

DATE OF MEETING: April 27, 2020
TO: Lasqueti Island Local Trust Committee
FROM: Heather Kauer, Regional Planning Manager
Northern Team
SUBJECT: Report subject: Lasqueti Community Association Recommendations Report and staffing impacts to the OCP / LUB Review Project

RECOMMENDATION

- 1. That the Lasqueti Island Local Trust Committee endorse the revised Official Community Plan/Land Use Bylaw Review Project Charter v.4.4, dated April 2020.**

REPORT SUMMARY

The purpose of this report is to report on staff review of the Lasqueti Community Association (LCA) Steering Committee recommendations report, update the Lasqueti Island Local Trust Committee (LTC) on staffing impacts to the OCP/LUB Review project and recommend next steps.

LCA OCP Recommendations

Staff reviewed the Lasqueti Community Association Official Community Plan Review Steering Committee Recommendations Report, dated January 31, 2020 (Attachment 1). In summary, the recommendations from this report include:

1. Rearranging the sections of the overall OCP;
2. Adding a glossary section with specific definitions; and
3. Removing, amending or adding a list of specific objectives and policies.

The report also acknowledges that the vision statement for the document is still under consideration by the steering committee. Lastly, the report lists some topics that the committee felt should still be considered by the LTC but did not provide recommendations as agreement could not be reached by the committee on what the recommendations should be.

From a staff perspective, the recommendations from the LCA could be incorporated into the OCP as recommended.

LPS Review Impact to Project Timelines

At the March, 2020 Trust Council meeting held on Salt Spring Island, the Trust Council was presented a report by Planning Services Director David Marlor in regards to the Local Planning Services 2018 Review Implementation. In that report, Director Marlor notes that:

Management plans to reorganize local planning services into a Policy Planning Team consisting of three planners, and a Current Planning Team consisting of 10 planners and one planning technician.

The Policy Planning Team would take on the strategic plan work items assigned to the Local Planning Committee, and the review of official community plans/land use bylaws.

In consideration of this reorganization plan and the current scope of the Lasqueti OCP project, staff anticipates that the project would be assigned to the new Policy Planning Team.

Due to the COVID pandemic and staff leave, the formation of the Policy Planning team has been delayed from the original anticipated formation date. At this point the exact date of formation is unknown. Part of this formation includes dedicating an existing Island Planner from each Islands Trust region to the Policy Planning Team. The Island Planner would no longer coordinate LTC meetings or work on small scale LTC projects.

With all of this in mind, staff anticipates that if the LTC chooses to move the OCP project forward as defined by the currently endorsed charter, work will not begin on the project for several months.

Other staffing issues to consider for the northern office include one planner’s current extended medical leave and reduced hours for another planner due to the COVID pandemic. The impact of this situation leads staff to anticipate that if certain topic areas of the project were left with the northern team, they would need to be addressed one at a time. For instance, northern team staff would be able to work on an OCP bylaw incorporating the LCA recommendations or a subdivision regulation bylaw, but not both at the same time.

Options

1. The LTC has the option of keeping the existing Project Charter in its current form. As stated above, this choice would result in the project as a whole being shifted to the Policy Planning team once it is formed. No work would be done on the project in the meantime. If this is the chosen option, the LTC could pass a resolution requesting that staff forward the Project Charter to the Policy Planning Team once it is formed. A resolution to this effect is listed in the Alternatives section of this report below.
2. The LTC has the option of endorsing a revised Project Charter that would split up the project into sub-projects, and identifying whether the northern team or the policy planning group would be responsible for that subproject. This would allow for staff work on the project to continue immediately. This would require the LTC to prioritize which aspect of the Project the LTC would like to see completed first. Subprojects are anticipated to be:

Subproject	Responsible Team
a. A bylaw that incorporates the recommendations of the LCA and staff’s technical review into the OCP	Northern Team
b. A bylaw amending the subdivision regulations related to proof of water and public access to the water	Northern Team
c. A bylaw or set of bylaws addressing the other topics identified by the LCA that had no recommendation	Policy Planning Team

<p>d. A bylaw or set of bylaws addressing the “other” aspects of the Project Charter, namely:</p> <ul style="list-style-type: none"> - The Douglas Fir Toolkit - Consistency with Regional Conservation Plan 	<p>Policy Planning Team</p>
--	-----------------------------

If the LTC agrees that the above table represents their preference for the project going forward, attachment 2 and the recommended resolution on page one of this report reflect this choice. Alternatives to this recommendation are listed in the Alternatives section of this report below.

Rationale for Recommendation

Staff is recommending that the Lasqueti OCP project be split into subprojects and that the first subproject addressed by the northern team of Islands Trust be a bylaw incorporating the recommendations of the LCA OCP steering committee into the OCP. This would take advantage of the momentum created by the LCA and work that staff have focused on thus far. It also takes into account the staffing challenges that Islands Trust is currently experiencing.

ALTERNATIVES

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

1. Retain currently endorsed Project Charter

The LTC may wish to retain the current scope of the project and forward the Project Charter to the Policy Planning Team once it is formed. In this case the recommended resolution could be

“That the Lasqueti Island Local Trust Committee request staff forward the Official Community Plan/Land Use Bylaw Project Charter v. 4.1, dated February 24, 2020, as amended, to the Director of Local Planning Services for assignment to the Policy Planning Team.”

2. Prioritize work on Subdivision Regulations to be completed prior to changes to the OCP

If the LTCs preference is for staff in the northern team to start working on subdivision regulations in the land use bylaw ahead of changes to the Official Community Plan, the resolutions would be as follows:

“That the Lasqueti Island Local Trust Committee request staff amend the Official Community Plan/Land Use Bylaw Project Charter to indicate subdivision regulations as the focus of review for Phase 2 of the project and Official Community Plan amendments consistent with the recommendations of the Lasqueti Community Association Official Community Plan Review Steering Committee Recommendations report, dated January 31, 2020, as the focus of Phase 3.”

3. Ask for more information

Alternatively the LTC could ask staff to report back with more detailed information on one or more of the above options prior to finalizing the project scope.

NEXT STEPS

Subject to concurrence with the staff recommendations and budget confirmation from the Director of Local Planning Services, staff would prepare a draft bylaw and consultation plan for LTC consideration at a future meeting.

Submitted By:	Heather Kauer, RPP, MCIP, AICP Regional Planning Manager	April 20, 2020
---------------	---	----------------

ATTACHMENTS

1. LCA OCP recommendations report
2. Recommended Project Charter v. 4.4

Lasqueti Community Association

Official Community Plan Review Steering Committee

Recommendations

Jan 31, 2020

1 Purpose of the Steering Committee

The Lasqueti Community Association (LCA) Official Community Plan (OCP) Review Steering Committee (hereafter called the “Steering Committee”) was formed at the May 2018 Annual General Meeting of the Lasqueti Community Association, and renewed at the May 2019 AGM. Active members included:

Jordan Barton	Hilary Duinker
Colin Ewan (co-chair)	Andrew Fall
Kathy Rogers	Nadine Simpson
Shoshanah Waxman (co-chair)	Marti Wendt

The mandate of the Steering Committee was to:

- Facilitate discussions and seek public input on existing OCP objectives, objectives proposed by residents at public meetings on the OCP review and to the committee, and other OCP-related issues;
- Identify degree of community support for existing and proposed OCP objectives; and
- Make recommendations regarding existing and proposed OCP objectives, to identify unresolved/contentious objectives, and to identify gaps in policies.

The committee met over 27 times, held 7 public forums (each of which had between 20 and 45 attendees – well over 200 people in total - and lasted about 3 hours), and organized a sub-committee for each of 5 topics and for a vision statement. Each sub-committee included at least two members of the Steering Committee, plus 4-5 public volunteers, and was tasked with proposing recommendations related to its forum topic. See <https://lasqueti.ca/lca/ocp-review> for forum presentations, notes and sub-committee reports.

The following people participated in at least one sub-committee: Ezra Auerbach, Laurie Bergen, Willy Clark, Ayrie Cunliffe, Nikki Darwin, Terry Dickson, Ruth Ervin, Joseph Fall, Doug Hopwood, Aigul Kukolj, Ken Lertzman, Dana Lepovsky, Ginja Lion, Dave Rogers, Wendy Schneible, Gordon Scott, Philippe Taillefer, Ross Thompson, Alysha Trinca.

2 Recommended changes to OCP structure / format

The Steering Committee recommends that the chapters of the OCP be organized using the following topics and order, with the identified sub-topics:

- (1) Environmental Stewardship
 - a. Conservation
 - b. Consumption and Pollution
 - c. Climate change adaptation and mitigation
- (2) Resource Stewardship
 - a. Natural Resources
 - b. Recreational Resources
 - c. Cultural Resources
- (3) Community Stewardship
 - a. Human Resources
 - b. Resilience
 - c. Housing
 - d. Food
 - e. Economy
- (4) Community Services
 - a. Transportation
 - b. Docks, wharves and boat ramps
 - c. Communications
 - d. Health care
 - e. Waste Management
- (5) Land-Use
 - a. Residential
 - b. Commercial and Industrial
 - c. Hazardous Conditions

These topics were proposed because they are broadly nested, and topics should be viewed in the context of the surrounding topics (Figure 1). Sections 3 to 7 of this report group recommendations by these topics (see forum notes for details):

- For each objective in the current OCP to either keep as is, revise/replace with proposed wording, or remove.
- For each proposed new objective to either add as stated or revise with proposed wording. Section 10 lists proposed new objectives that are not recommended.
- Unless otherwise stated, level of support was derived from the public forums.

Section 8 provides recommendations on policy gaps and proposals, and Section 9 provides some information on several key unresolved issues.

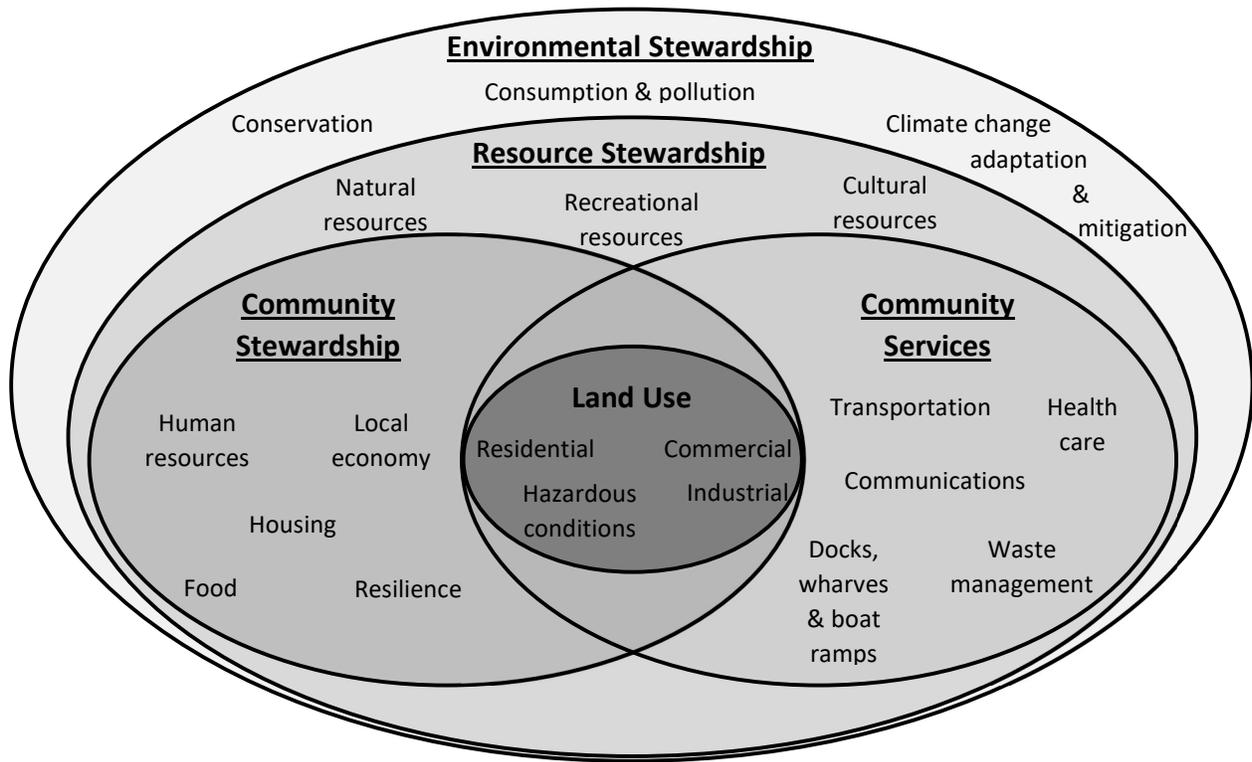


Figure 1. Nested relation among proposed OCP topics (ovals with bold titles) and sub-topics .

2.1 Vision Statement

The Steering Committee recommends the inclusion of a new vision statement as a preamble. The Steering Committee is continuing to work on developing a vision statement, to be completed by late spring.

2.2 Glossary

The Steering Committee recommends the inclusion of a glossary to support consistent interpretations of key words and phrases. The following are draft proposals for inclusion:

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

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

Appropriate access: adequate and sensible.

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

Density: the number of inhabitants, dwellings, or the like, per unit or area.

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

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

Foster: to promote the growth and development of.

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

Long term rentals: dwellings designated for rental arrangements longer than 1 month.

Low risk: unlikely to result in loss, failure or harm.

Natural: existing in or formed by nature.

Positive: giving or being of hope, confidence, a sense of alignment.

Promote: to encourage, further or advance in rank, dignity or position.

Renewable resource: a natural resource that can regenerate after use.

Resource: a stock or supply of natural or human assets that can be drawn on by, and to benefit, a person or organization.

Rural: of, relating to, or characteristic of the country, country life, or country people.

Rural values: values and interests pertaining to a lifestyle connected to a predominately natural environment.

Short-term rentals: dwellings or accommodations for rental arrangements less than 1 month.

Stewardship: the careful and responsible management of something entrusted to one's care.

Support: to sustain, endure or hold up.

Sustainable: pertaining to a system that maintains its own viability by using techniques that allow for continual reuse. Includes practices that do not deplete the resource base and requires an attitude of stewardship and balance.

Watershed: The area or region of land that collects and stores precipitation eventually overflowing through streams, creeks, rivers, and lakes eventually to the sea.

3 Environmental Stewardship

3.1 Recommendations on existing OCP objectives

Conservation

(a) Section 3.6, Objective 1:

To assist, where possible, in the establishment and maintenance of Ecological Reserves.

Recommendation: Keep with revised wording:

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

(b) Section 3.6, Objective 2:

To encourage that the renewable resource base is maintained in a sustainable manner.

Recommendation: Remove (identical to Section 3.2, Objective 5, covered under Resource Stewardship).

(c) Section 3.6, Objective 3:

To encourage and promote the protection of foreshore and marine areas for public enjoyment, public access and conservation.

Recommendation: Keep with revised wording:

To prioritize conservation of the full range of terrestrial and aquatic/marine ecosystems in the local trust area.

Note: access is covered in Community Services and Land-Use

(d) Section 3.6, Objective 5:

To promote the retention of native flora and fauna and areas of both typical and unique ecosystems.

Recommendation: Replace with the following three objectives:

To support human use and management of land that retains native flora and fauna and conserves natural ecosystems.

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

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

(e) Section 3.4, Objective 2:

To preserve and support balanced control of the local feral/heritage sheep which are a valued part of the community and its history.

Recommendation: Remove.

Consumption and Pollution

(f) Section 3.6, Objective 4:

To promote the preservation of fresh and salt water purity.

Recommendation: Keep with revised wording:

To avoid contamination of fresh and salt water.

Climate Change Adaptation and Mitigation

(g) Section 3.9, Objective 1:

To promote the use of renewable energy and the development of renewable energy sources, and consider the impacts of climate change in all land use decisions.

Recommendation: Keep with revised wording:

To consider both climate change adaptation and mitigation in all land use decisions.

(h) Section 3.9, Objective 2:

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

Recommendation: Replace with the following three objectives:

To support individual and community-based initiatives that reduce greenhouse gas emissions.

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

To encourage site planning and building design that minimize energy consumption and negative impacts on natural ecosystems

3.2 Recommendations on proposed new objectives to add

Conservation

- (a) *To maintain intact forest land.*

Recommendation: Add with revised wording:
To maintain a high level of forest connectivity.

Consumption and Pollution

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

Recommendation: Add as stated.

- (c) *To encourage low levels of consumption and local self-sufficiency.*

Recommendation: Add as stated.

- (d) *To support initiatives to clean up public areas, such as shorelines.*

Recommendation: Revise and add as a policy (see section 8.2(m)).

Climate Change Adaptation and Mitigation

- (e) *To reduce reliance on fossil fuels.*

Recommendation: Add with revised wording:
To reduce reliance on fossil fuels and move towards eliminating fossil fuel use.

- (f) *To encourage use of low-impact, natural building materials, and discourage over-use of high-impact materials (e.g. concrete).*

Recommendation: Add with revised wording:

To encourage residents to minimize energy use, incorporate high energy efficiency into building design and construction and to use local, non-toxic, carbon efficient materials.

4 Resource Stewardship

4.1 Recommendations on existing OCP objectives

Natural Resources

(a) Section 1.4, concern #3

To conserve agricultural lands, forest lands, fresh water supplies, and foreshore areas.

Recommendation: Change to an objective with revised wording:

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

Note: Heritage is a non-renewable resource. There was support at the public forum to seek ways to preserve and protect Lasqueti's physical heritage (e.g. archaeological sites, cemeteries, cultural landscapes, heritage buildings).

(b) Section 3.2, Objective 1:

To minimize the negative impacts of economic activities and encourage agriculture, forestry, mariculture and local industry are practiced in a sustainable manner.

Recommendation: Replace with the following two objectives:

While recognizing the benefits, to minimize the negative environmental and social impacts of agriculture, forestry, mariculture, and other industry.

To encourage agriculture, forestry, mariculture, and industry are practised in a sustainable manner.

(c) Section 3.2, Objective 3:

To promote development of the land in ways which are in sympathy with the landscape and which make the most of each site's natural characteristics.

Recommendation: Keep with revised wording:

To promote use and development of the land that is in sympathy with the landscape and that makes the most of each site's natural characteristics.

(d) Section 3.2, Objective 5:

To encourage that the renewable resource base is maintained in a sustainable manner.

Recommendation: Keep with revised wording:

To encourage ecologically based stewardship and sustainable use of renewable resources.

(e) Section 3.4, Objective 2

To preserve and support balanced control of the local feral\heritage sheep which are a valued part of the community and its history.

Recommendation: Remove and replace with the following:

While recognizing that some exotic species may have value to the community as a source of local food, to minimize the impacts of invasive exotic species on native fauna and flora.

Note: avoid the use of the term “heritage” in relation to the sheep in the OCP.

(f) Section 3.4, Objective 6

The Community aims to ensure that 12% of the land base of Lasqueti Island is preserved and protected with appropriate representation of all ecosystems in the area.

Recommendation: Modify the statement of this existing objective to reflect: 1) the overall desire for protecting an ecologically meaningful amount of Lasqueti’s land-base, 2) current science-based ideas about how much protected area is necessary to do so, and 3) Lasqueti’s distinct mix of ownership, jurisdiction, and land-uses.

Replace with the following two objectives:

To achieve low risk of loss to ecological integrity and biodiversity, supported by the best scientific understanding of ecosystems in the Lasqueti Local Trust area.

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

(g) Section 3.8

To retain the Crown lands as large parcels with low density and minimal development because the Lasqueti community believes that would provide greatest benefit to the public of British Columbia from these lands.

Recommendation: Change to an objective with revised wording:

To retain the Crown Lands as intact large parcels with limited low impact, low risk development.

(h) Section 3.8, Objective 2

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

Recommendation: Keep as is.

Recreational Resources

(i) Section 3.4, Objective 4

To support the creation of a public trail network throughout the island.

Recommendation: Keep as is.

(j) Section 3.4, Objective 5

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

Recommendation: Keep with revised wording:

To encourage the creation of parks and recreation areas that are designed and located to provide recreational opportunities in addition to meeting conservation protection objectives.

(k) Section 3.8, Objective 1

To preserve Crown lands for public enjoyment and community use.

Recommendation: Keep as is.

Cultural Resources

(l) Section 3.3, Objective 1

To ensure respectful treatment, fairness and equity to past, present and future generations that have shared and will share Lasqueti Island and the Trust Area.

Recommendation: Keep with revised wording:

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

Note: Support was expressed for education over enforcement as a tool.

(m) Section 3.3, Policy 1

To recognize the cultural and historical significance the Tla'amin (Sliammon) First Nation has made in the Lasqueti island Local Trust Area.

Recommendation: Combine Policy 1 and Policy 2 into one new objective:

To recognize the cultural and historical significance of the Coast Salish First Nations in the Lasqueti island Local Trust Area.

(n) Section 3.3, Policy 2

To respect all people who have and will contribute to the social fabric of Lasqueti Island's past, present and future.

Recommendation: Remove and combine with Policy 1 into one new objective.

(o) Section 3.3, Policy 3

To support proactive and mutually respectful interests by consulting with the Tla'amin (Sliammon) First Nation.

Recommendation: Change to an objective with revised wording:

To support mutual respect for interests by proactively consulting with local First Nations regarding changes to land-use, zoning designations, and protection of heritage and archaeological resources.

(p) Section 3.3, Policy 4

To recognize that past, present and future generations have shared and will share experiences on Lasqueti Island and the Trust Area; it is encouraged that fair and reasonable discussion and action occurs to preserve the natural and human-made sites.

Recommendation: Change to an objective with revised wording:

To foster protection and stewardship of archaeological, historic and heritage sites.

4.2 Recommendations on proposed new objectives to add

Natural Resources

- (a) *To protect and ensure access to wild-gathered food resources from the land and marine environments.*

Recommendation: Revise and add the following two objectives:

To ensure wild food resources are harvested sustainably.

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

(b) *To support watershed planning to protect water supplies and ecosystems.*

Recommendation: Revise and add as an advocacy policy (see section 8.3(s)).

(c) *To grow as much of the food consumed on the island as possible through support for community gardens, shared use of established gardens and orchards, organic farming, seed library, local markets, etc.*

Recommendation: Revise and add the following two objectives, and also include ideas in the vision statement:

To encourage local food production, including shared use of arable land, organic methods, and seed saving and sharing.

To support community gardens and local markets.

Cultural Resources

(d) *To learn about and respect Indigenous rights to, and uses and management of land, sea, and resources (past and present).*

Recommendation: Revise and add as an advocacy policy (see section 8.3(v)).

5 Community Stewardship

5.1 Recommendations on existing OCP objectives

General

- (a) Section 3.4, Objective 1

To discourage pervasive and excessive noise created by residential, commercial or industrial uses as well as noises originating off the island, yet having impact on island residents.

Recommendation: Keep with revised wording:

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

- (b) Section 3.4, Objective 3

To encourage and ensure that personal responsibility is exercised by owners of dogs and other domestic pets to keep them under direct control.

Recommendation: Keep with revised wording:

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

- (c) Section 3.6, Objective 6:

To promote a safe and healthy environment for all residents.

Recommendation: Keep as is.

5.2 Recommendations on proposed new objectives to add

General

- (a) *To encourage a supportive, healing place to live.*

Recommendation: Add as stated, and also include ideas in vision statement.

- (b) *To support sustainable, independent, alternative and affordable lifestyles.*

Recommendation: Add with revised wording, and also include ideas in vision statement:

To support sustainable, off-grid lifestyles that are respectful of diversity.

- (c) *To explore a local land trust for multiple uses, including housing services, industry, recreation and conservation.*

Recommendation: Revise and add as an advocacy policy (see section 8.4(a)).

Human Resources

- (d) *To foster education about community vision & objectives, personal safety, agreements, regulations, etc.*

Recommendation: Revise and add as an advocacy policy (see section 8.4(b)).

- (e) *To foster sharing of community wisdom and locally-applied solutions.*

Recommendation: Add as stated.

- (f) *To foster a diverse age demographic, and encourage people of all ages to work and communicate together.*

Recommendation: Don't add as an objective, but include ideas in vision statement.

- (g) *To ensure a positive environment for children.*

Recommendation: Add as stated.

- (h) *To ensure that the False Bay School remains in operation.*

Recommendation: Add with revised wording:

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

- (i) *To encourage and foster volunteerism, in particular in relation to local governance (e.g. membership on advisory committees).*

Recommendation: Add with revised wording, and also include ideas in vision statement:

To encourage and foster volunteerism.

- (j) *To support specialized education of residents for skills that may benefit the community.*

Recommendation: Add with revised wording.

To encourage education and skills development of residents.

Resilience

- (k) *To support cooperative ventures for community services, such as tool sharing.*

Recommendation: Add with revised wording:

To support cooperative ventures for community services.

- (l) *To develop methods for community-driven bylaw enforcement (e.g. whistle-blower process).*

Recommendation: Add with revised wording:

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

Housing

- (m) *To support affordable housing.*

Recommendation: Add with revised wording:

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

- (n) *To support the ability of younger people, and people with low and modest incomes, including new and old residents, to live on the island.*

Recommendation: Add with revised wording:

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

- (o) *To support increased efficiency of homes (e.g. heating, energy use, water use).*

Recommendation: Add with revised wording:

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

Food

- (p) *To ensure all residents have adequate food.*

Recommendation: Add with revised wording:

To support food sharing and food banks.

- (q) *To support community facilities for food processing and preserving (e.g. dehydrating, canning, smoking, cold cellar).*

Recommendation: Add with revised wording:

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

- (r) *To support establishment of a monthly winter food market / food swap.*

Recommendation: Revise and add as an advocacy policy (see section 8.4(d)).

Economy

- (s) *To support a local economy with sufficient employment at fair rates of pay to allow people to make a living on the island.*

Recommendation: Add with revised wording:

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

- (t) *To limit the negative impacts of tourism.*

Recommendation: Add with revised wording:

To limit the impacts of tourism.

6 Community Services

6.1 Recommendations on existing OCP objectives

General

- (a) Section 3.7, Introduction:

The infrastructure maintained is at a reasonable level, consistent with a rural community

Recommendation: Change to an objective with revised wording:

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

- (b) Section 3.7, Objective 4:

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

Recommendation: Keep as is.

Transportation

- (c) Section 3.7, Objective 1:

To maintain a foot passenger only ferry system.

Recommendation: Keep as is.

- (d) Section 3.7, Objective 2:

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

Recommendation: Keep as is.

Waste Management

- (e) Section 3.7, Introduction to "Garbage Disposal":

The Lasqueti Island Local Trust Committee believes that garbage disposal can be dealt with effectively by maintaining the Level "D" dump, so long as compliance with Ministry of Sustainable Resource Management and the Ministry of Water, Land and Air Protection regulations are adhered to.

Recommendation: Change to an objective with revised wording:
To ensure waste disposal meets or exceeds ministry requirements.

6.2 Recommendations on proposed new objectives to add

General

- (a) *To manage services locally as much as possible with service provision by, and employment of, local residents.*

Recommendation: Add as stated.

- (b) *To support basic local infrastructure and services such as fire department and local communication systems.*

Recommendation: Add as stated.

- (c) *To ensure community control over the management of local services and communication systems.*

Recommendation: Add as stated.

- (d) *To establish, modify, provide, and withdraw services, including regional services only with full consultation of the community.*

Recommendation: Add as stated.

- (e) *To ensure services have high value relative to cost.*

Recommendation: Add as stated.

Transportation

- (f) *To reduce dangerous driving and speeding.*

Recommendation: Add as stated.

- (g) *To reduce dust created by vehicle traffic.*

Recommendation: Add as stated.

- (h) *To increase human powered transport including bicycling and walking.*

Recommendation: Add as stated.

- (i) *To support more bicycle infrastructure, such as shelters, electric charging stations, bike paths, etc.*

Recommendation: Add with revised wording:
To support electric vehicle charging stations.

- (j) *To support a plan for short- and long-term parking in False Bay.*

Recommendation: Add as stated.

- (k) *To support local public and shared transportation options.*

Recommendation: Add as stated.

- (l) *To support continued public ownership and maintenance of public roads and water accesses.*

Recommendation: Add with revised wording:
To support the public ownership and maintenance of roads and trails.

- (m) *To provide appropriate public access to beaches and public water bodies.*

Recommendation: Add as stated.

- (n) *To support establishment of public access to marine foreshore and fresh water lakes.*

Recommendation: Add as stated (noting that lakes on Lasqueti are mostly on private land).

Docks, Wharves and Boat Ramps

- (o) *To support community owning of existing docks.*

Recommendation: Add with revised wording:
To ensure continued government ownership and environmentally-sound upkeep of public docks.

- (p) *To limit the number of private docks and boat ramps located along the foreshore in order to alleviate cumulative ecological damage and reduce public access to the foreshore.*

Recommendation: Add with revised wording:

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

Note: The proposal was in part derived from Section 3.7, Introduction to "Boats and Maritime vessels".

Communications

- (q) *To ensure that all commercial broadcast towers are built only with community consultation and approval.*

Recommendation: Add as stated.

Health Care

- (r) *To maintain and increase health care services.*

Recommendation: Add with revised wording:

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

Waste Management

- (s) *To ensure a low-impact waste management system that encourages reducing consumption, increasing re-use and re-purposing, increasing recycling, reducing net solid waste, and ensuring waste and recycling reach appropriate destinations.*

Recommendation: Add with revised wording:

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

- (t) *To support initiatives that help people take responsibility for removing large waste items such as derelict cars and boats, appliances, etc.*

Recommendation: Add as stated.

7 Land Use

7.1 Recommendations on existing OCP objectives

General

- (a) Section 3.1, Objective 2:

To ensure low density subdivision and land use is maintained.

Recommendation: Keep with revised wording:

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

- (b) Section 3.1, Objective 6:

To ensure appropriate access to parcels is provided, taking into account topography, and existing trails and roads.

Recommendation: Keep with revised wording:

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

- (c) Section 3.2:

To maintain an acceptable scale and rural nature of development, important considerations for development include rural character and scale, low site coverage, adequate setbacks and the provision of off-street parking.

Recommendation: Include ideas in vision statement.

Residential Land Use

- (d) Section 3.1, Objective 1:

To ensure that creation of land parcels are capable of having sustainable living units on which there can be a variety of possible lifestyles.

Recommendation: Keep with revised wording:

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

(e) Section 3.1:

To maintain existing patterns of low density land use and sustainable self-sufficient lifestyle.

Recommendation: Change to an objective with revised wording:

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

(f) Section 3.1, Objective 3:

To support the establishment of low scale, low intensity home based enterprises.

Recommendation: Keep with revised wording:

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

(g) Section 3.2, Objective 2:

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

Recommendation: Keep as is.

(h) Section 3.1, Objective 4:

To support the establishment of affordable housing, special needs housing and provide the opportunity for Island seniors to remain in the community.

Recommendation: Keep with revised wording:

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

(i) Section 3.1, Objective 5:

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

Recommendation: Keep with revised wording:

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

Commercial and Industrial Land Use

(j) Section 3.2, Objective 4:

To ensure appropriate industry and commercial ventures are permitted that are respectful of the citizens of Lasqueti Island.

Recommendation: Keep with revised wording:

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

Hazardous Conditions

(k) Section 3.2, Objective 4:

To allow reasonable development in areas not subject to hazardous conditions.

Recommendation: Keep with revised wording:

To limit development in areas subject to hazardous conditions.

7.2 Recommendations on proposed new objectives to add

General

(u) *To ensure adequate public access to beaches.*

Recommendation: Add with revised wording:

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

Commercial and Industrial Land Use

(v) *To consider short-term vacation rentals as commercial activities, and as distinct from long-term rentals.*

Recommendation: Revise and add as an advocacy policy (see section 8.6(a)).

8 Recommendations on policy gaps

This section identifies recommendations regarding identified policy gaps, or ideas for policies that could support a recommended objective. Policies were not discussed at the public forums, and these recommendations do not represent a complete review of the OCP policies.

8.1 General

- (a) Each policy should support one or more objectives as a statement of intent and/or guideline to action.
- (b) Keep existing policies and advocacy policies unless recommended to revise or remove.
- (c) Add new advocacy policies for the community (recognizing that the OCP can express community wishes for actions by community groups and organizations).
- (d) Remove references to the Lasqueti Island Local Trust Committee when a policy could be additionally applicable to community organizations and/or qathet Regional District.
- (e) Change references to Tla'amin to be inclusive of all First Nations with traditional territory on Lasqueti.
- (f) Change "*citizens*" to "*residents*".
- (g) Change references to specific Provincial ministries to "*the appropriate Provincial Ministries*".
- (h) Change "*Powell River Regional District*" to "*qathet Regional District*".
- (i) Policies, as well as the vision statement and introduction, should emphasize education as a primary tool to meet objectives.

8.2 Environmental Stewardship

Revise the following General Policies in Section 3.6 of the current OCP:

- (a) Change Policy 2 from:
The Local Trust Committee will assist, when possible, the responsible Ministry in their efforts to establish and protect sites of ecological significance or value.

To: *Assist with any efforts to protect sites of ecological significance or value, prioritizing conservation of the full range of terrestrial and aquatic/marine ecosystems in the local trust area.*
- (b) Policy 4 states:
The inherent capability of the Island's eco-systems should be maintained to sustain varied resources used in the long term.

Keep, but seek better wording that refers to resource stewardship, such as "*The inherent resiliency of the island's ecosystems should be maintained in conjunction with resource stewardship.*"

(c) Policy 5 states:

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

What does this mean? Remove “of local significance”

(d) Change Policy 7 from:

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

To: *Domestic pets and livestock should be kept under control.*

(e) Change Policy 8 from:

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.

To: *When fill or debris is placed on land in such a way that it could lead to discharge of deleterious material into a water course, adequate mitigative design and construction measures are required in order to be acceptable to Fisheries and Oceans Canada and appropriate Provincial Ministries.*

(f) Change Advocacy Policy 1 from:

Residents, business and other agencies are encouraged to become informed and educated on the use of septic systems and other methods of human waste disposal.

To: *Residents, businesses and other agencies are encouraged to become informed and educated about appropriate human waste disposal methods.*

(g) Change Advocacy Policy 2 from:

The Lasqueti Island Local Trust Committee encourages community groups, government agencies, and business with efforts to educate and inform the community towards sensitive environmental living.

To: *Community groups and other agencies are encouraged to develop educational material on environmentally sensitive living.*

(h) Remove Advocacy Policy 3 (replaced by a different policy on protection of Crown land).

Revise the following Marine Coastal Policies in Section 3.6 of the current OCP:

- (i) Revise Policy 12 as follows:
- Add *“especially to protect eelgrass and forage fish”* to the end of item *“to protect marine coastal habitats for conservation purposes”*.
 - Change *“to provide for commercial and industrial uses”* to *“to provide for appropriate commercial and industrial uses”*.
- (j) Revise Advocacy Policy 4 as follows:
- Change the first phrase to *“The Coast Guard and other relevant government ministries are encouraged to:”*
 - Change *“marinas relate to the rural environment and be of small scale, providing sanitary facilities (and desirably sewage pump-out facilities for boats) for shore and water-based patrons”* to *“marinas relate to the rural environment and be of small scale”* (or at least add *“appropriate”* before *“sanitary facilities”*).
 - Provide or link to details related to the recommendations referred to in the item: on *“site specific non-discharge zones”*.

Revise the following Water Source Area Policies in Section 3.6 of the current OCP:

- (k) Revise the second paragraph of the preamble for this section to refer to RAR findings and recommendations from William Shulba.
- (l) Replace Policy 18, which states:
- Development should be conducted with surface water and catchment systems considered as an alternative to drilled wells, provided that such systems do not degrade the environment.*

With:

Provision of water should be done in ways that minimize environmental degradation.

Development of water sources should evaluate all options - dug ponds, rainwater catchment, shallow or deep wells, and choose the option involving the least long-term environmental degradation.

Add the following (or similar) new policies:

- (m) *Support community-based environmental clean-up initiatives.*
- (n) *Support initiatives to reduce pollution from vehicles, wood burning, power generation, waste, and any other sources.*
- (o) *Support efforts that minimize consumption and maximize local self sufficiency.*
- (p) *Maintain a high level of forest connectivity on Lasqueti.*
- (q) *Preserve quiet and darkness.*

8.3 Resource Stewardship

Natural Resources

Recommended revisions to existing policies:

- (a) Section 3.2, Policy 15: change “*The Local Trust Committee supports*” to “*Support*”, change “*modest but continuous*” to “*modest*”, and remove “*and the Crown*”.
- (b) Section 3.2, Advocacy Policy 6 mentions “the Lasqueti Forestry Guidelines”. The location of these should be included, or the reference removed.
- (c) Section 3.4, Advocacy Policy 3: remove (covered by a recommended new policy).
- (d) Section 3.4, Advocacy Policy 7: change “by the Federal Government” to “by the appropriate government”.
- (e) Section 3.8, Advocacy Policy 5: remove (covered by a recommended new policy).

Add the following (or similar) new policies and advocacy policies:

- (f) *Assess and report at least every 5 years the amount of land and marine area in the Lasqueti Trust Area that is in protected status, including a breakdown of the types of protected status, a map of protected areas, and the distribution of ecosystem types under protection relative to their overall abundance in the Lasqueti Trust Area.*
- (g) *Assess and report at least every 10 years the status of land outside of formal protected status in relation to its potential for contributing to conservation objectives outside of protected areas.*
- (h) *Conservation strategies between land, foreshore and sea shall be integrated where feasible.*
- (i) *Initiatives to improve mapping of sensitive, rare and threatened ecosystems, arable land, hazardous land, etc. are supported.*
- (j) *The Lasqueti Community Association is encouraged to develop a guide for residents on best local practices for stewardship of environmental, historic, archaeological and heritage values.*
- (k) *Scientifically rigorous surveys of invasive species, in particular feral sheep, are encouraged to estimate population size and to assess local ecological impacts (e.g. by the Lasqueti Island Nature Conservancy).*
- (l) *A community-led process to identify a scientifically-based land and marine conservation target to meet low risk to ecological values is encouraged.*
- (m) *Ongoing community monitoring of the status of invasive species and of native species potentially at risk is supported.*
- (n) *Private landowners are encouraged to undertake stewardship of their land to maintain natural and semi-natural ecosystems and restore any areas of degraded habitat.*
- (o) *Private landowners are encouraged to take stewardship actions on their land to reduce populations of undesirable invasive species and enhance native species.*

- (p) *Private landowners are encouraged to place conservation covenants on areas with high conservation values.*
- (q) *The Province is requested to designate all unencumbered Crown land on Lasqueti in a formal protected status (e.g. protection as a Conservancy, which allows for protection of natural values, recreational use, and First Nations use for cultural resources). [This would replace advocacy policy 3.4 #3 and advocacy policy 3.8 #5.]*
- (r) *A community-led process to identify a locally-meaningful definition and designation of agricultural land is encouraged.*
- (s) *Hydrological watershed planning to protect water supplies and ecosystems is encouraged.*

Recreational Resources

Add the following (or similar) new advocacy policy:

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

Cultural Resources

Add the following (or similar) new policy and advocacy policy:

- (u) *Avoid or minimize destruction of archaeological sites on Lasqueti Island by:*
 - *educating the community about Lasqueti's archaeological heritage and making information available about best practices for heritage stewardship;*
 - *ensuring property sales inform new owners of all existing information about archaeological heritage on their property; and*
 - *encouraging landowners and builders to assess the presence and extent of archaeological heritage prior to establishing building plans or other developments, and modify development plans accordingly and/or, where damage is unavoidable, mitigate impacts by supporting the recovery of as much information as possible.*
- (v) *Community groups and other agencies are encouraged to develop educational material on First Nations rights to, and uses and management of, land, sea, and resources (past and present).*

8.4 Community Stewardship

Add the following (or similar) new advocacy policies:

- (a) *The community supports the exploration of a local land trust for multiple uses, including housing services, industry, recreation and conservation.*
- (b) *The Lasqueti Community Association, in cooperation with other agencies as appropriate, is encouraged to develop local, public education about community vision & objectives, emergency preparedness, including forest fire preparedness, regulations, etc.*
- (c) *The Lasqueti Community Association is encouraged to develop methods for a community-driven dispute resolution process to handle concerns regarding bylaw non-compliance.*
- (d) *The establishment of a monthly winter food market / food swap is encouraged.*

8.5 Community Services

Add the following (or similar) new policies and advocacy policies:

- (a) *The Freestore should be kept open and maintained as part of the qathet Regional District Waste Management service.*
- (b) *The qathet Regional District, in cooperation with the community, should create a comprehensive educational plan that encourages reduced consumption and net solid waste, maximizes reuse, repurposing and recycling and ensures waste and recycling reach appropriate destinations.*
- (c) *The qathet Regional District will adopt, amend, or repeal regional service establishment bylaws, or initiate withdrawal of a service, only with full consultation and support of the community.*
- (d) *The Lasqueti Internet Access Society should engage with the public on a site-specific basis around the erection of new local communication towers.*
- (e) *The Lasqueti Regional Director should only consent on behalf of the electors to approval of a new regional service, or to significant modification or amendment of a regional service, if there is evidence of a clear majority of community support to justify not seeking approval via a referendum or an alternative approval process.*
- (f) *The Lasqueti Regional Director should only initiate withdrawal of a regional service if there is evidence of a clear majority of community support for such withdrawal.*

8.6 Land Use

Add the following (or similar) new policies:

- (a) *Short-term vacation rentals are considered as commercial activities, and distinct from long-term rentals.*
- (b) *The Lasqueti Island Local Trust Committee will seek to ensure that the subdivision of properties that border public water bodies requires provision of public highway access that are appropriately located to meet the objectives of the Lasqueti Island OCP.*

9 Major Unresolved Issues

The following identifies some significant issues that were not resolved by the Steering Committee process. These represent issues that were deemed to be outside the mandate of the Steering Committee process, not possible to resolve in a timely manner due to their contentious nature, or requiring further public process and consideration. The Steering Committee recommends further work be done on these as part of, or arising from, the OCP/LUB review.

The following represent some general information, background and ideas regarding these issues.

9.1 Feral Sheep

The following objective was discussed extensively at two of the public forums (as well as at preceding public meetings to identify community interests):

To preserve and support balanced control of the local feral/heritage sheep which are a valued part of the community and its history.

The Steering Committee acknowledges that there are diverse views held in the community regarding feral sheep. Sheep are considered as an asset by some (e.g. food source, clearing understory, keeping grass down, etc.). However, as a fairly abundant exotic species, feral sheep also negatively impact native flora, native animal populations (in particular birds and amphibians), and natural forest regeneration.

The Steering Committee process did not resolve how to deal with this important issue, and the recommendation to remove the above objective should be viewed as recognition that there is no recommendation of if, or how, feral sheep should be addressed in the OCP.

Progress was made on identifying values that are supported, in particular to articulate values that are negatively impacted by sheep (in the Environmental Stewardship and Resource Stewardship topics), as well as values of feral sheep as a food resource (but in a more general way with food resource values of other wild and exotic species).

The following two sub-sections provide some further information arising from deliberations by the Environmental Stewardship and Resource Stewardship Sub-committees.

9.1.1 Feral Sheep: Environmental Stewardship Sub-committee

Lasqueti is home to a significant population of feral sheep, left behind by early white settlers. In the current OCP they are referred to as “heritage,” but many people object to this designation. Others argue that they possess unique and valuable genetic resources, having adapted to forest foraging, etc. They are appreciated for their food value and many

enjoy having them as part of the island landscape. Some believe they have their own intrinsic value and shouldn't be killed. Most agree that they have made a significant impact on local ecology through overgrazing and by limiting regeneration of trees, shrubs and non-woody plants. There has been speculation about their value in fire suppression, but more study is required to substantiate these claims.

It is the recommendation of this sub-committee that the new OCP simply not say anything about the sheep issue until more research is completed and some kind of community consensus can be articulated. Further research and community consultation on this matter is required.

9.1.2 Feral Sheep: Resource Stewardship Sub-committee

At the public forum, diverse concerns were expressed about the impacts of the feral sheep on native species and forest regeneration and structure, but also their potential value as a local food source.

The sub-committee recommends that some process be put in place to address the sheep explicitly outside the OCP review process.

The recommendations of the Resource Stewardship Sub-committee included adding objectives that (i) reflect the values put at risk by the sheep, so that these values are addressed in the context of whatever is decided about the sheep; (ii) express the value of local food sources – which could include the sheep, but also includes other native and introduced exotic species, such as clams, oysters, etc.; and (iii) express a desire to maintain local terrestrial, freshwater, and marine ecosystems which support communities dominated by self-maintaining populations of native species.

If we wish to maintain populations of exotic species on Lasqueti as a source of local food (e.g. sheep, bullfrogs, Manilla clams, Japanese oysters), then their populations should be managed so as to minimize their impact on other values while maintaining a desired level of food supply. [*this would require the community to specify what is desired for food and allow actions to manage them at some specified population level*]

At the forum there was general support for changing how we represent the issue of sheep in the OCP and a sense that the existing text is inappropriate and outdated and should be replaced – and that we need to work towards a balance between supporting local biodiversity and ecosystems and maintaining local food supply. However, there was little consensus on exactly what should be said.

The new OCP could simply not say anything about the sheep issue until more research is completed and some kind of community consensus can be articulated. Further research and community consultation on this matter is required.

Further, the OCP should advocate for values that should be maintained in the context of whatever is decided about the sheep. For instance, maintaining a diverse, productive, native forest understory with abundant natural regeneration of trees and other species.

9.2 Conservation Target

The target of 12% identified in the following objective from the current OCP was viewed as not well founded:

The Community aims to ensure that 12% of the land base of Lasqueti Island is preserved and protected with appropriate representation of all ecosystems in the area.

There was general agreement that it would be useful to identify a more scientifically-based conservation target. One recommendation is the establishment of a process to identify an appropriate target. The following background information would be useful to provide to such a process.

9.2.1 Background regarding appropriate science-based conservation targets

The 12% formal protection target referred to in the earlier OCP is based on a >30 year-old idea from the Bruntland Commission which had no scientific basis in the first place. This was an important idea at the time and motivated a lot of good conservation effort - including the Protected Areas Strategy in BC in the 1990's. However, it is out of date and should be replaced by a target based on current scientific thinking.

Even so, this modest, out of date target has not been achieved. Our last formal estimate of the % of Lasqueti Island protected as parks and nature reserves was 6.2% (10.9% of Lasqueti Trust area as a whole), though this doesn't reflect recent additions (such as Salish View). Because a process has not been established for ongoing assessment of where we are in relation to achieving an objective, we don't know where we are. However, this could be easily addressed by the Islands Trust GIS staff. We also don't have a current estimate for marine protection or a process for doing so. Conservation strategies and assessments in the marine realm around Lasqueti should be integrated with our efforts on the land.

Other than some specific proposals for establishing Class A Provincial Parks on certain properties, the old OCP does not have any policies which specifically address the 12% objective or support a strategic assessment of whether it is being achieved. We are unlikely to achieve such objectives without explicit policies in place intended to address them and to assess our progress towards addressing them. Various initiatives in the old OCP and more in the current OCP review process will contribute additional protected area towards an increased protection target - for instance the many points about conservation

and protected area in the Environment Subcommittee recommendations - and we need a process which allows us to assess all the land area contributing towards targets such as these.

The recommended revisions to this objective should: 1) restate the objective to bring it up to date with current thinking about the amount of land to be protected and how it should be distributed ecologically, and 2) provide policies which will support its implementation and an assessment of how well it is being addressed.

How much should be protected? There is a lot of discussion of what “the number” should be in both the scientific literature and in policy debates in BC and elsewhere. There isn’t a single scientifically supported number that provides a magic bullet for a statement like “if you protect this much land base it is enough”. However, there are some broad areas of agreement emerging which provide guidance for us. Years of discussion and debate in the context of forestry in the Great Bear Rainforest resulted in a consensus that 1) protecting less than 30% of the land base would result in a high risk to biological diversity and ecosystem services, that 2) protecting more than 70% of the land base would provide a low level of risk, and that 3) the range in between 30% and 70% was a realm of more uncertainty, which varied with the landscape, the indicator being discussed, and the nature of development on the landscape.

Globally, there is a lot of discussion, especially in conservation practice community, but in the conservation science community as well, about the notion that “nature needs half”. They are essentially saying that a minimum of 30% of a land base should be in some formal kind of protected status (e.g. parks) with at least a further 20% in a natural enough state that it can play a supporting role in the context of climate resilience, etc. See references below for more info about this. There is far from a consensus on this 30-50% target, but it is a good working model and may be as close as we come to having a science-supported number at the present.

The land base on Lasqueti is different than a lot of other areas. For instance, for the near-to medium-term, there will be more natural and semi-natural habitat, unfragmented forest outside of any formal protection than many other areas. Thus, there is a lot of “de facto” semi-natural area outside of formal protection: as a guess, Lasqueti may have close to 90% in natural or semi-natural condition (the extensive second growth forest may be considered as semi-natural). It couldn’t come down to the 50% threshold without dramatic and undesirable changes in the Lasqueti landscape. On the other hand, the ubiquitous sheep provide a pervasive but unquantified stress on biological diversity beyond that experienced by other areas with a similar amount of semi-natural habitat. Sheep impacts on plant diversity and forest ecosystem integrity are quite high in many areas, including most of the formally protected lands.

There are also good reasons for Lasqueti to have a higher level of protected forest than other areas. Though Lasqueti is mostly covered by natural and semi-natural habitat, the Coastal Douglas-fir (CDF) zone (that Lasqueti is part of) is the most modified ecosystem type in the province and has nowhere near the level of remaining natural habitat we do here. Within the CDF as a whole, there is no hope of getting anywhere near 30% protected. Thus, we shouldn't apply the 30 -50% targets to Lasqueti as if we were a stand-alone ecosystem -- we are part of a broader system. So, for the Lasqueti Trust Area, a higher level of protection would not be out of place. However, given the high proportion of private land within the Trust Area, the opportunities for outright protection are limited. This really emphasizes the importance of supporting stewardship initiatives on private land, including the use of conservation covenants.

Our current estimate is that about 16-20% of Lasqueti is public (Crown) land (which could be confirmed or adjusted by the Islands Trust). So, if some kind of protected status could be achieved for all public land on Lasqueti, then overall formal protection would approach a 30% threshold target. This could be a recommended starting point. It is important to recognize that there may be small portions of the public land that are not appropriate for this purpose, and that formal "Park" status will not be appropriate for all of it, but an enabling objective and policies could set direction to formally place as much as possible of this public land in some kind of protected status.

Another kind of criterion that is often used for assessing and designing these kinds of protected lands networks is that the protected land should address two distinct goals in terms of the ecosystems making it up: 1) it should be representative of the greater land base more generally, and 2) it should capture examples of rare or special ecosystems. The first criterion means that if 40% of the land base is in a certain type of productive ecosystem, we should try to have roughly 40% of the protected lands representing that ecosystem - we want to represent natural variety in (more or less) its natural proportions. The second criterion means that if a certain type of ecosystem is rare or special, it should be over-represented. These might include wetlands, areas of special soils or microclimate, or habitats for endangered or threatened species.

At this point, data haven't been assembled to have a comprehensive idea of where we stand in terms of the ecological distribution of the existing protected areas in the Lasqueti Local Trust Area. But again, this is a type of analysis that is done regularly by government agencies and should be feasible for the Trust to provide. These factors of ecological distribution are worth paying some attention to, but the reality of dominance by private land on the island means that, beyond just protecting the public (crown) land, it would be important to pursue a more opportunistic than strategic approach in terms of acquiring land for the protected areas system in the Lasqueti Trust Area.

It would be worthwhile to periodically (say, every 5 years) ask the Trust's GIS people to put together a comprehensive assessment of all forms of protected status within the Trust

Area, from fine-scale riparian corridors to formally designated parks, in order to know where we are in achieving a target of the protected land base and how it is distributed among ecosystem types.

For supporting materials for the discussion of increasing from 12% to 30-50%, see these sources for examples:

- <https://sdg.iisd.org/news/scientists-call-for-protecting-30-percent-of-lands-by-2030/>
- <https://www.globaldealornature.org/science/>
- <https://natureneedshalf.org/2019/04/scientists-call-for-a-global-deal-for-nature/>
- Dinerstein E, Vynne C, Sala E, Joshi AR, Fernando S, Lovejoy TE, Mayorga J, Olson D, Asner GP, Baillie JE, Burgess ND. A global deal for nature: guiding principles, milestones, and targets. *Science advances*. 2019 Apr 1;5(4):eaaw2869.

9.3 Climate Change

Climate Change in itself is a key issue. Unfortunately, this topic was addressed at the end of the first forum, when the Steering Committee was still developing format etc. and everyone was tired after a long meeting. The only clear feedback from the community was that the existing objectives are very much undesirable, outdated and inadequate. The new objectives recommended were only loosely based on input from the community, and could possibly be seen as coming more from the subcommittee itself. The Islands Trust has engaged in significant policy work on climate change since the existing OCP was last updated, so this work can inform initial drafts of a new OCP but more community input on this topic is very much required.

9.4 Short-term Vacation Rentals and Tourism

There was substantial debate on proposed objectives related to tourism and short-term vacation rentals. The recommendations were based on degree of support during public discussion and sub-committee deliberations. However, the topic of short-term vacation rentals and tourism (and related issues regarding booking platforms such as Airbnb, and relation with availability of long-term accommodation rentals) was contentious at some meetings.

9.5 Cluster Housing and Density Transfer

There was substantial debate on the following proposed objectives:

To support housing density transfer within and between properties that benefit housing, environmental and community stewardship objectives.

To support alternative housing arrangements, such as co-op housing or cluster housing, in a way that retains rural values.

Support was mixed (and focused mainly on the concept of cluster housing), and neither were recommended to be added to the OCP.

Supporters pointed out benefits for affordable housing.

Opponents raised concerns about potential for this to be a back door for density transfer (which also had mixed support), potential for this to increase density (especially on waterfront lots), and potential for cluster housing to be abused.

Also, there was discussion on the possibilities for cluster housing within a property (as opposed to cluster subdivision) under the current Land-Use Bylaw.

10 Other Proposed Objectives Considered

The following proposed objectives were considered at the public forums, by the sub-committees and Steering Committee, but recommended to not add (generally due to lack of support, or redundancy/overlap with other objectives).

10.1 Environmental Stewardship

- (a) *To maintain the natural environment and protect against threats to the environment.*
- (b) *To mitigate risks of wildfire threat to the ecosystem and environment of Lasqueti Island.*
- (c) *To "Preserve and protect" as per Islands Trust mandate.*
- (d) *Keep disturbances to existing disturbed areas.*
- (e) *To reduce consumption goods that come from conflict regions, or that helps create conflict.*
- (f) *To value non-human life on Lasqueti.*
- (g) *To eliminate invasive species (e.g. bullfrogs).*
- (h) *To mitigate the effect of large-scale pot production on the environment.*
- (i) *To encourage the establishment of a ride share program.*
- (j) *To support growth that is not dependent on fossil fuels.*

10.2 Resource Stewardship

- (a) *To ensure population stays within limits of sustainability.*
- (b) *To minimize our ecological footprint.*
- (c) *To preserve quiet and darkness (to avoid noise and light pollution).*

Note: Incorporated in another recommended objective.

- (d) *To support establishment of a community woodlot.*
- (e) *To encourage local production of food for island pets and livestock.*
- (f) *To improve local control of agricultural land designation and protection.*

10.3 Community Stewardship

- (a) *To provide support for elders and youth.*
- (b) *To support promotion of entrepreneurial skills.*

Note: covered by another recommended objective.

- (c) *To support emergency preparedness education, including forest fire preparedness.*

Note: combined with another recommended policy on education.

- (d) *To encourage economic development other than conventional tourism, including cottage industries and services, education, workshops, etc.*
- (e) *To support creation of a village at False Bay with various commercial services (e.g. stores, daycare) and shared infrastructure (e.g. utilities).*
- (f) *To support creation of employment opportunities from repurposing of waste.*
- (g) *To regulate and manage tourism development as a commercial activity to maintain our rural community.*

10.4 Community Services

- (a) *To promote trail systems throughout the island.*
- (b) *To support creation of a harbor authority (for False Bay).*
- (c) *To maintain telephone and internet communications.*
- (d) *To prevent towers used for commercial broadcast purposes to avoid public health consequences.*

10.5 Land Use

- (a) *To support housing density transfer within and between properties that benefit housing, environmental and community stewardship objectives.*
- (b) *To support alternative housing arrangements, such as co-op housing, lower-cost housing, and cluster housing, in a way that retains rural values.*
- (c) *To support long-term housing rental.*

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

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

Objectives

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

Phase 2, 3 and 4

Objectives

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

In Scope

Phase 1 In-Scope

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

Phase 2 In-Scope

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

Phase 3 In-Scope

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

Phase 4 In-Scope

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

Out of Scope

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

Workplan Overview

Deliverable/Milestone	Date
Phase 1: LTC endorses revised project charter	May 2019
Phase 1: Planning presentation on summary of technical analysis of OCP and LUB; LCA Presentation;	February, 2020
Phase 2: Development of draft bylaws, referrals and community engagement related to LCA Steering Committee recommendations for OCP	Summer / Fall 2020
Phase 2: Legislative review, referrals and bylaw adoption of OCP amendments.	Fall 2020 / Winter / Spring 2021
Phase 3: Development of draft bylaws, referrals and community engagement related to subdivision regulations	Summer 2021
Phase 3: Subdivision Legislative review, referrals and bylaw adoption	Fall 2021 /Winter & Spring 2022
Phase 4: Review of specified topic areas previously not addressed	2022 - 2024

Project Team

<i>Heather Kauer, RPM</i>	Project Manager / Project Sponsor
Planner 2	Planner
Legislative Clerk	Legislative Process / Bylaw Review
Senior Policy Advisor	IT First Nations Liaison
Tla'amin First Nation	Intergovernmental Collaboration
Advisory Planning Commission/Community Groups	Community Representatives
RPM Approval: <i>Heather Kauer, RPM</i> Date: July 23, 2018; Dec 17, 2018; May 14, 2019; Oct 28, 2019; Feb 24, 2020	LTC Endorsement: Resolution #: 2018-037, 2018-066, 2019-003, 2019-033, 2019-034, 2020-002

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	\$3,000
2022 – 2024	Phase 4 - TBD	TBD
	Total	\$7,000

PROJECT CHARTER WORK PLAN OVERVIEW			
Meeting	Deliverable/Milestone	Target Date	Cost
N/A	Phase 1: Defining project scope; LCA review; MoA report; Staff technical Review	February 24, 2020	\$1,000
April 27, 2020	LTC Endorses Phase 2 Project Charter;	April 27, 2020	
June 22, 2020	Staff provide draft bylaws for 1 st Reading and referral, and draft consultation plan to be referred to APC	June 22, 2020	
August 10, 2020	APC referral response; Staff report on agency referral response	August 10, 2020	
August – September, 2020	Legal Review of bylaws		\$1,000
August – September 2020	Public engagement	August – September	\$1,000
October 5, 2020	Staff provide report regarding results of consultation and make recommendation for draft bylaws	October 5, 2020	
	CIM and Public Hearing; LTC considers 3 rd Reading	Winter or Spring, 2021	\$1,000
	Executive Committee consideration of bylaws	Winter/Spring 2021	
	Ministry consideration of bylaws	Spring / Summer 2021	
	Final Adoption of Phase 2 Bylaws via Resolution Without Meeting	Summer / Fall, 2021	
Phase 3	Same process as above without Ministry consideration	Fall / Winter 2022	\$3,000
Phase 4	TBD	TBD	TBD
TOTAL			\$ 7,000