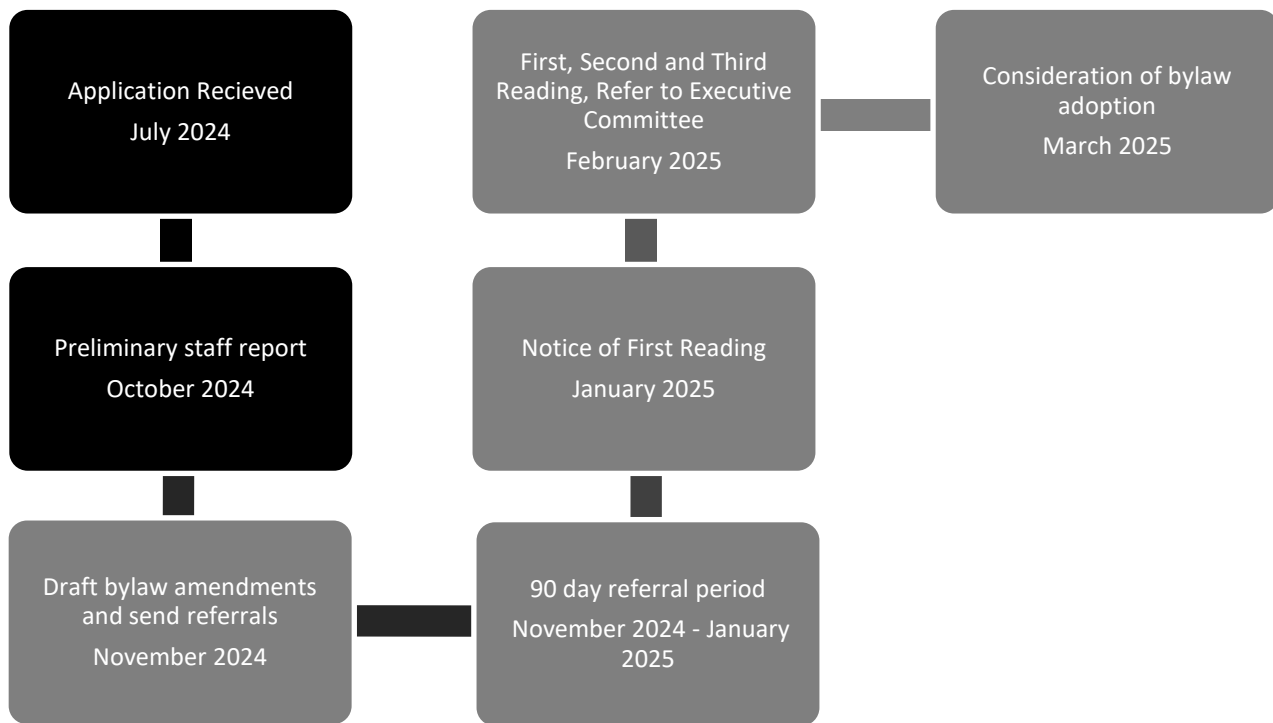
- (b) the land or lands that are the subject of the bylaw;
- (c) the date of the first reading of the bylaw;
- (d) the place where and the times and dates when copies of the bylaw may be inspected

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

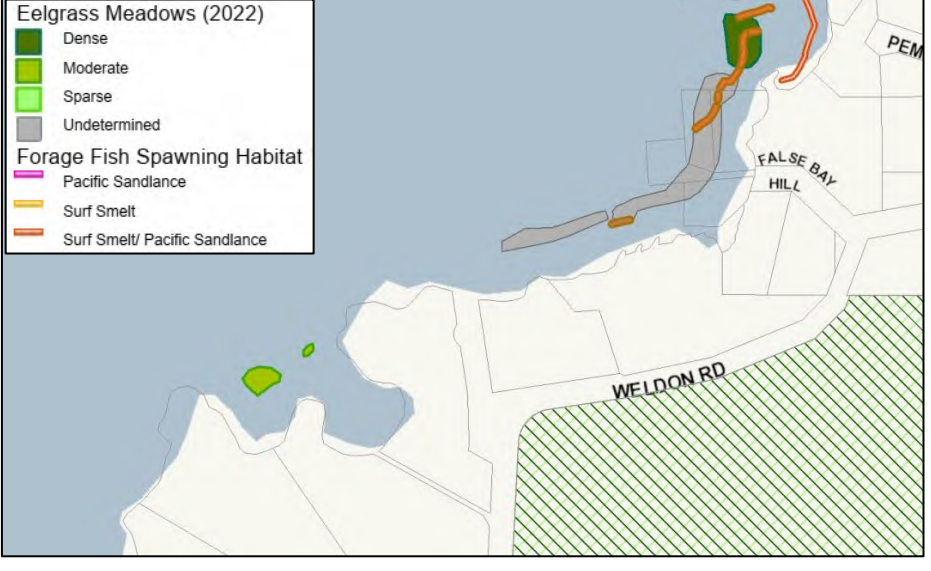

POLICY/REGULATORY

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. 	Yes	This application is not expected to have any long term adverse effects on the natural environment.
<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>	Yes	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.
3.7 Community Servicing and Utilities		
<p>Policy 3 Community services should provide a level and be conducted in a manner appropriate to the Island's needs.</p>	TBD	For LTC consideration.
<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>	TBD	For LTC consideration.

<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

Project Description:

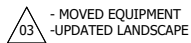
Bringing high-speed Internet accessibility to rural & remote communities along coastal BC, Haida Gwaii & Vancouver Island.

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 R03

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

ISSUED FOR PERMITTING ENGAGEMENT
AND CLIENT REVIEW
NOT FOR CONSTRUCTION

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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

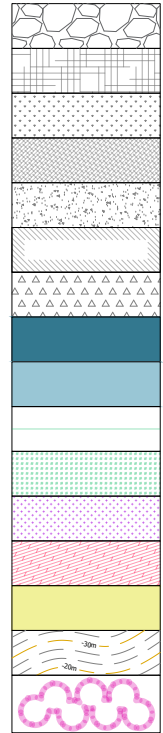
PROPOSED PLANT

- 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

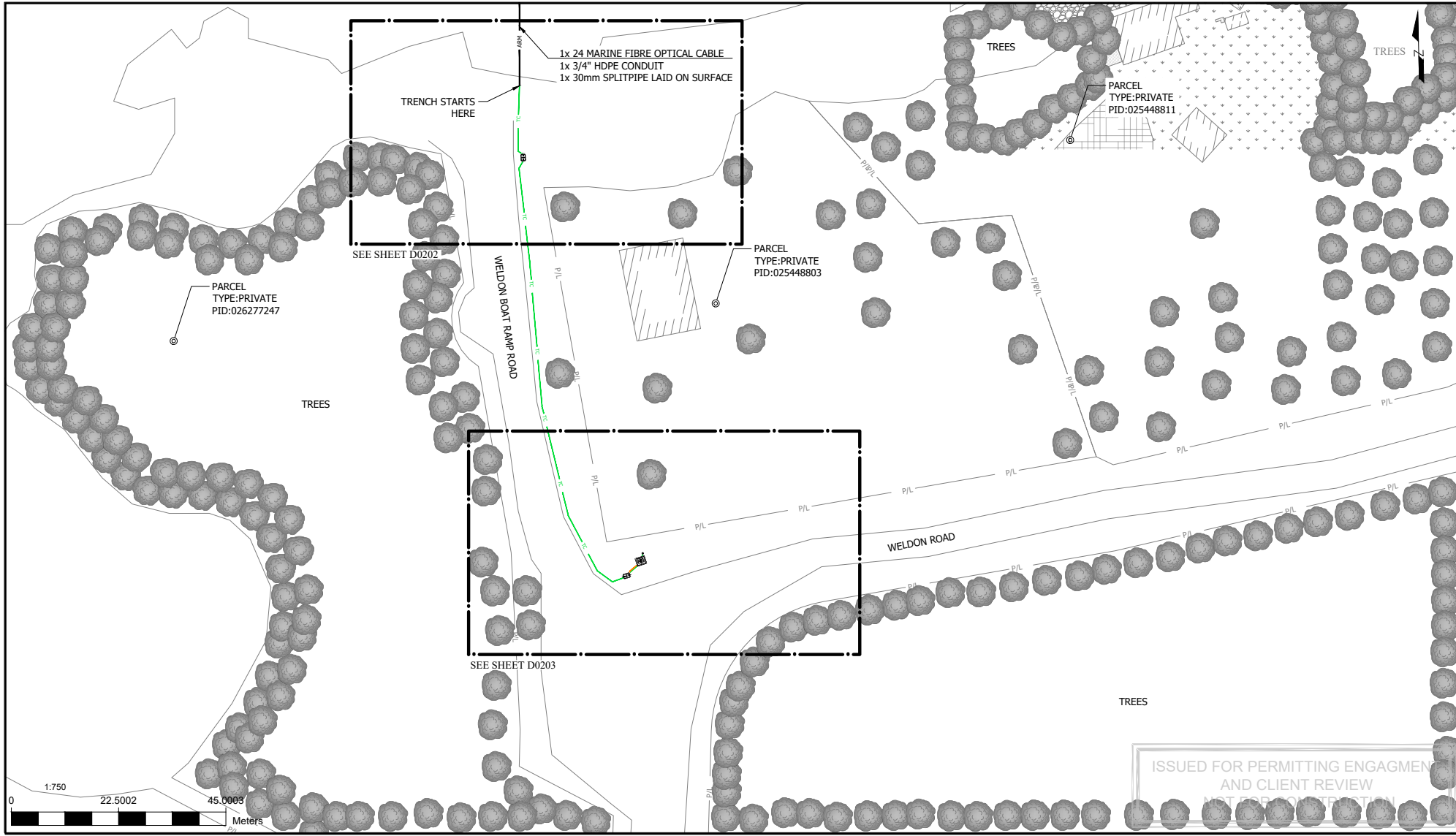
TERRAIN ILLUSTRATION

- 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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CLASS: SRD		TYPE: Lasqueti		BYL	CCN	PB12	LQT	P20002	A0201	R03	
SIZE: Permit Block 12		Sheet: 02 of 18									



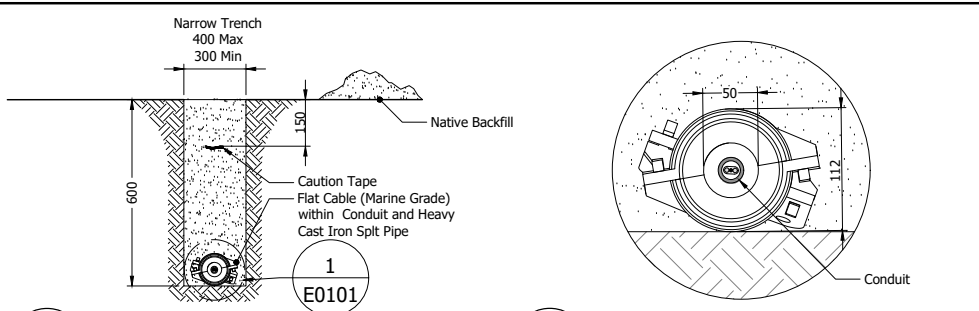
EXISTING PLANT		EXISTING UTILITIES		PROPOSED PLANT		TERRAIN	
Parcel Data	Low Water Mark	Gas	Storm	Telecom	Armor Protection	Rock	LWM
High Water Mark	Construction	Sanitary	Priv. Elect. Pole	Power Conduit	Telecom Conduit	Vegetation	HWM
Tenures	Landscaping	Main Switch	Gas Serv.	Vault	Pole	Grass	Eel Grass
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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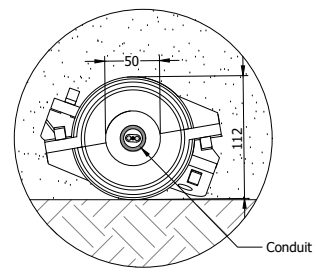


LEGEND			
EXISTING PLANT	EXISTING UTILITIES	PROPOSED PLANT	TERRAIN
Parcel Data	Electrical	Telecom	Rock
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Existing Telecom	Manhole	Generator	Kelp Bed
Front Counter BC	BC Hydro Transf. Culvert	Pole Mounted Cabinet	Sponge

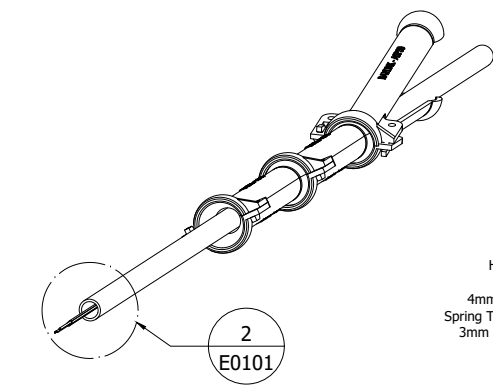
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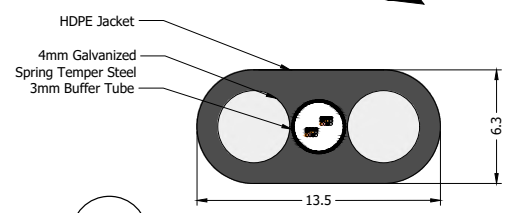
A Trench in Beach Area - Cast iron split pipe
E0101 Scale: 1:16



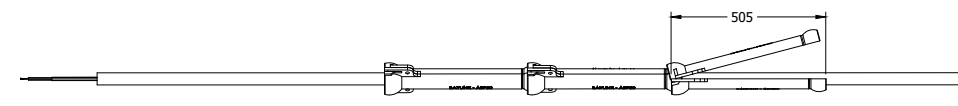
1 Flat Marine Cable in Armouring Protection
E0101 Scale: NTS



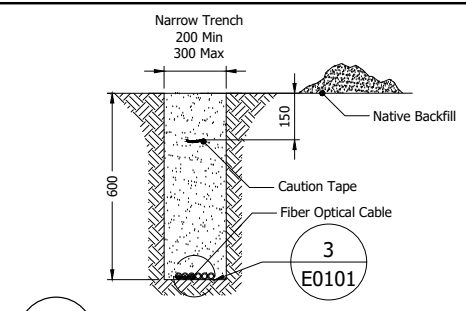
2 Isometric View: Cast Iron Split Pipe
E0101 Scale: 1:16



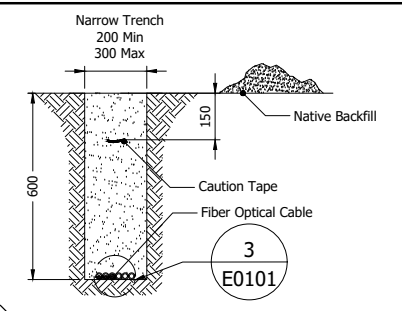
B Section: Marine Fiber Optical Cable
E0101 Scale: NTS



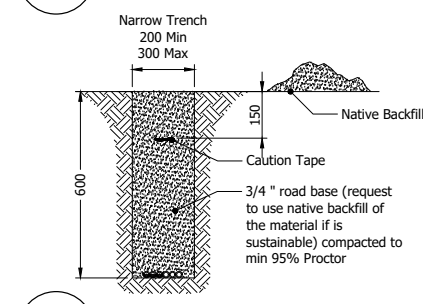
Side View - Heavy Iron Split Pipe
Note: The split pipe is applied to the HDPE conduit in sections. A one meter tail of HDPE protrudes from the split pipe at the submerged end of the system.



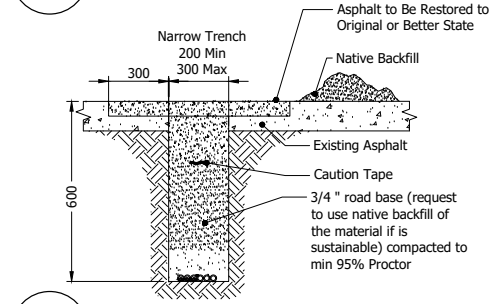
C Trench in Beach Area - Conduits
E0101 Scale: 1:16



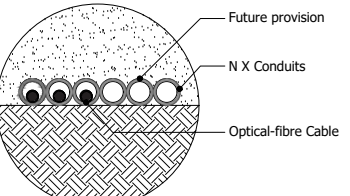
D Trench in Grassy Area
E0101 Scale: 1:16



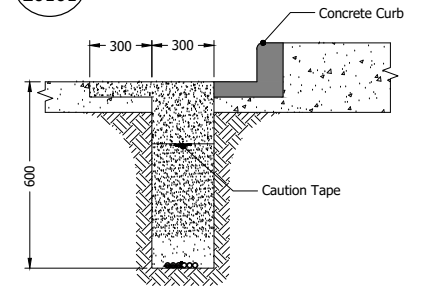
E Trench in Gravel Road
E0101 Scale: 1:16



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

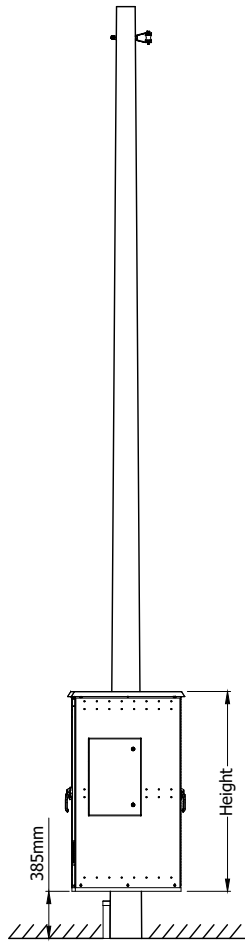
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PREPARED FOR: 		PROJECT: Connected Coast CUSTOMER: SRD LOCATION: Lasqueti SECTION: Permit Block 11		TITLE: E0101 - Trench & Splitpipe Specification		
				BYL CCN PB11 LQT P20002	E0101 Sheet	R03 13 of 17

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")

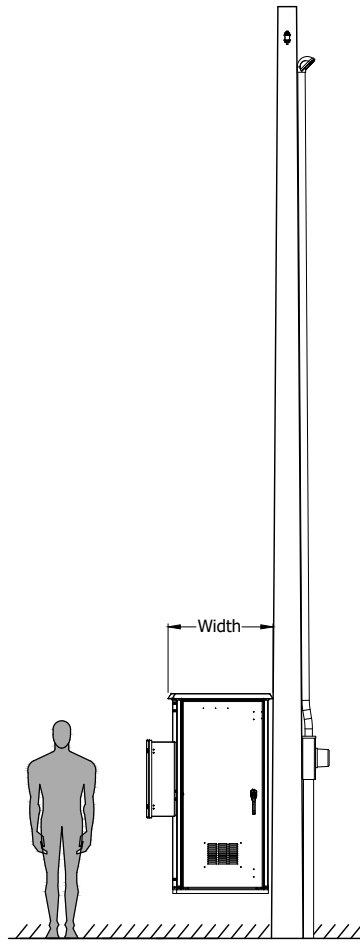
General notes:

1. Unless otherwise specified, dimensions are in millimeters.



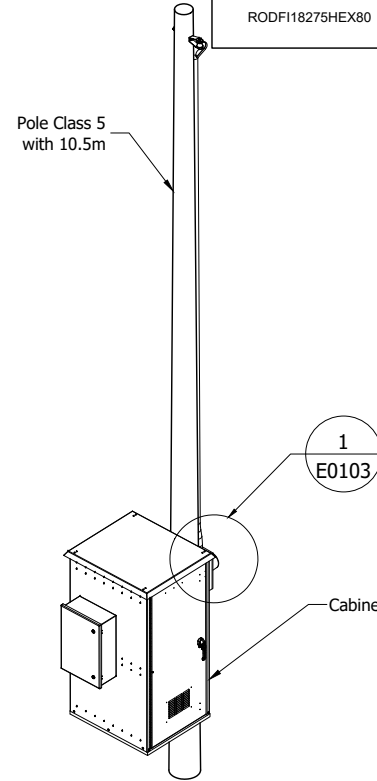
Front View: Pole Mounted Cabinet

Scale: 1:40



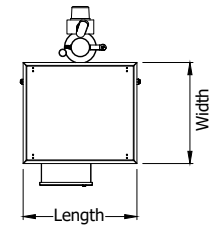
Side View: Pole Mounted Cabinet

Scale: 1:40



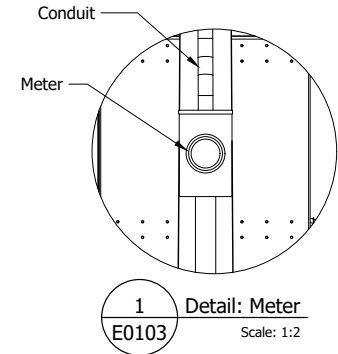
Isometric View: Pole Mounted Cabinet

Scale: 1:25



Top View: Pole Mounted Cabinet

Scale: 1:40



Detail: Meter

Scale: 1:2

MASTER DOCUMENT: BYL-EQP-CAB-PLC-042101-E0000_R00.DWG

PREPARED BY:



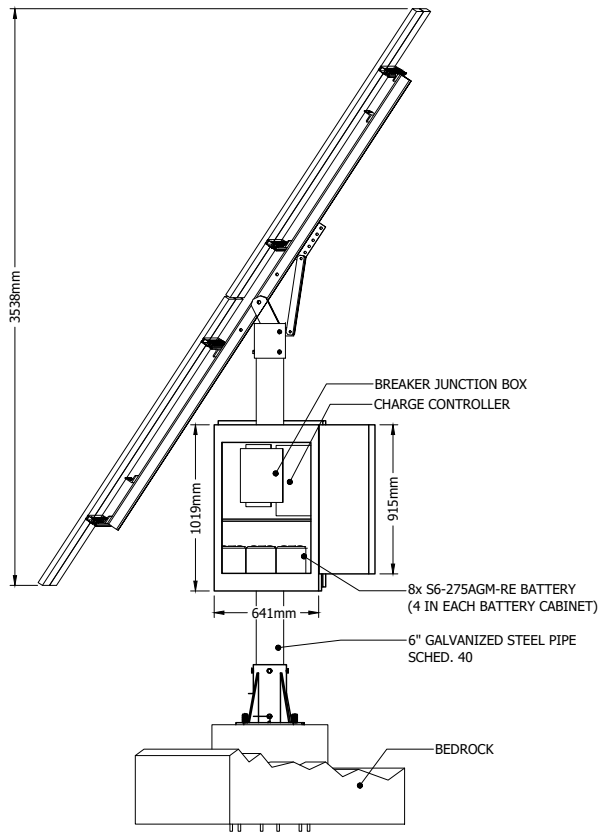
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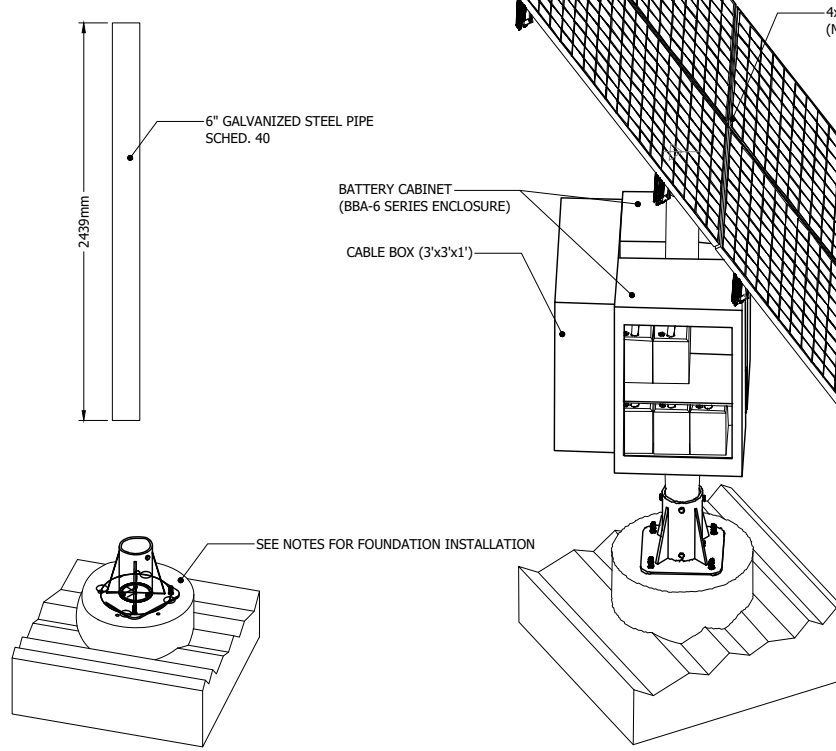
REV	YYYY/MM/DD	DESCRIPTION	DESIGNED BY:	CD	2022/10/07
REV 4	--	N/A	DRAWN BY:	AO	2022/11/08
REV 3	2023/01/18	Added EQ Sensor	CHECKED BY:	AS	2022/11/09
REV 2	2023/01/09	Moved Equipment Location	APPROVED BY:	DD	2022/11/09
REV 1	2022/11/08	General Submission			

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



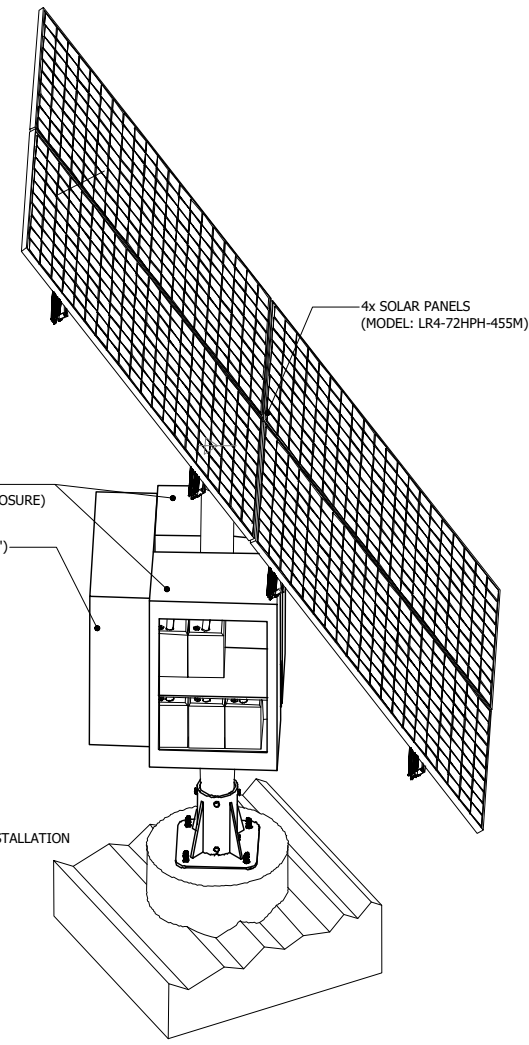
Front View: Pole Mounted Solar Panel

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

PREPARED BY:



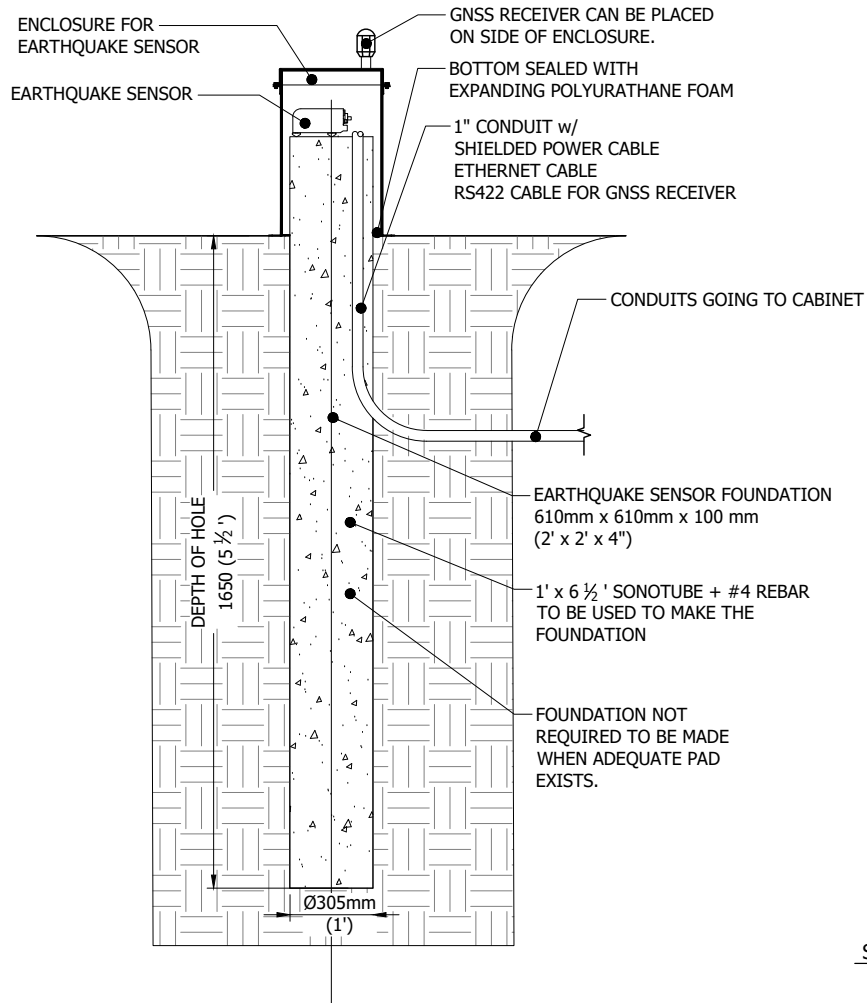
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REV	YYYY/MM/DD	DESCRIPTION	DESIGNED BY:	CD	2022/10/07
REV 4	--	N/A	DRAWN BY:	AO	2022/11/08
REV 3	2023/01/18	Added EQ Sensor	CHECKED BY:	AS	2022/11/09
REV 2	2023/01/09	Moved Equipment Location	APPROVED BY:	DD	2022/11/09
REV 1	2022/11/08	General Submission			

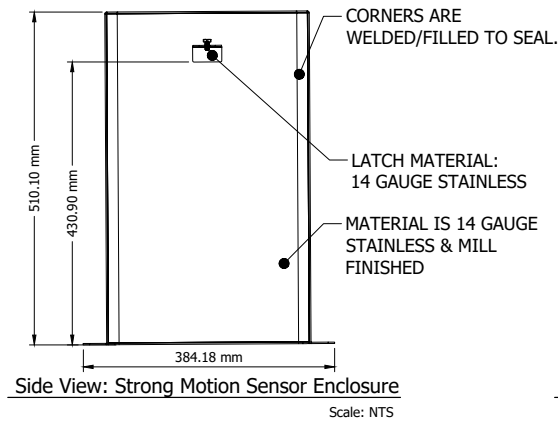
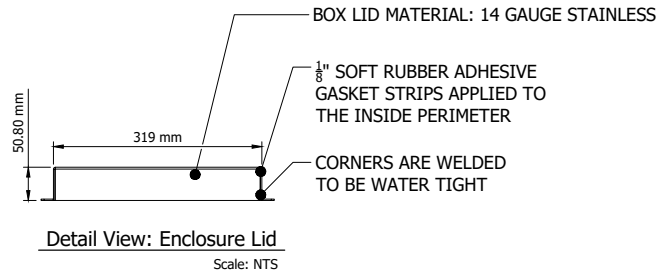
PREPARED FOR:



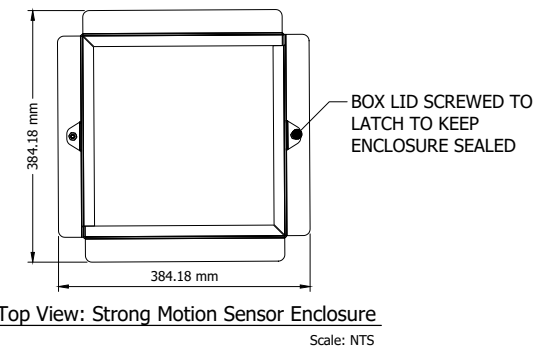
PROJECT: Connected Coast	TITLE: E0104 - Pole Mounted Solar Panel Specification				
CUSTOMER: SRD	BYL	CCN	PB11	LQT	P20002
LOCATION: Lasqueti	E0104	R03	Sheet 16 of 17		
SECTION: Permit Block 11					



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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PREPARED FOR: 		PROJECT: Connected Coast CUSTOMER: SRD LOCATION: Lasqueti SECTION: Permit Block 11		TITLE: E0105 - Earthquake Sensor Specification				
		BYL	CCN	PB11	LQT	P20002	E0105	R03
		Sheet: 17 of 17						

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.	- 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.

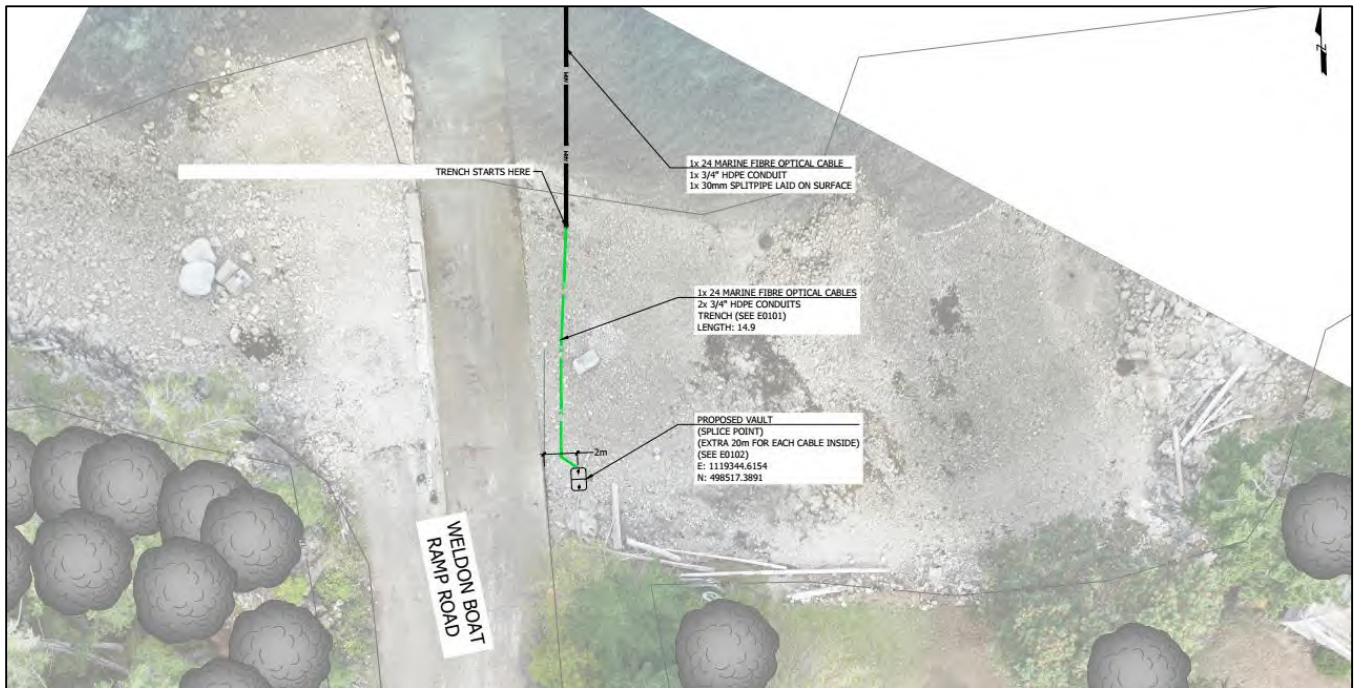


Figure 1 Revised site plan at landing site

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)

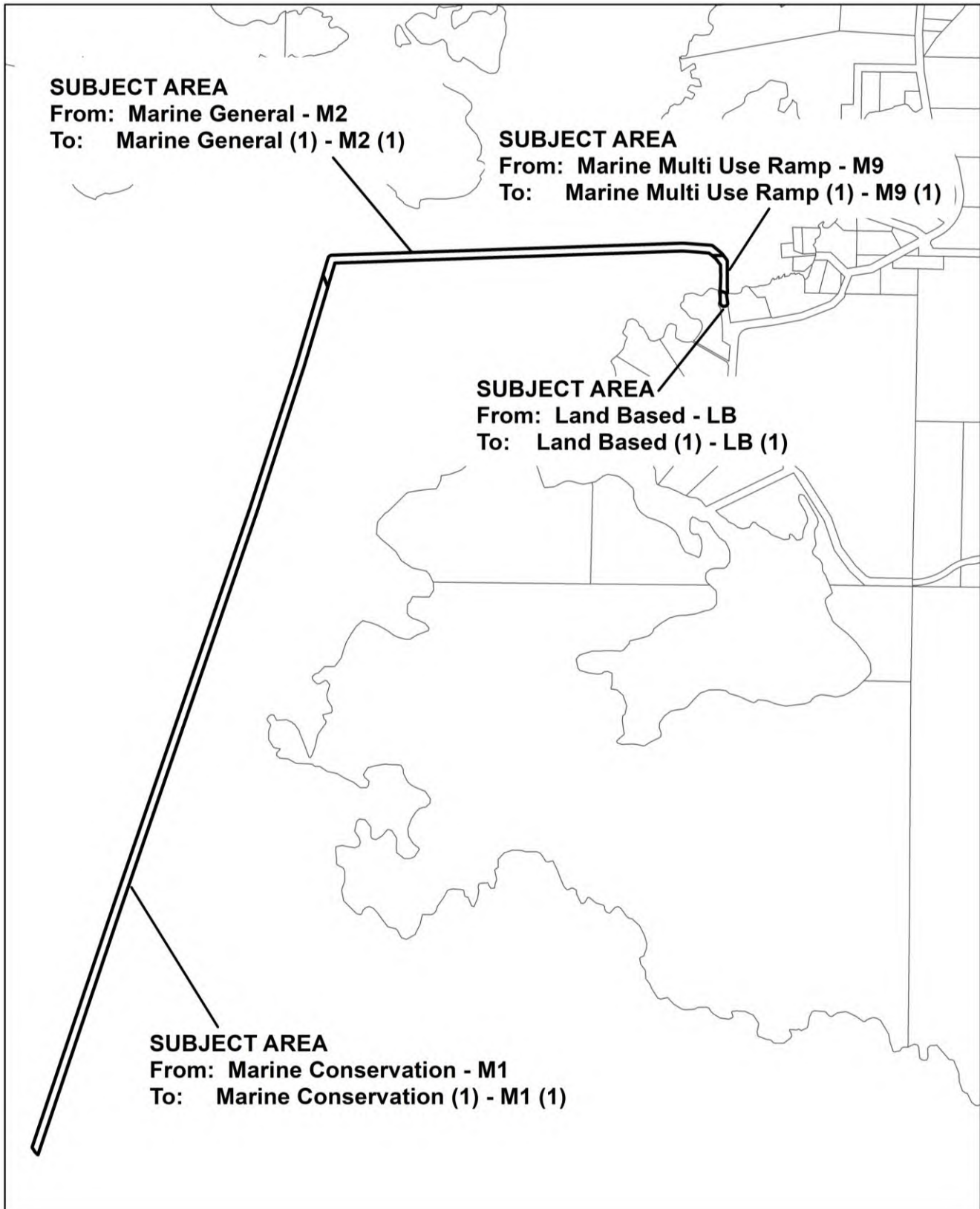
Site Specific Zone	Site Specific Regulation
M9 (1)	<p>In addition to the Permitted Uses listed in Subsection (1) of this Section, fibre-optic cable telecommunication public service utility is a permitted use.</p> <p>In addition to the Permitted Buildings and Structures listed in Subsection (2) of this 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. 	Yes	This application is not expected to have any long term adverse effects on the natural environment.
<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>	Yes	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.
3.7 Community Servicing and Utilities		
<p>Policy 3 Community services should provide a level and be conducted in a manner appropriate to the Island's needs.</p>	TBD	For LTC consideration.
<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>	TBD	For LTC consideration.

<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>



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 Brittany 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

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

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

03 - 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

ISSUED FOR PERMITTING ENGAGEMENT
AND CLIENT REVIEW
NOT FOR CONSTRUCTION

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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

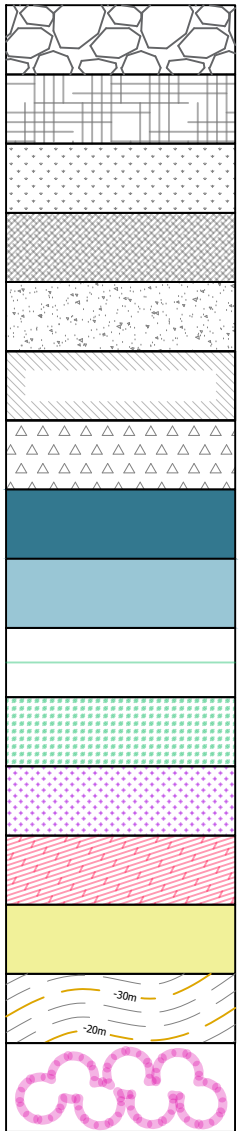
PROPOSED PLANT

- 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



ISSUED FOR PERMITTING ENGAGEMENT
AND CLIENT REVIEW
NOT FOR CONSTRUCTION

PREPARED BY:

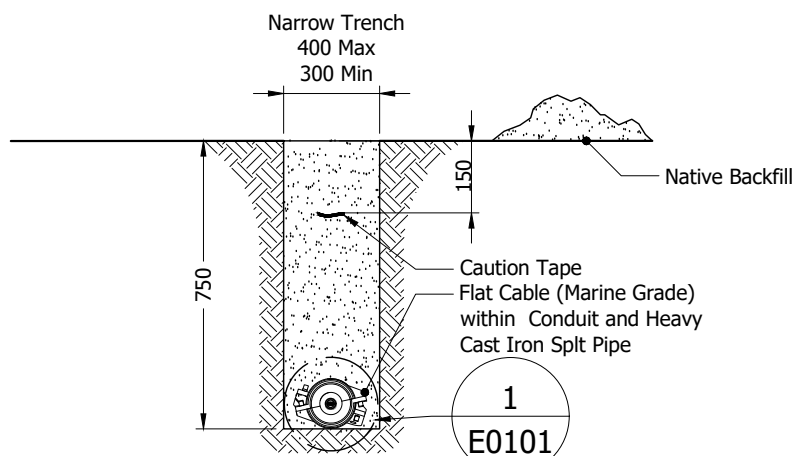
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REV	YYYY/MM/DD	DESCRIPTION	DESIGNED BY:	CD	2022/10/07
REV 4	2024/11/19	MOVED EQUIPMENT	DRAWN BY:	AO	2023/10/17
REV 3	2023/10/17	Moved Equipment	CHECKED BY:	AS	2023/10/20
REV 2	2023/01/09	Moved Equipment Location	APPROVED BY:	DD	2023/10/20
REV 1	2022/11/08	General Submission			

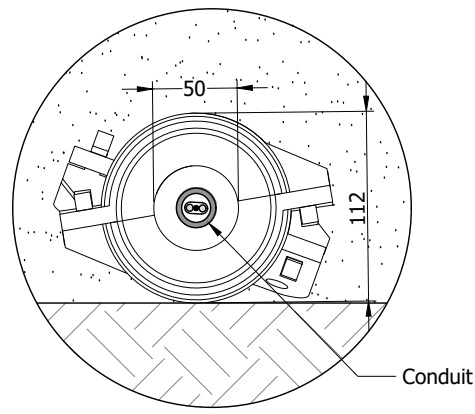
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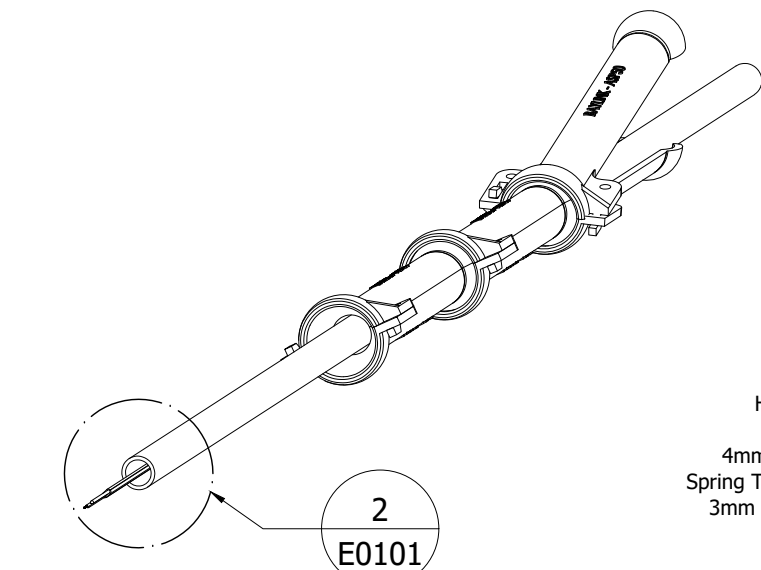
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CLASS:	SRD	BYL	CCN	PB12	LQT	P20002	A0201	R04
TYPE:	Lasqueti							
SIZE:	Permit Block 12							



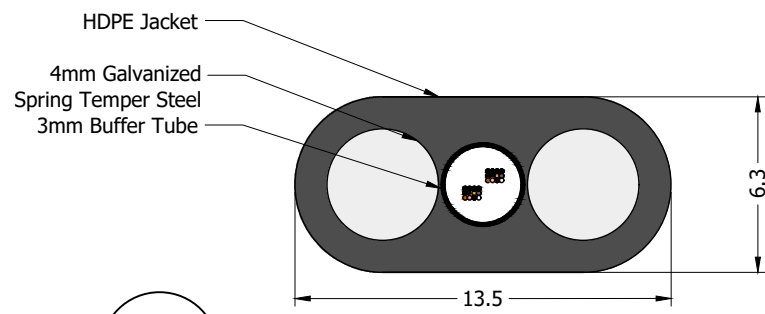
A Trench in Beach Area - Cast iron split pipe
E0101 Scale: 1:16



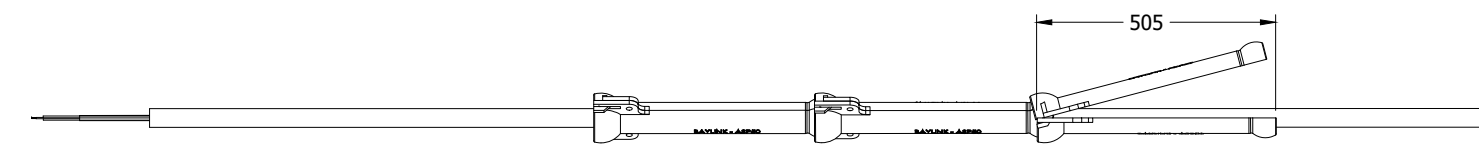
1 Flat Marine Cable in Armouring Protection
E0101 Scale: NTS



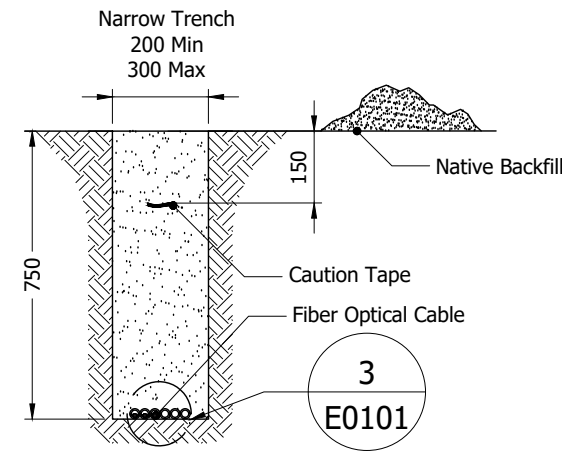
2 Isometric View: Cast Iron Split Pipe
E0101 Scale: 1:16



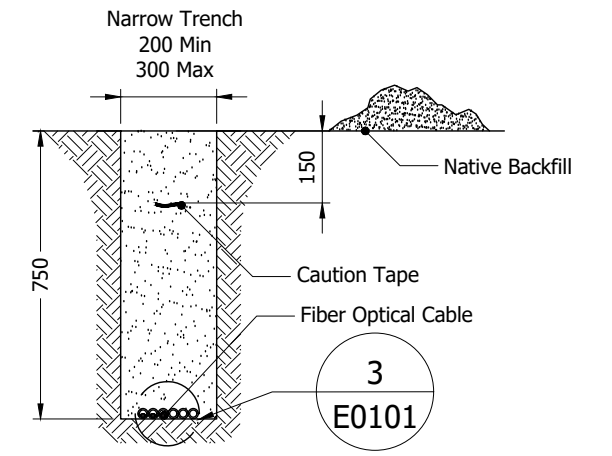
B Section: Marine Fiber Optical Cable
E0101 Scale: NTS



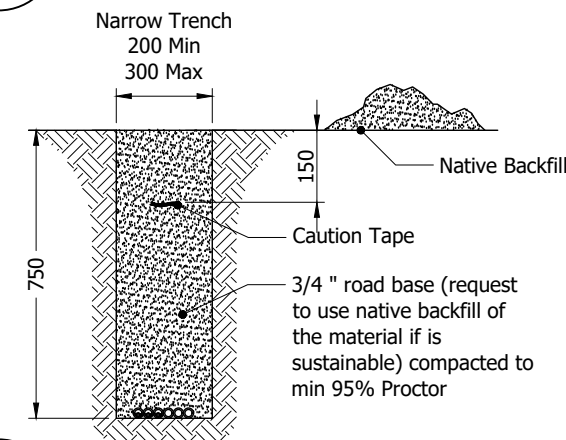
Side View - Heavy Iron Split Pipe
Note: The split pipe is applied to the HDPE conduit in sections. A one meter tail of HDPE protrudes from the split pipe at the submerged end of the system.



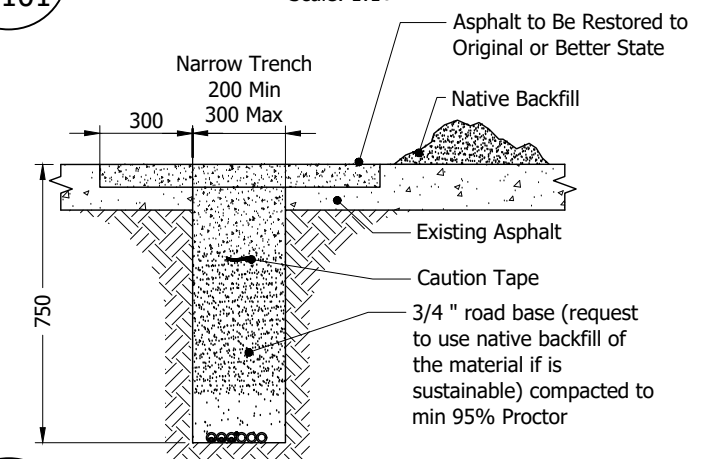
C Trench in Beach Area - Conduits
E0101 Scale: 1:16



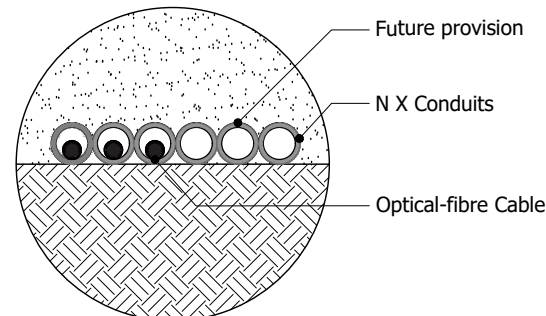
D Trench in Grassy Area
E0101 Scale: 1:16



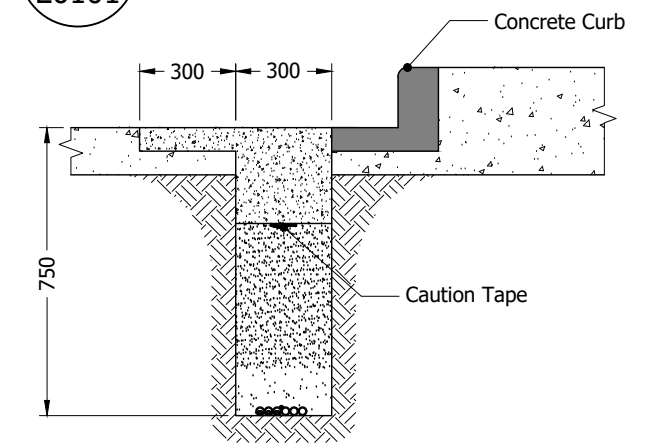
E Trench in Gravel Road
E0101 Scale: 1:16



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

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REV	YYYY/MM/DD	DESCRIPTION	DESIGNED BY:	CD	2022/10/07
REV 4	--	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			

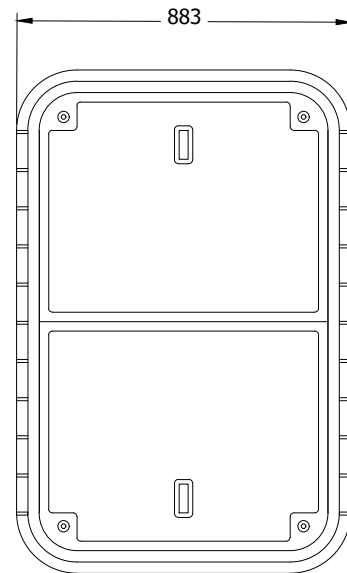
PREPARED FOR:



PROJECT: Connected Coast	TITLE: E0101 - Trench & Splitpipe Specification					
CUSTOMER: SRD	BYL	CCN	PB11	LQT	P20002	E0101
LOCATION: Lasqueti						R04
SECTION: Permit Block 11						Sheet: 13 of 17

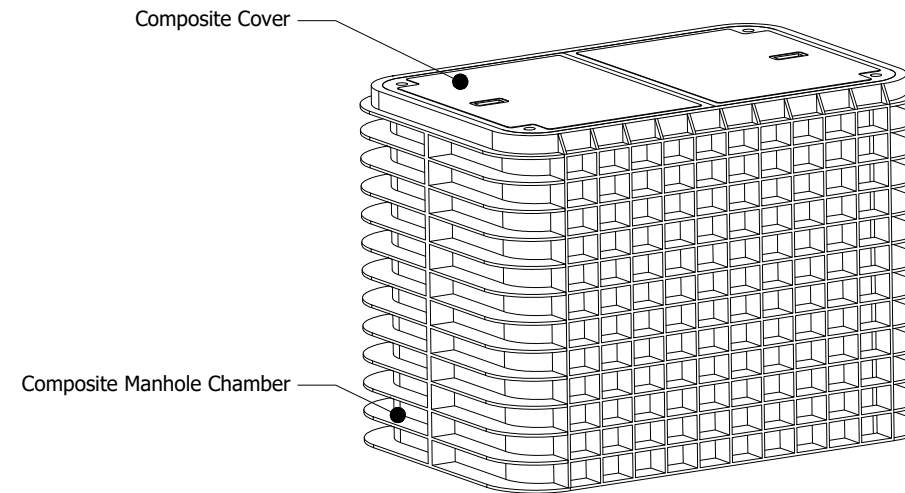
General notes:

1. Unless otherwise specified, dimensions are in millimeters.



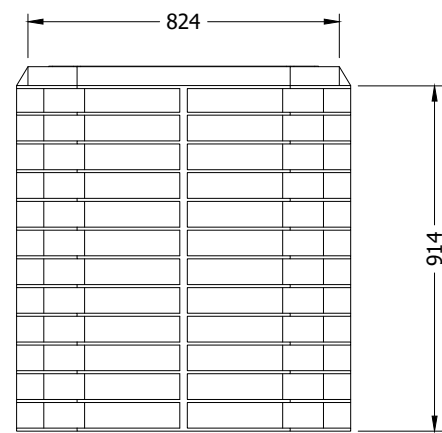
Top View: Composite Manhole Chamber

Scale: 1:20



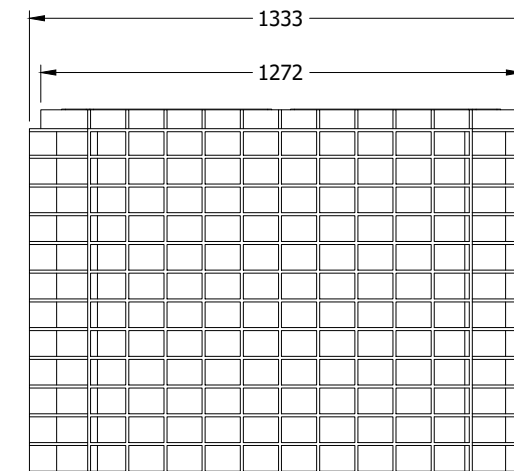
Isometric View: Composite Manhole Chamber

Scale: 1:20



Front View: Composite Manhole Chamber




Scale: 1:20

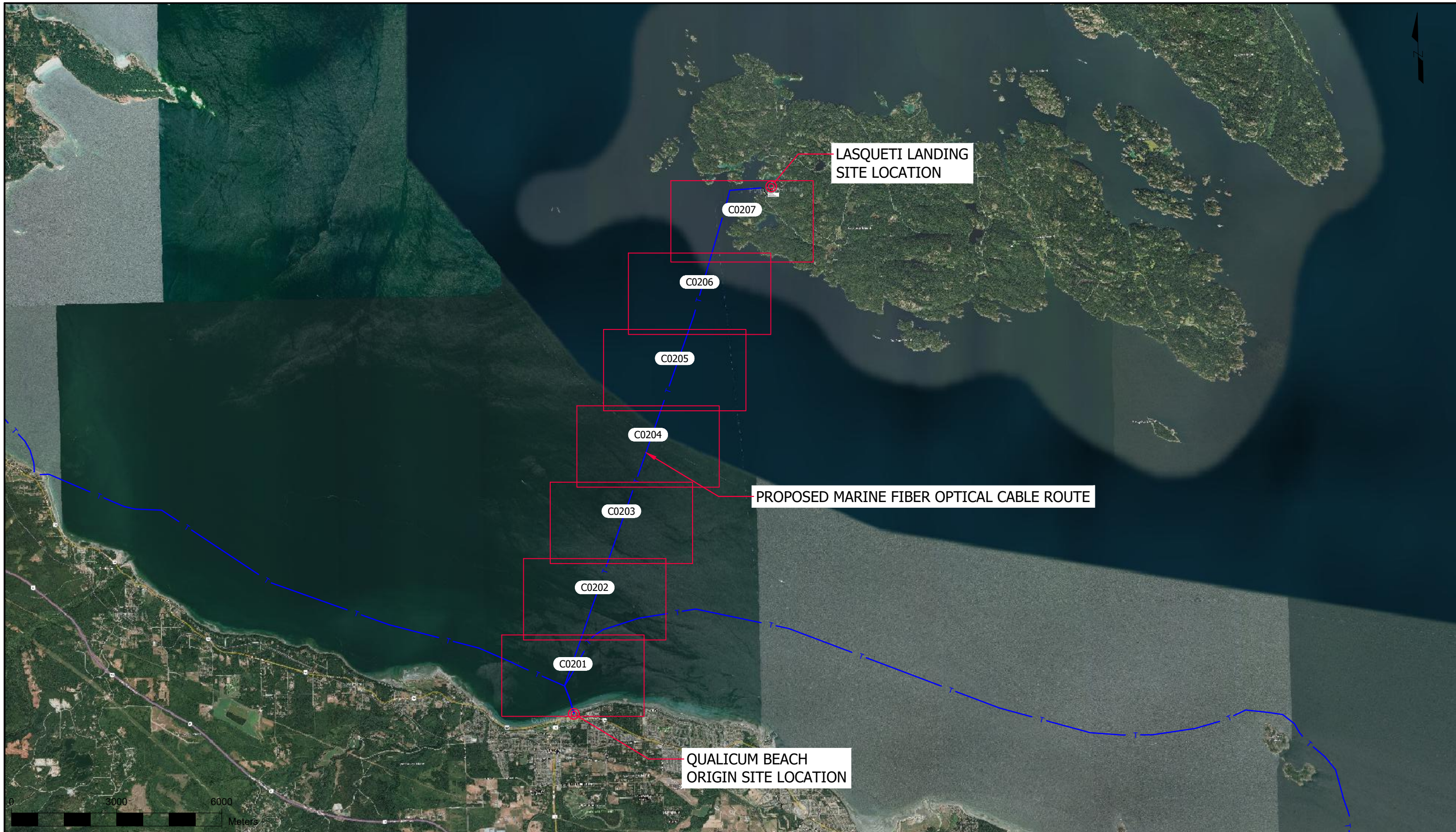


Side View: Composite Manhole Chamber

Scale: 1:20

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

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		REV 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 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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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	2023/01/09	Moved Equipment Location	APPROVED BY:	DD	2023/10/20
REV 1	2022/11/08	General Submission			

PROJECT: Connected Coast TITLE: B0101 - Keymap

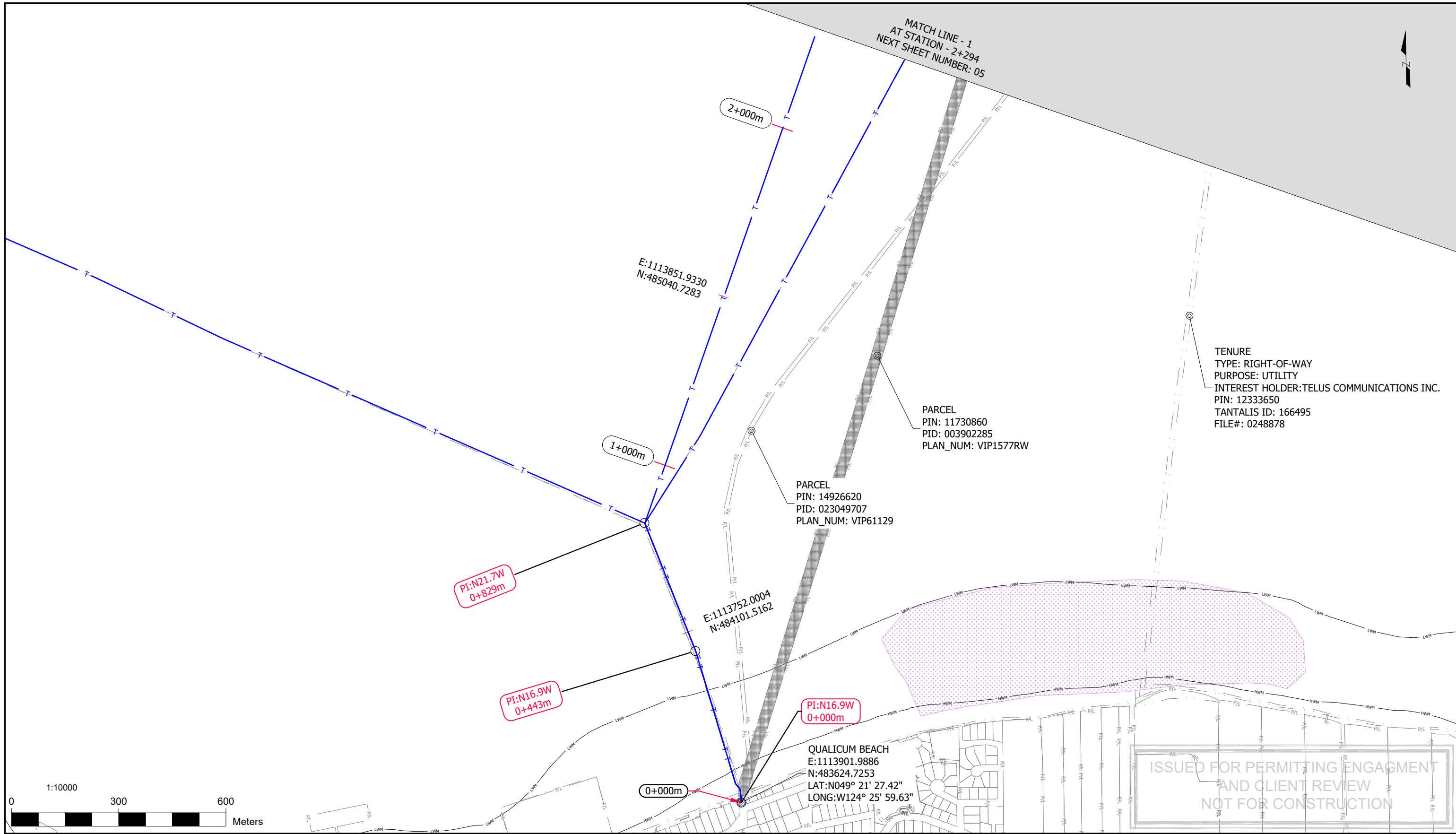
CUSTOMER: SRD

LOCATION: Lasqueti

SECTION: Permit Block 12

BYL	CCN	PB12	LQT	P20002	B0101	R03
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Sheet: 03 of 18



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	REV 3	2023/10/17	Moved Equipment	DRAWN BY:	AO	2023/10/17				
	REV 2	2023/01/09	Moved Equipment Location	CHECKED BY:	AS	2023/10/20				
	REV 1	2022/11/08	General Submission	APPROVED BY:	DD	2023/10/20				
	PREPARED FOR: 		BLOCK:	Connected Coast	TITLE:	C0101 - Route Drawing				
CLASS:	SRD	TYPE:	Lasqueti	BYL	CCN	PB12	LQT	P20002	C0101	R03
SIZE:	Permit Block 12	Sheet: 04 of 18								

15.7642

Plot Date: July 15, 2024



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

E:1114181.6265
N:485984.8163

MATCH LINE - 1
AT STATION - 2+294
PREVIOUS SHEET NUMBER: 04

TENURE
TYPE: RIGHT-OF-WAY
PURPOSE: UTILITY
INTEREST HOLDER: TELUS COMMUNICATIONS INC.
PIN: 12333650
TANTALIS ID: 166495
FILE#: 0248878

PARCEL
PIN: 11730860
PID: 003902285
PLAN_NUM: VIP1577RW

ISSUED FOR PERMITTING ENGAGEMENT
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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	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



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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	C0103	R03
	TYPE:	Lasqueti							
	SIZE:	Permit Block 12							

15.7739



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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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	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

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	TITLE: C0105 - Route Drawing						
CLASS:	SRD	BYL	CCN	PB12	LQT	P20002	C0105	R03
TYPE:	Lasqueti							
SIZE:	Permit Block 12							

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

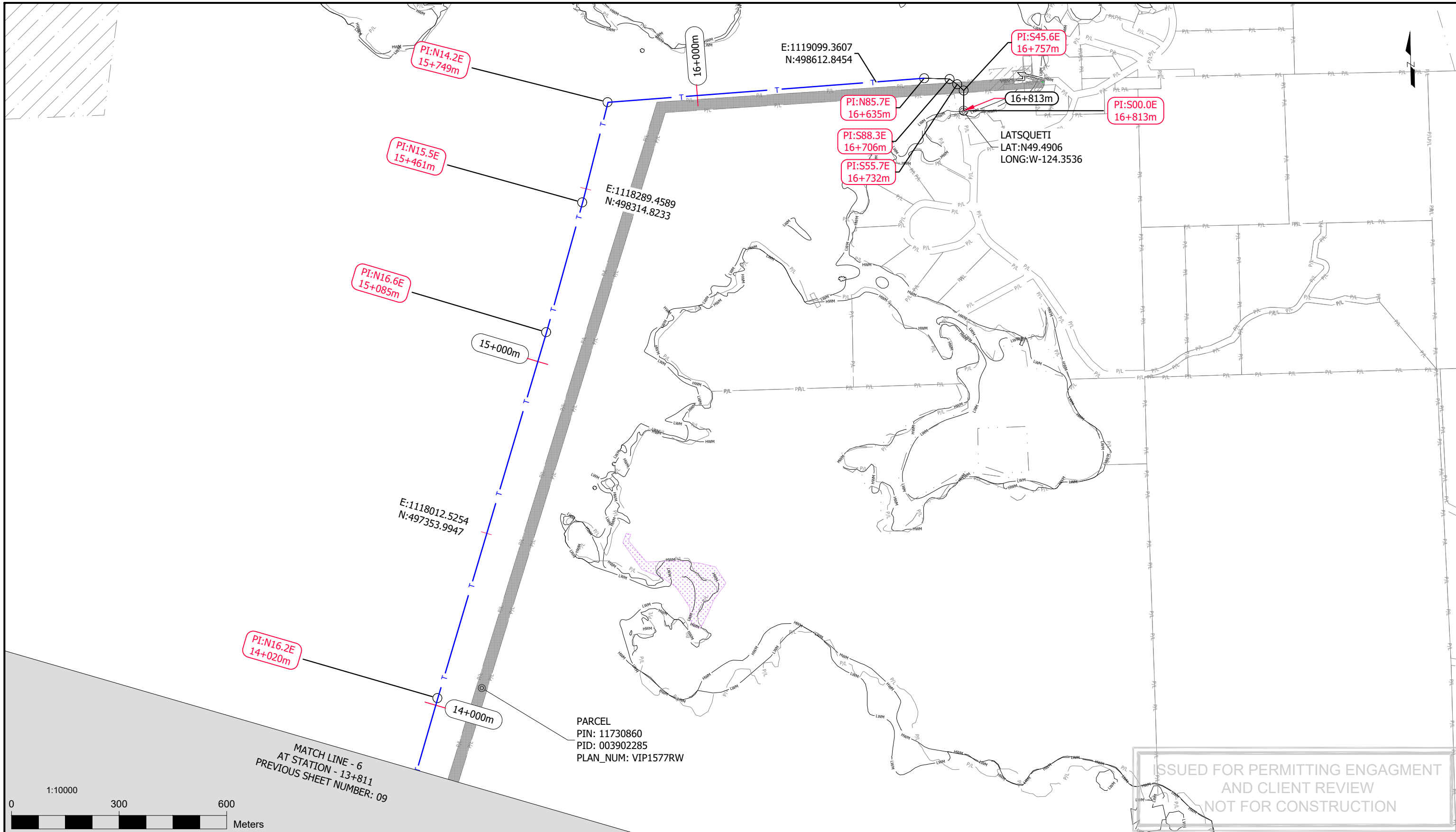
PI:N19.3E
11+997m

MATCH LINE - 5
AT STATION - 11+534
PREVIOUS SHEET NUMBER: 08

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			REV 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 CLASS: SRD TYPE: Lasqueti SIZE: Permit Block 12		TITLE: C0106 - Route Drawing BYL CCN PB12 LQT P20002 C0106 R03 Sheet: 09 of 18				



15.7933

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BLOCK: Connected Coast
 CLASS: SRD
 TYPE: Lasqueti
 SIZE: Permit Block 12

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			

TITLE: C0107 - Route Drawing

BYL	CCN	PB12	LQT	P20002	C0107	R03
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Sheet: 10 of 18

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

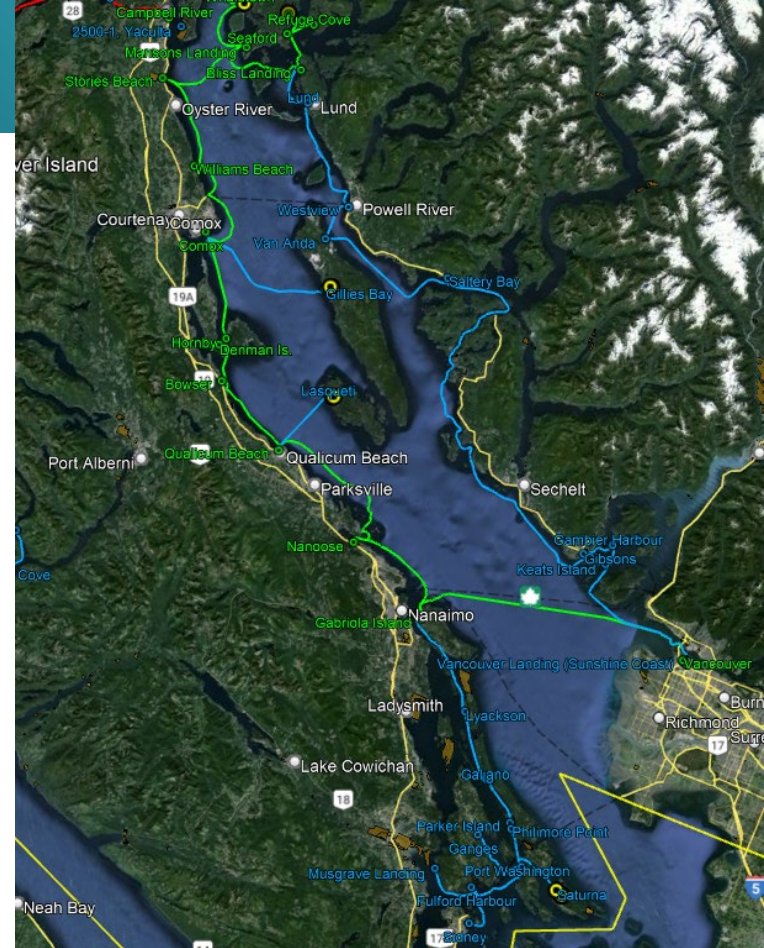
Connected Coast Project

- 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.



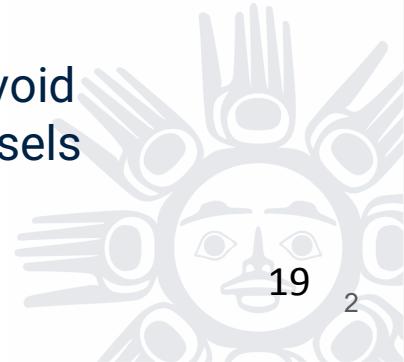
Regulatory approvals

- 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



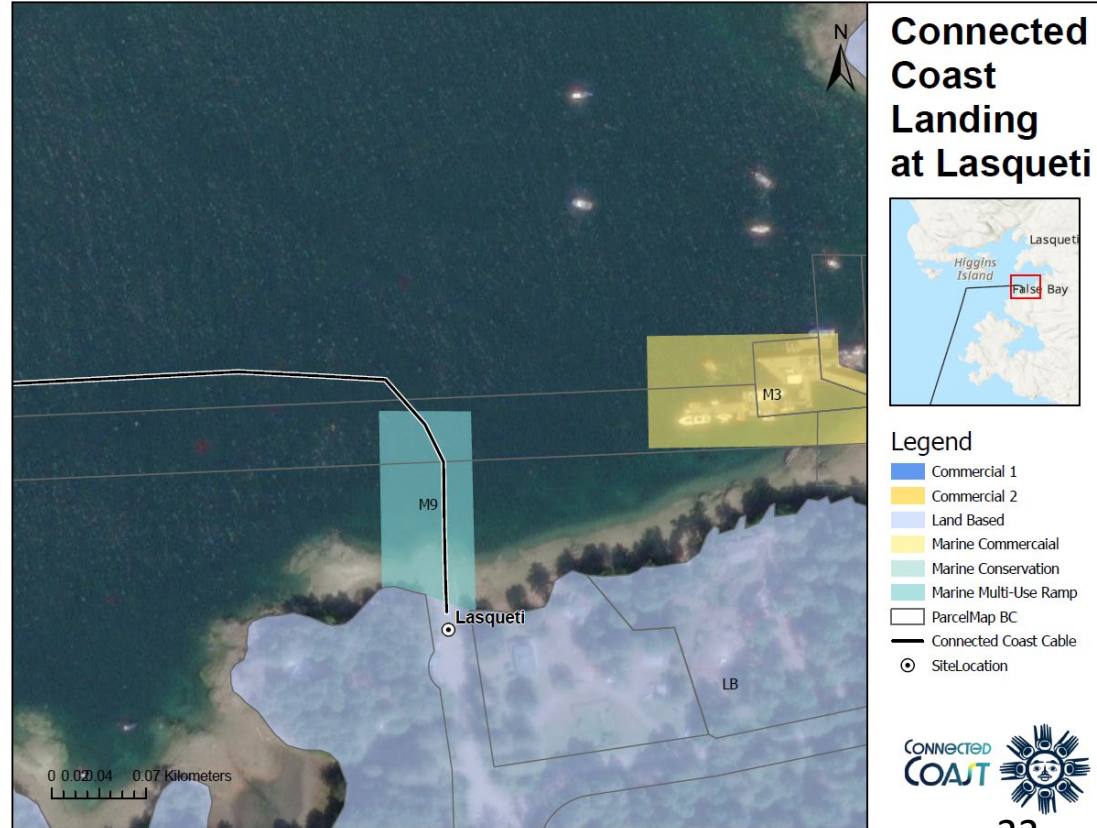
Shore landings

- 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



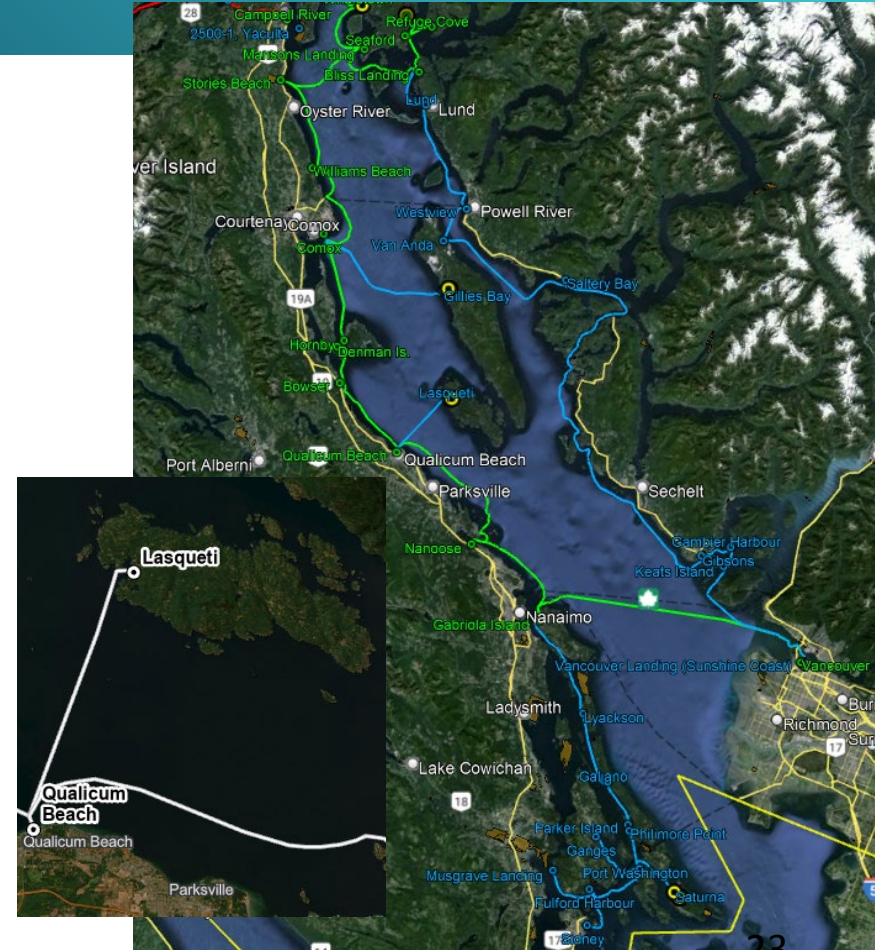
Lasqueti Cable Alignment

- 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

