

OCP/LUB Review Project - Charter v6.1

Lasqueti Island Local Trust Committee

Date: May 2024

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

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

Objectives

- Conduct a technical analysis of the OCP;
- Incorporate the results of 2018 engagement sessions held by the Lasqueti Community Association;
- Determine where policy/regulatory changes may be required to be consistent with First Nations relations and perspectives, the Local Government Act, Object of the Islands Trust and Islands Trust Policy Statement;
- Develop an ‘OCP Engagement Strategy’ to prioritize engagement topics and methodology to be undertaken in Phase 2;
- Undertake community engagement on engagement topics determined in Phase 1; and
- Develop, review, and adopt draft amending bylaws to update the OCP based on analysis and community engagement.
- Draft OCP policies related to the environmental and social effects of private docks
- Draft OCP policies to support the use of land for community use

In Scope

Phase 1 Engagement

- Identify opportunities for inter-governmental collaboration respecting Treaty and First Nations rights throughout the OCP review. **TO DO**
- Planning staff to conduct a targeted technical analysis of the OCP and present findings for LTC consideration. **COMPLETED**
- Lasqueti Community Association OCP steering committee to prepare a summary document and presentation to the LTC on the results of the 2018/19 community engagement sessions. **COMPLETED**
- Work with the Advisory Planning Commission to develop an ‘OCP/LUB Engagement Strategy’ to clarify Phase 2 engagement topics and methodology based on technical analysis and community input to date. **COMPLETED**
- Implement the ‘OCP/LUB Engagement Strategy’. **COMPLETED**
- Refer the following to the APC: private docks, their use, and defining how environmental and social effects should be addressed as they relate to 4.4.7 Boats and Maritime Vessels. **TO DO**

Phase 2 Analysis and Bylaw Drafting

- Incorporate comments heard from First Nation into proposed OCP policies. **TO DO**
- Develop draft amending bylaws for the Official Community Plan incorporating the Lasqueti Community Association OCP steering committee recommendations. **COMPLETED**
- Amendment to adjust the minimum lot size to from 4.0 hectares to 4.046 hectares. **TO DO**
- Draft policies related to environmental and social effects and to support the ability for land to be used for community use. **TO DO**

Phase 3 Legislative Review and Early Bylaw Readings

- First Reading
- Referral of Proposed OCP
- Legislative Review. **TO DO**
- Second Reading

Phase 4 Final Readings and Bylaw Adoption

- Public Hearing. **TO DO**
- Third Reading of OCP. **TO DO**
- Approval by Executive Committee. **TO DO**
- OCP Bylaw adoption. **TO DO**

Out of Scope

- Cannabis regulations
- Review of consistency with Housing Needs Assessment
- Review of consistency with Agricultural Land Commission Act
- LUB Amendments
- Additional public engagement except for: outstanding referrals, First Nation discussions, statutory requirements, one APC referral related to private docks, and LTC meetings for bylaw adoption.

Project Team	
Regional Planning Manager	Project Sponsor
Island Planner	Project Manager / Planner
Legislative Clerk	Legislative Process / Bylaw Review
RPM and Island Planner	IT First Nations Liaison
First Nation	
Advisory Planning Commission/Community Groups	Community Representatives
RPM Approval: Date: November 29, 2023; July 23, 2018; Dec 17, 2018; May 14, 2019; Oct 28, 2019; Feb 24, 2020; April 27, 2020; March 2023; May 2023; May 2024	LTC Endorsement: Resolution #: 2018-037; 2018-066; 2019-003; 2019-033; 2019-034; 2020-002; 2020-007; 2023-009; 2023-020; 2023-036; 2023- 048; 2024-006

Budget		
Budget Sources:		
Fiscal	Item	Cost
2019-2020	Technical analysis of OCP and LUB; development of OCP/LUB engagement strategy; MoA water analysis	\$1,000
2020-2021	Community consultation; legislative process (community information meetings; public hearing; advertising) related to OCP amendments	\$3,000
2021-2022	Community consultation; legislative process (community information meetings; public hearing; advertising) related to Subdivision regulations	
2023	Update project management documents, analysis, Protocol Agreement	
2024	Re-define project scope, APC referrals, bylaw drafting, First Nation discussions	\$3,000
2025	Legislative process (statutory referrals, public hearing, statutory notifications)	\$1,000
	Total	\$8,000

Lasqueti Island OCP/LUB Review Project Work Plan			
Category	Milestone/Deliverable	Completed/Targeted Date	Estimated Cost/Notes
Phase 1 – Engagement			
Project Planning	Initial Project Charter Endorsed	July 2018	\$1000
Engagement	Lasqueti Community Association Review of OCP	2018-January 2020	
Project Planning	LTC Endorses Phase 2 Project Charter	April 27, 2020	
Phase 2 – Analysis and Bylaw Drafting			
Engagement	Lasqueti Community Association Report referred to Advisory Planning Committee	June 2020	
Engagement	Two Community Information Meetings	September 2020	\$1000
Engagement	Bylaw drafted	October 2020	
Phase 3 – Legislative Review and Early Bylaw Readings			
Legislative Process	First Reading of OCP Bylaw No. 98	November 2020	
Legislative Process	Bylaw referred to First Nations, Local Governments, and other Agencies	November 2020-June 2021	
Legislative Process	Second Reading of Bylaw No. 98	June 2021, August 2021, October 2021	
Project Planning	LTC Endorses Revised Work Plan	May 8, 2023	
Technical	Resolve outstanding referral comments and amend bylaw as required	<i>Throughout 2024</i>	* 1 st working group meeting with Snaw-naw-as held on April 19, 2024.
Engagement	APC Referrals	<i>Mid 2024</i>	APC Referrals: <ul style="list-style-type: none"> • Defining Community Benefit • FLNRORD Comments • Private Docks
Technical	Bylaw Drafting	<i>Late 2024</i>	Amendments based on: <ul style="list-style-type: none"> • Endorsed Bylaw • APC recommendations • FN Engagement • New policies to support creation of new Community Use Zone

Technical	Legal Review of Proposed OCP Bylaw	<i>End of 2024</i>	\$3000
Legislative Process	LTC consider Bylaw referral to agencies impacted by amendments if required	<i>Early 2025</i>	
Legislative Process	LTC consider Bylaw Amendments for second reading	<i>Mid 2025</i>	
Phase 4 – Final Readings and Bylaw Adoption			
Engagement	Community Information Meeting and Public Hearing	<i>Mid 2025</i>	\$1000
Legislative Process	Third Reading	<i>Mid 2025</i>	
Legislative Process	Refer to Executive Committee	<i>Mid 2025</i>	
Legislative Process	Ministry Approval	<i>Mid 2025</i>	
Legislative Process	OCP Bylaw Adoption	<i>Mid 2025</i>	