



DATE OF MEETING: April 26, 2021
TO: Lasqueti Island Local Trust Committee
FROM: Heather Kauer, Regional Planning Manager
Northern Team
SUBJECT: **Lasqueti OCP consideration of 2nd Reading**

RECOMMENDATION

1. That the Lasqueti Island Local Trust Committee amend Bylaw No. 98, cited as “Lasqueti Island Official Community Plan, 2020”, as specified in Attachment 1 of the staff report dated April 26, 2021.
2. That the Lasqueti Island Local Trust Committee Bylaw No. 98, cited as “Lasqueti Island Official Community Plan, 2020”, be read a second time as amended.
3. That the Lasqueti Island Local Trust Committee request staff schedule a Community Information Meeting and Public Hearing for Bylaw No. 98, cited as “Lasqueti Island Official Community Plan, 2020” at the next regularly scheduled Local Trust Committee meeting.
4. That the Lasqueti Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 98, cited as “Lasqueti Island Official Community Plan, 2020” is not contrary to or at variance with the Islands Trust Policy Statement.
5. That the Lasqueti Island Local Trust Committee request staff to incorporate a numbering system and style consistent with the Islands Trust Style Guide into Bylaw No. 98, cited as “Lasqueti Island Official Community Plan, 2020” prior to consideration of third reading.

REPORT SUMMARY

Staff are providing a summary of agency and First Nations referral responses as well as public comments received regarding the 1st Reading draft of the Lasqueti OCP amendment bylaw. Staff are recommending that following the LTC’s consideration of staff’s recommended amendments, that the LTC give second reading to the proposed bylaws as amended and move forward to a Community Information Meeting and Public Hearing.

BACKGROUND

The proposed Bylaw No. 98 (OCP) would amend the Lasqueti Island Official Community Plan by incorporating Lasqueti Community Association recommendations as well as staff recommendations for technical

amendments. The LTC gave first reading to the bylaw on November 30, 2020 via Resolution without Meeting (RWM).

The original referral period began on December 3, 2020 and ended on January 22, 2021. qathet Regional District (qRD) requested an extension and the referral comment deadline was extended to April 9, 2021. A summary of the referral responses received to date is provided.

Staff reports and associated information for the project related to the amendment of the Lasqueti Island Official Community Plan are available on the Islands Trust website under Lasqueti Island, [Projects and Initiatives](#).

ANALYSIS

Staff have identified the following for LTC consideration:

- Summary of bylaw referral responses;
- Recommended amendments;
- Bylaw 98 consistent with Islands Trust Policy Statement.

Agency and First Nations Referral and Comments

Ministry of Municipal Affairs

One set of public comments received asks whether the Lasqueti OCP meets the requirements of Section 473 of the British Columbia Local Government Act (LGA). This section of the LGA lists required elements of all OCPs in B.C. A phone call with staff at the BC Ministry of Municipal Affairs on April 7, 2021 confirmed that when the OCP amendments are sent to the Ministry for review, their review will be narrow in scope and will not determine whether or not the OCP meets the requirements of section 473 of the Local Government Act. The Ministry recommended that the LTC ask Islands Trust legal counsel to review the document for legal sufficiency if there is a concern. Attachment 4 of this report is staff’s analysis of each requirement of LGA Section 473. Based on this analysis, staff have not recommended referring the OCP for legal review.

The following written referral responses have been received from other agencies and the Islands Trust Conservancy:

Table 1. Summary of Referral Responses from agencies and Staff Comments/Recommendations

Agency	Summary Response to Bylaw Referral	Staff Comments and Recommended Action
Ministry of Transportation and Infrastructure (MOTI)	Approval recommended subject to the following considerations and comments: Comment 1: 3.2 Resource Stewardship - Recreational Resources Advocacy Policy 3: The Ministry of Transportation permits pedestrian and bike trails and/or park	MOTI’s response to the OCP seems to be along the lines of “things to keep in mind” but don’t include any specific requests for changes to the wording of the document. Therefore, staff recommend no changes to the document as a result of these comments.

Agency	Summary Response to Bylaw Referral	Staff Comments and Recommended Action
<p data-bbox="154 1686 381 1822">Ministry of Transportation and Infrastructure (MOTI)</p>	<p data-bbox="418 275 930 764">spaces to be constructed in the highway right-of-way where it is practical and safe to do so. The responsible agency (Regional District or Municipality) must apply for and receive a permit from the Ministry of Transportation before constructing or maintaining a trail or park space (including such infrastructure as picnic tables and outhouses) on land or rights of ways controlled by the Minister of Transportation, according to Section 62 of the Transportation Act. Trail/Park permits will not be issued to private landowners or developers.</p> <p data-bbox="418 810 938 1045">Traffic safety and highway development are first priorities. The Ministry's primary responsibility is to ensure that public safety is not compromised by activities or installations within the highway right-of way. In addition, decisions related to trails must ensure that:</p> <ul data-bbox="418 1056 911 1402" style="list-style-type: none"> • Existing highway facilities are not damaged or put at risk • Other non-highway facilities are protected • Future highway development is not unduly restricted • Any trail, sidewalk, or landscaping must leave clear lines of sight • Any trail, sidewalk, or landscaping must not interfere with highway maintenance. <p data-bbox="418 1413 935 1654">Completed trails, infrastructure, landscaping, and/or park areas become the responsibility of the Local Government, Regional District, and/or another responsible agency to maintain. The Ministry is not responsible for the operation or maintenance of trails or parks.</p> <p data-bbox="418 1728 930 1927">Comment 2 3.4 Community Services - General Policy 1: While the Ministry of Transportation supports developments and accompanying road systems that are safe and in keeping with the rural nature of the community,</p>	<p data-bbox="967 342 1438 443">Comment 1 is in reference to Advocacy Policy 3 under Recreational Resources which states:</p> <p data-bbox="967 478 1451 579"><i>“The Local Trust Committee supports the use of tax incentives that encourage landowners to dedicate trail and parks.”</i></p> <p data-bbox="967 1766 1455 1866">Comment 2 is in reference to Section 3.4 Community Services - General Policy 1 which states:</p>

Agency	Summary Response to Bylaw Referral	Staff Comments and Recommended Action
	<p>roads to be dedicated as public must also be constructed to meet Ministry of Transportation and Infrastructure standards.</p> <p>Comment 3 3.5 Land Use – Residential Land Use Policy 8 and Policy 11: When a property that is proposed for subdivision is contiguous with a body of water, highway access to the water is required under Section 75(1)(c) and (d) of the Land Title Act. This is to allow upland property owners and/or the general public access to bodies of water at regular intervals. The Approving Officer must ensure that subdivisions comply with Section 75 of the Land Title Act. Section 75(1)(c) applies where the bed of the body of water belongs to the Crown. Section 75(1)(d) applies where the bed is owned by a person other than the Crown.</p>	<p><i>“The road system of Lasqueti Island should be safe and in keeping with the rural nature of the community.”</i></p> <p>Comment 3 is in reference to Section 3.5 Land Use – Residential Land Use Policy 8 and Policy 11 which states:</p> <p><i>“Where access to the sea or a strip of Crown land contiguous to the sea is required at time of subdivision, such access should be located to provide physically convenient access to and from coastal areas for public uses such as barge ramps, boat ramps, recreation or slipways. Where roads are either not feasible or desirable, public walking trails should be required as an acceptable substitute.”</i></p>
<p>Islands Trust Conservancy</p>	<p>Recommends approval of proposed Bylaw 98 (OCP), subject to the following conditions:</p> <ul style="list-style-type: none"> • Development of a “Parks and Protected Areas” land use under Section 3.5 to clarify which uses are allowed on ITC Nature Reserves; • Addition of a Parks and Protected Areas land use designation to Schedule B to clarify uses available for protected lands; and, • Consultation between Islands Trust planning staff and ITC staff in the development of land use objectives for Parks and Protected Areas that are conducive to the uses in ITC Nature Reserves. 	<p>ITC is requesting the development of a new land use designation related to parks and protected areas. This would mean the addition of a section to the OCP as well as an amendment of the land use designation map aka Schedule B of the OCP.</p> <p>In order to follow through on this comment in this current round of OCP amendments, staff would need to expand the scope and timeline of the Lasqueti OCP amendment project and postpone 2nd Reading of the OCP bylaw.</p> <p>No changes to the draft OCP have been made by staff based on these comments. The LTC could decide to expand the scope of the project to include these recommendations.</p>

Agency	Summary Response to Bylaw Referral	Staff Comments and Recommended Action
qathet Regional District	<ul style="list-style-type: none"> • A policy should be included in the Community Services section that clarifies that regional service provision, including Waste Management, is subject to the qathet Regional District Purchasing Bylaw and purchasing requirements. • Waste Management Advocacy Policies 2 and 3 should reference and be consistent with the qathet Regional District Solid Waste Management Plan. • Waste Management Objectives 3 to 6, and Advocacy Polices 4 to 7, do not relate to waste management or the qathet Regional District Solid Waste Management Service and, as such, should be moved to an appropriate alternate location in the bylaw. • Waste Management Advocacy Policy 1 is out of date, as the Lasqueti landfill is now permanently closed. 	<p>Language has been added to the introductory language of the Community Services Section to reflect this request.</p> <p>Language has been added to Advocacy Policies 2 and 3 in response to this comment.</p> <p>These policies were relocated in the draft document to more appropriate sections.</p> <p>The proposed changes to the bylaw reflect a removal of reference to the landfill.</p>

Table 2. Summary of Referral Responses from First Nations and Staff responses / comments

First Nation	Summary Response to Bylaw Referral	Staff Comments and Recommended Action
Wei Wai Kum	No comments at this time.	

The Cultural Resources section of the proposed Lasqueti OCP contains policies related to First Nations. Staff received no other comments from First Nations other than indicated in the table above. Staff have also not received any specific recommendations with regards to wording from the Islands Trust Senior Intergovernmental Policy Advisor (SIPA). The SIPA has indicated generally that recent changes to the North Pender Official Community Plan may be a good example of how to incorporate the interests of First Nations into an Islands Trust Official Community Plan. Staff could review and suggest ways to incorporate the North Pender language but have not done so in the proposed bylaw amendment attached to this report. The LTC could request staff to do so if they feel that the existing language is insufficient.

Public Comments

Table 3 is a summary of public comments received with staff responses and is Attachment 3 of this report. All comments received have been posted to the project website. Staff responses included in the table indicate whether or not staff made recommended changes to the draft OCP based on the comment. Generally staff did not update the document if the commenter did not have specific recommendations regarding wording.

Feral Sheep

As of the drafting of this staff report, staff has received forty (40) pieces of correspondence related to feral sheep on Lasqueti Island. The majority of these comments were provided as the only topic of concern by the commenter in relation to the OCP project. Many of these comments were in the form of signatures on a form letter drafted by Lasqueti resident Gail Darwin. Staff’s analysis of the points made in the form letter follow.

Within the existing Lasqueti OCP, there is one reference to feral sheep as follows:

Section 3.4 Community Stewardship

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.

The Lasqueti Community Association recommended amending this policy. The LCA’s recommendation was incorporated into the draft changes of the OCP that have received first reading. This policy in the first reading draft of the bylaw reads as follows:

Section 3.2, General Advocacy Policies

Advocacy Policy 2 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).

Gail Darwin’s letter advises the following:

Darwin Suggestion	Staff Comment
<p>1) Delete Advocacy Policy (2) on pg. 14 and replace it with the old objective from our current OCP as below {Current OCP} “To support balanced control of the local feral/heritage sheep which are a valued part of the community and it’s history.</p>	<p>The policy referred to reads:</p> <p>Advocacy Policy 1 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).</p> <p>Staff comment: the term “Invasive” seems to be of concern to many commenters. The draft being presented to the LTC for consideration of 2nd reading reads as follows:</p> <p>Advocacy Policy 1 Scientifically rigorous surveys of <u>invasive</u> <u>important exotic</u> species, in particular</p>

	feral sheep, are encouraged to estimate population size and to assess local ecological impacts (e.g. by the Lasqueti Island Nature Conservancy).
2) Advocacy policy (4) can be made current by inserting (in particular rats and bullfrogs) after invasive species in line one. Rats and bullfrogs are strangely ignored in the OCP draft.	<p>The policy referred to reads:</p> <p>Advocacy Policy 1 Ongoing community monitoring of the status of invasive species and of native species potentially at risk is supported.</p> <p>Staff comment: the policy as currently written covers any and all invasive species. Staff made no amendments to the draft based on this comment.</p>
3) Delete and remove policy (6). It is legislation aimed directly at our sheep. It advocates and encourages landowners to eliminate the sheep on our property. It is one change away from becoming mandatory. Simply change “encourage” to shall. Advocacy policy (6) must be removed.	<p>The policy referred to reads:</p> <p>Advocacy Policy 6 Private landowners are encouraged to take stewardship actions on their land to reduce populations of undesirable invasive species and enhance native species.</p> <p>Staff comment: sheep are not specifically mentioned in this policy; no action is mandated as the word “encouraged” is used rather than “shall”. Staff made no amendments to the draft based on this comment.</p>
4) Define feral/heritage sheep. Feral has become a synonym for invasive. Feral and invasive are both purgatives.	<p>Staff comment: where there is no listed definition of a word in the OCP document itself, the dictionary definition is used. Google Dictionary defines feral as: “In a wild state, especially after escape from captivity or domestication.”</p> <p>Staff made no amendments to the draft based on this comment.</p>

Many commenters believed that referring to the feral sheep on Lasqueti Island as “invasive species” was unsatisfactory. A suggestion was made to change this particular phrase to read the following. Staff have changed the document to reflect this suggested change and made no other changes to the document based on feral sheep comments:

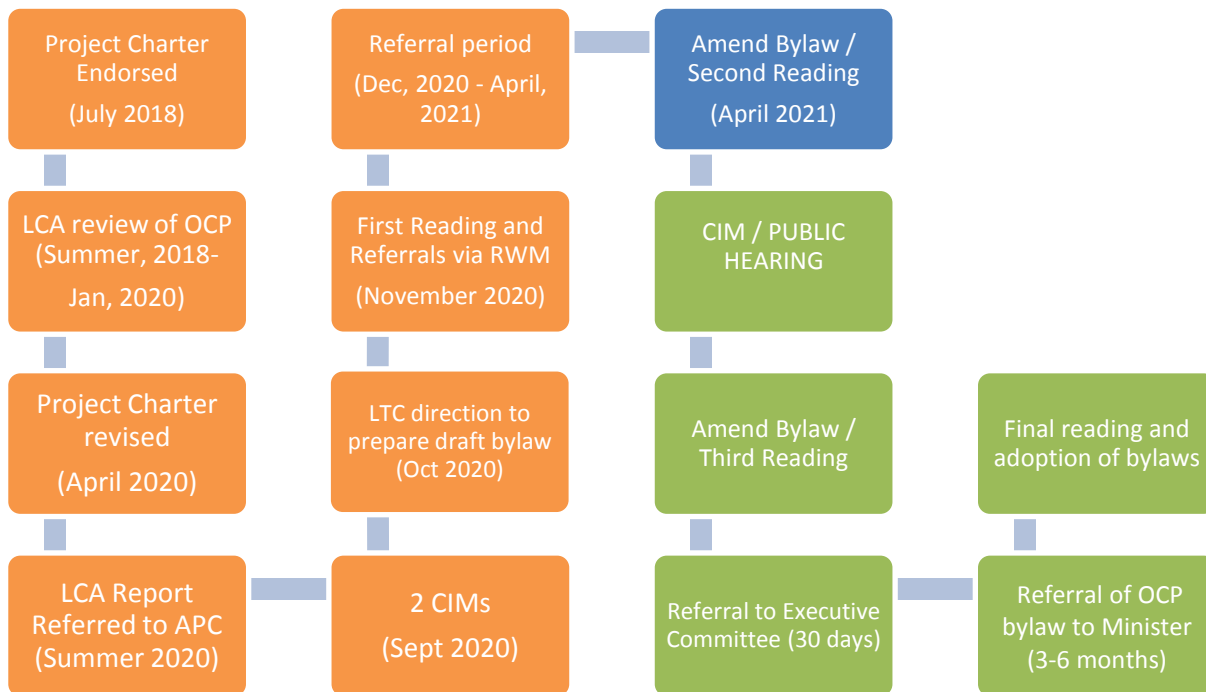
Advocacy Policy 2 Scientifically rigorous surveys of invasive important exotic species, in particular feral sheep, are encouraged to estimate population size and to assess local ecological impacts (e.g. by the Lasqueti Island Nature Conservancy).

Bylaw No. 98 Consistent with ITPS

Planning staff have reviewed the proposed bylaws against the Islands Trust Policy Statement (ITPS) Directives Only checklist (Attachment 5) and have concluded that the proposed Bylaw No. 98 as written is not contrary to or at variance with the ITPS.

Process Steps and Timing

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



Rationale for Recommendation

Staff has summarized the rationale for specific amendments in Tables 1 through 3. The issues surrounding feral sheep are not within the powers of an Official Community Plan. Enhancing the Parks designations of the OCP would likely improve protection of these areas but would expand the scope and timeline of this project. While legal review may be desirable to determine whether the OCP is legally sufficient to meet the requirements of LGA Section 473, staff believe that legal review is unnecessary.

Staff are recommending that the LTC amend bylaw No. 98 consistent with Attachment 1 of this report and give second reading to the proposed bylaw as amended.

The staff recommendations are found on page 1 of this report.

ALTERNATIVES

1. Add a Parks Land Use Designation

The LTC may request that staff make recommendations regarding adding a Parks Land Use designation based on Islands Trust Conservancy comments. If this option is chosen, recommended language for motions would be as follows:

That the Lasqueti Island Local Trust Committee request that staff amend the project charter of the Lasqueti Official Community Plan project to include the addition of Parks designations as recommended by the Islands Trust Conservancy; and

That the Lasqueti Island Local Trust Committee request staff recommend amendments to draft Bylaw No. 98, cited as "Lasqueti Island Official Community Plan, 2020", consistent with recommendations of the Islands Trust Conservancy with regards to a Parks land use designation.

2. Review and consider North Pender language regarding First Nations

The LTC may request that staff make recommendations regarding adding a Parks Land Use designation based on Islands Trust Conservancy comments. If this option is chosen, recommended language for motions would be as follows:

That the Lasqueti Island Local Trust Committee request that staff amend the project charter of the Lasqueti Official Community Plan project to include the addition of language consistent with the North Pender Island Official Community Plan regarding First Nations; and

That the Lasqueti Island Local Trust Committee request staff recommend amendments to draft Bylaw No. 98, cited as "Lasqueti Island Official Community Plan, 2020", consistent with the North Pender Island Official Community Plan regarding First Nations.

3. Refer the 1st Reading draft of the bylaw for legal review

The LTC may request that draft amendment bylaw No. 98 be referred to legal counsel for review of compliance with Local Government Act Section 473:

That the Lasqueti Island Local Trust Committee request that staff refer draft bylaw No. 98, cited as "Lasqueti Island Official Community Plan, 2020" for legal review of compliance with Section 473 of the Local Government Act.

4. Request further information

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

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

NEXT STEPS

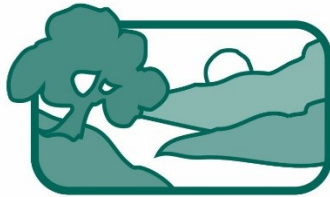
If the LTC adopts staff's recommendations, staff will schedule a Community Information Meeting and Public Hearing during the next LTC meeting.

Submitted By:	Heather Kauer, RPP, MCIP, AICP Regional Planning Manager	April 16, 2021
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ATTACHMENTS

1. Draft of Bylaw 98 for consideration of 2nd Reading
2. Track changes version of proposed 2nd Reading draft
3. Table 3 - Summary of public comments
4. LGA Section 473 Analysis
5. Islands Trust Policy Statement Directive Policies Checklist – Proposed Bylaw 98

PROPOSED



Islands Trust

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

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

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CONSOLIDATED BYLAW TEXT AND MAP AMENDMENTS

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

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

PROPOSED

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PROPOSED

LASQUETI ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 98

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

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

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

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

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

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

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

1. CITATION

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

2. BYLAW REPEAL

1. Bylaw No. 77 cited as “Lasqueti Island Official Community Plan, 1986” and all of its amendments are repealed.
2. Bylaw No. 27 cited as “Lasqueti Island Trust Committee Bylaw Infraction Investigation Bylaw No. 27, 1990” is repealed.

3. SCHEDULES

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

- Schedule A – Official Community Plan
- Schedule B – Land Use Designation Map

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READ A FIRST TIME THIS 30TH DAY OF NOVEMBER , 2020

PUBLIC HEARING HELD THIS DAY OF , 20XX

READ A SECOND TIME THIS DAY OF , 20XX

READ A THIRD TIME THIS DAY OF , 20XX

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS
DAY OF , 20XX

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

ADOPTED THIS DAY OF , 20XX

SECRETARY

CHAIRPERSON

PROPOSED

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SCHEDULE A – OFFICIAL COMMUNITY PLAN

PART 1 - PREAMBLE

1.1 Official Community Plan

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

1.2 Local Government

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

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

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

1.3 Intergovernmental and Corporate Matters

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

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

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

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

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

1.4 Island Concerns and Issues

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

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

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

1.5 Consultation

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

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

1.6 Legal Basis

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

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

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PART 2 – ADMINISTRATION

2.1 Advocacy Policies and Information Notes

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

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

2.2 Area of Jurisdiction

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

2.3 Severability

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

2.4 Units of Measurement

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

2.5 Numbering

The reference system used in this Bylaw is:

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

2.6 Covenants

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

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2.7 Amendment Procedure

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

2.8 Interpretation

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

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

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



2.9 Compliance

2.9.1 Conformity

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

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

2.9.2 Inspection

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

2.9.3 Enforcement

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

2.10 Owners Costs

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

2.11 Definitions

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

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

Appropriate access: adequate and sensible.

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

Density: the number of dwelling units allowed on a lot based on the zoning and the lot size;

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

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

PROPOSED

Foster: to promote the growth and development of.

Guest Cabin: means a stand-alone, detached building used for the accommodation of non-paying guests of the occupants of a dwelling on the same parcel;

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

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

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

Natural: existing in or formed by nature.

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

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

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

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

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

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

Short-term vacation rentals: means a cabin or residence that is rented as a single unit for commercial purposes for periods of less than 30 days to accommodate tourists, visitors and the travelling public.

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

Support: to sustain, endure or hold up.

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

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

PROPOSED

PART 3 – OFFICIAL COMMUNITY PLAN

Introduction

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

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

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

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

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

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

Community Context

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

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

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

PROPOSED

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

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

What is an Official Community Plan?

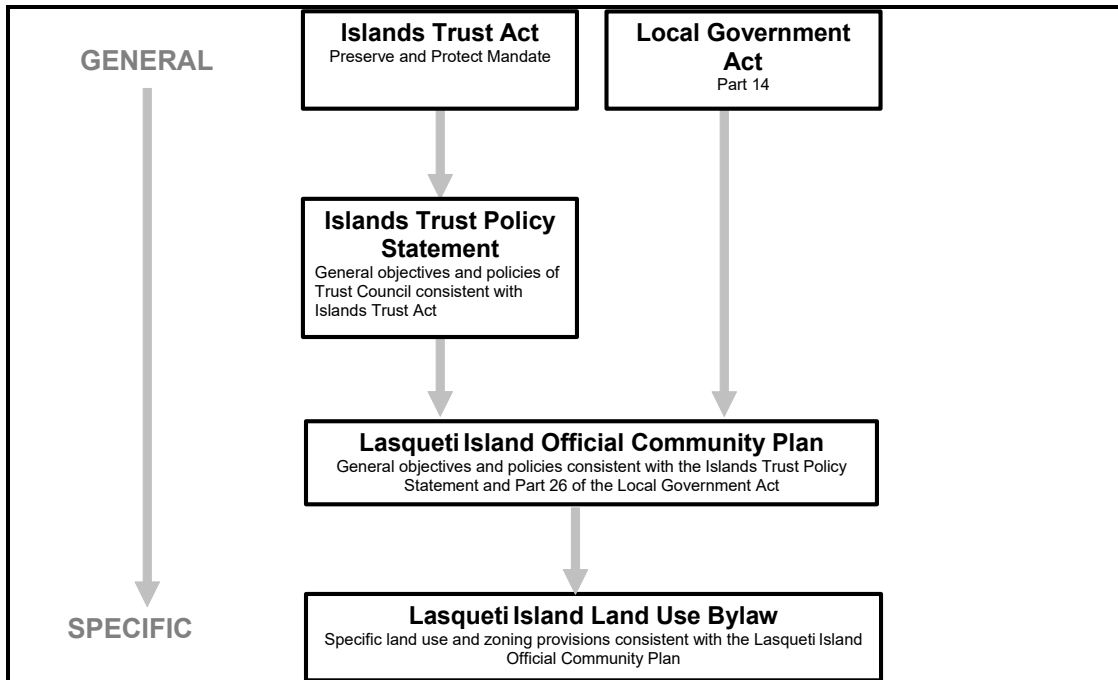
An Official Community Plan is a general statement outlining the planning goals of a community and the policies that will help the community to reach those goals. The intent of an Official Community Plan is to provide a framework that will guide the elected officials and members of the community in future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

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

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

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

PROPOSED



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

Goals

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

Approach

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

PROPOSED

3.1 Environmental Stewardship

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

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

General

General Objectives

Objective 1 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.

Objective 2 To avoid contamination of fresh and salt water.

Objective 3 To support human use and management of land that retains native flora and fauna and conserves natural ecosystems.

Objective 4 To protect and restore a diverse, productive, native forest understory with abundant natural regeneration of trees and other native species.

Objective 5 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

Objective 6 To promote a safe and healthy environment for all residents.

Objective 7 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.

Objective 8 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.

General Policies

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

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.

Policy 2 The Local Trust Committee will assist with any efforts to protect sites of ecological significance or value, prioritizing conservation of the full range of terrestrial and aquatic/marine ecosystems in the local trust area.

Policy 3 Lasqueti Island's rural marine landscape and scenic views should be maintained and protected.

Policy 4 The inherent resiliency of the Island's eco-systems should be maintained in conjunction with resource stewardship.

Policy 5 Native flora and fauna should be retained to protect natural habitats of local significance.

PROPOSED

Policy 6 Measures to avoid and minimize the use of herbicides and other biocides should be undertaken.

Policy 7 Domestic pets and livestock should be kept under control.

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 in order to be acceptable to Fisheries and Oceans Canada and appropriate Provincial Ministries.

Policy 9 The Lasqueti Local Trust Committee should support community-based environmental clean-up initiatives.

Policy 10 The Lasqueti Local Trust Committee should Support initiatives to reduce pollution from vehicles, wood burning, power generation, waste, and any other sources.

Policy 11 The Lasqueti Local Trust Committee should Support efforts that minimize consumption and maximize local self sufficiency.

Policy 12 The Lasqueti Local Trust Committee should support maintaining a high level of forest connectivity on Lasqueti.

Policy 13 The Lasqueti Local Trust Committee should support the preservation of quiet and darkness.

General Advocacy Policies

Advocacy Policy 1 Residents, businesses and other agencies are encouraged to become informed and educated about appropriate human waste disposal methods.

Advocacy Policy 2 Community groups and other agencies are encouraged to develop educational material on environmentally sensitive living.

Conservation

Conservation Objectives

Objective 1 To prioritize conservation of the full range of terrestrial and aquatic/marine ecosystems in the local trust area.

Objective 2 To minimize deforestation (permanent removal of forest) and encourage forest management that optimizes the carbon sequestration value of forests.

Objective 3 To maintain a high level of forest connectivity.

Consumption and Pollution

Consumption and Pollution Objectives

Objective 1 To support initiatives to reduce pollution from vehicles, wood burning, power generation, waste, and any other sources

Objective 2 To encourage site planning and building design that minimize energy consumption and negative impacts on natural ecosystem.

Objective 3 To encourage local self-sufficiency and low levels of consumption. .

Consumption and Pollution Policies

Policy 1 To support initiatives to clean up public areas, such as shorelines.

Climate Change

Climate Change Objectives

PROPOSED

Objective 1 To consider both climate change adaptation and mitigation in all land use decisions.

Objective 2 To support individual and community-based initiatives that reduce greenhouse gas emissions.

Objective 3 To reduce reliance on fossil fuels and move towards eliminating fossil fuel use.

Objective 4 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.

Climate Change Policies

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

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

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

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

Policy 1 The Local Trust Committee should consider the development of new criteria for assessing official community plan or zoning amendment applications from the perspective of climate change adaptation and mitigation. These criteria will address issues such as the impact of the density proposed on reducing GHG emissions, land use and the form of the development, use of building materials and construction methods, energy efficiency and sources, and the long term potential for the development to result in a decreased carbon footprint on the landscape.

Policy 2 The Local Trust Committee should support community efforts to record and measure the use of fossil fuels and GHG emissions through an annual inventory.

Policy 3 The development of cycling and walking trails to facilitate non-automobile based forms of travel is strongly encouraged, separated from the road grade where possible.

Policy 4 The community is encouraged to consider options to purchase lands to protect ecosystems and the character of Lasqueti Island.

Policy 5 The implementation of energy conserving buildings is strongly encouraged including the use of local materials and “small footprints”.

PROPOSED

Policy 6 The Local Trust Committee, government agencies, and Island residents are strongly encouraged to consider alternatives to slash burning.

Climate Change Advocacy Policies

Advocacy Policy 1 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.

Advocacy Policy 2 The Province is strongly encouraged to support water conservation, rainwater catchment, and a wider range of options for sewage treatment for dwelling units.

Advocacy Policy 3 The community is encouraged to build on the community inventory completed in 2009 by developing a method (provided at no charge to each household) for continuing the collection of data on an ongoing basis. The inventory could collect data both on fuel use and estimated GHG emissions, and also record actions that are being taken to reduce GHG emissions, such as the installation of energy efficient stoves, windows, or improved insulation.

Advocacy Policy 4 The implementation of fuel saving measures at public and community buildings should be investigated by a team of island residents, and new methods proposed to reduce GHG emissions through the use of alternative energy sources.

Advocacy Policy 5 Education is recognized as the most powerful tool in reducing energy use, and Islanders are strongly encouraged to share their knowledge and assist other levels of government, agencies and Lasqueti Islanders in meeting the goals of this Plan.

3.2 Resource Stewardship

Natural Resources

General Objectives

Objective 1 To conserve forest lands, fresh water supplies, wetlands, foreshore areas, historic and archaeological cultural heritage, and existing agricultural lands.

Objective 2 To ensure wild food resources are harvested sustainably.

Objective 3 To protect access to wild food and other resources of the land and marine environments.

General Policies

Policy 1 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.

Policy 2 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.

Policy 3 Conservation strategies between land, foreshore and sea shall be integrated where feasible.

Policy 4 Initiatives to improve mapping of sensitive, rare and threatened ecosystems, arable land, hazardous land, etc. are supported.

PROPOSED

General Advocacy Policies

Advocacy Policy 1 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.

Advocacy Policy 2 Scientifically rigorous surveys of important exotic 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).

Advocacy Policy 3 A community-led process to identify a scientifically-based land and marine conservation target to meet low risk to ecological values is encouraged.

Advocacy Policy 4 Ongoing community monitoring of the status of invasive species and of native species potentially at risk is supported.

Advocacy Policy 5 Private landowners are encouraged to undertake stewardship of their land to maintain natural and semi-natural ecosystems and restore any areas of degraded habitat.

Advocacy Policy 6 Private landowners are encouraged to take stewardship actions on their land to reduce populations of undesirable invasive species and enhance native species.

Advocacy Policy 7 Private landowners are encouraged to place conservation covenants on areas with high conservation values.

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

Advocacy Policy 9 A community-led process to identify a locally-meaningful definition and designation of agricultural land is encouraged.

Advocacy Policy 10 Hydrological watershed planning to protect water supplies and ecosystems is encouraged.

Marine Coastal Areas

The intertidal area is that area from the high water mark to the lowest extremes of low tide. The water area is that area from the lowest extremes of low tide to a point 1,000 metres off-shore. Both of these marine coastal areas could be vulnerable to pollution from sewage and industrial wastes. Being highly valued for water-based mariculture, marinas, and other marine commercial enterprises, marine coastal areas are or will be subject to demands which, without compatible land use and sensitive development, could impair the visual and environmental qualities which provide the rural marine atmosphere of the Island. With these factors in mind, policies applicable are:

Marine Coastal Policies

Policy 1 Native flora and fauna should be retained to protect natural habitats of local significance along the foreshore and in the intertidal areas.

Policy 2 The marine environment, including associated riparian areas, should be adequately protected from unreasonable adverse effects or inadequate mitigation measures resulting from development.

Policy 3 Special consideration should be taken to eliminate the possibility of pollution from sewage or from commercial and industrial wastes.

PROPOSED

Policy 4 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:

- 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 with priority given to protection of threatened, rare and high value habitats such as eelgrass beds and other areas that support forage fish;
- to provide for appropriate commercial and industrial uses; and
- to retain representative areas of natural foreshore.

Policy 5 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.

Marine Coastal Advocacy Policies

Advocacy Policy 1 The Coast Guard and other relevant government ministries are encouraged to regulate uses such that:

- marinas relate to the rural environment and are of small scale, providing appropriate sanitary facilities (and sewage pump-out facilities for boats) for shore and water-based patrons;
- marinas are situated away from existing mariculture areas,
- mariculture does not take precedence over those areas traditionally used as year round moorage for local vessels; and,
- site-specific non-discharge zones are located in the waters surrounding Lasqueti.

Water Source Area

Water Source Policies

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

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

Policy 1 Watersheds and catchment areas should be protected from contamination and degradation.

Policy 2 Fresh and salt water purity and quality should be protected from contamination and degradation.

PROPOSED

Policy 3 The Lasqueti Island Local Trust Committee supports initiatives to monitor groundwater and surface water resources and the related watersheds and catchment areas to assist in future decision making.

Policy 4 Suitable surface water creeks should be identified with the intention of establishing salmon enhancement programs on Lasqueti Island.

Policy 5 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.

Policy 6 Where possible, the Local Trust Committee encourages salmonid enhancement programs to identify and develop measures to protect fishery resources and to assist in restoration efforts.

Policy 7 When applications to log Crown land are referred to the Lasqueti Island Local Trust Committee, the Local Trust Committee should consider examination of the impact of the proposal on water supplies.

Policy 8 Particular care should be taken to ensure that contamination of the fresh water supply does not occur.

Policy 9 Access to or along significant sources of fresh water should be by trail only, except as may be required for purposes of firefighting.

Policy 10 Land development adjacent to sources of fresh water should include an environmental impact assessment prepared by the proponent.

Policy 11 When fill or debris is placed on land in such a way that it could lead to discharge of deleterious material into a water course, adequate mitigative design and construction measures should be required acceptable to the appropriate Federal and Provincial Ministries.

Water Resources

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

Water Resources Advocacy Policy

Advocacy Policy 1 The Local Trust Committee encourages the appropriate Provincial Ministry to:

- evaluate and monitor the Island's water resources prior to issuing surface water rights;
- establish ground and surface water monitoring programs;
- re-evaluate the requirement for drilled well regulations;
- encourage surface water and catchments systems as an alternative to drilled wells provided such systems do not degrade the environment;
- encourage the Ministry to support microhydro electrical systems, including run-of-stream systems, recognizing that such systems are a viable and sustainable source of domestic electric power.

Advocacy Policy 2 The Local Trust Committee supports watershed planning to protect water supplies and ecosystems.

Recreational Resources

Recreational Resources Objectives

Objective 1 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.

PROPOSED

Objective 2 To promote trail systems throughout the island.

Objective 3 To support the creation of a public trail network throughout the Island.

Recreational Resources Policies

Policy 1 Provision of varied recreation use areas throughout the island that focus on the natural aspects of Lasqueti.

Policy 2 The development of a comprehensive recreation plan should be undertaken that indicates provincial, regional, and community parks as well as trails, public shellfish reserves, and marine and land-based recreation areas.

Policy 3 The Local Trust Committee supports the use of tax incentives that encourage landowners to dedicate trails and parks.

Recreational Resources Advocacy Policies

Advocacy Policy 1 The appropriate Provincial Ministries with responsibilities and programs for recreation should regulate and maintain recreational activities that are compatible with the Island's rural nature, and provide facilities and supervision where needed to protect from adverse effects.

Advocacy Policy 2 The Local Trust Committee should request that the Regional District consider conducting regional park studies.

Advocacy Policy 3 The Local Trust Committee should request the Ministry of Transportation and the gathet Regional District to support the establishment of public outhouses and picnic tables on a site specific basis on public accesses to the foreshore.

Advocacy Policy 4 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

Cultural Resources Objectives

Objective 1 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.

Cultural Resources Policies

Policy 1 To recognize the cultural and historical significance the Coast Salish First Nations in the Lasqueti Island Local Trust Area.

Policy 2 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.

Policy 3 To foster protection and stewardship of archaeological, historic and heritage sites.

Policy 4 The Local Trust Committee will assist, when possible, the responsible Ministry in their efforts to establish and protect sites of archaeological or heritage significance or value.

Policy 5 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

PROPOSED

relationship building and cooperation between the Local Trust Committee and other First Nations may be developed over time.

Policy 6 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

Cultural Resources Advocacy Policies

Advocacy Policy 1 The Local Trust Committee encourages and will assist the Coast Salish First Nations, the responsible Provincial and Federal agencies and the public generally, in their efforts to establish and protect sites designated or valued for heritage and historical significance.

Advocacy Policy 2 The Lasqueti Island Local Trust Committee encourages both the Federal and Provincial Governments to assist the local community and the Coast Salish First Nations with accurate and comprehensive First Nation assessments within the Lasqueti Island Local Trust Area.

Advocacy Policy 3 The Local Trust Committee encourages learning about and respecting Indigenous rights to, and uses and management of, land, sea, and resources (past and present).

Advocacy Policy 4 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)

3.3 Community Stewardship

The small size of resident and visitor populations, significant areas of vacant Crown land, and the generally undeveloped nature of the Island provide for a variety of land and water-based recreation opportunities. Most recreational activities compatible with the Island's rural nature are not yet at levels of use where formal facilities are required or planning and regulatory management is needed to ensure retention of recreational quality that avoids user conflicts.

General

General Objectives

Objective 1 To discourage pervasive and excessive light, noise and air pollution created by residential, commercial or industrial uses, both on land and waters surrounding Lasqueti.

Objective 2 To foster an environment that encourages owners to keep their dogs, domestic pets and livestock under direct control.

Objective 3 To encourage a supportive, healing place to live.

Objective 4 To support sustainable, independent, alternative and affordable lifestyles.

General Policies

Policy 1 The Local Trust Committee should support initiatives that benefit the community wellbeing, its safety, security and comfort.

PROPOSED

Policy 2 Public accesses, required as dedication at time of subdivision, may be consolidated to make larger more usable areas and in some cases a trail may be sufficient access to a development. Public access to the foreshore is encouraged to be identified by signs located on the public roads.

Advocacy Policies

Advocacy Policy 1 The residents of the Lasqueti Island Planning Area prohibit the storage or generation of nuclear materials, nuclear weapons or nuclear energy in the Planning Area.

Advocacy Policy 2 The residents of the Lasqueti Island Planning Area oppose Genetically Modified Organisms in the Planning Area, including propagation, cultivation, and raising of genetically engineered plants and animals by persons, firms, or corporations.

Advocacy Policy 3 Further to Transport Canada’s recognition that Lasqueti Island and its surrounding area have sensitive habitats for birds and other animals; the community asks that aircraft do not fly low over the Lasqueti Planning Area and the islands within it.

Advocacy Policy 4 Low Flying aircraft over residential areas of the island are considered intrusive and generate excessive noise that affect residents, the traveling public, and the environmentally sensitive areas of the island; air traffic should be kept at a reasonable height of no less than 610 metres (2000 feet).

Advocacy Policy 5 To foster an environment that encourages owners to keep their dogs, domestic pets and livestock under direct control.

Advocacy Policy 6 To explore the establishment of a local land trust for multiple uses, including housing services, industry, recreation and conservation.

Advocacy Policy 7 The community supports the exploration of a local land trust for multiple uses, including housing services, industry, recreation and conservation.

Advocacy Policy 8 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.

Advocacy Policy 9 The Lasqueti Community Association is encouraged to develop methods for a community-driven dispute resolution process to handle concerns regarding bylaw noncompliance.

Advocacy Policy 10 The establishment of a monthly food market / food swap is encouraged.

Human Resources

Human Resources Objectives

Objective 1 To foster sharing of community wisdom and locally-applied solutions.

Objective 2 To ensure a positive environment for children.

Objective 3 To ensure that both a physical building dedicated to education and educational opportunities remain on-island.

Objective 4 To encourage and foster volunteerism.

Objective 5 To encourage education and skills development of residents.

Human Resources Advocacy Policies

Advocacy Policy 1 To foster education about community vision & objectives, personal safety, agreements, regulations, etc.

PROPOSED

Resilience

Resilience Objectives

Objective 1 To support cooperative ventures for community services.

Objective 2 To support community-driven dispute resolution to handle concerns regarding bylaw non-compliance.

Housing

Housing Objectives

Objective 1 To encourage the establishment of long-term rental housing, affordable housing, special needs housing and opportunities for Island seniors to age-in-place.

Objective 2 To support affordability and availability of long-term rental accommodations.

Objective 3 To foster the ability of younger people, and people with low and modest incomes, to live on the island.

Objective 4 To encourage resource efficiency of homes (e.g. heating, energy use, water use).

Food

Food Objectives

Objective 1 To encourage local food production, including shared use of arable land, organic methods, and seed saving and sharing.

Objective 2 To support community gardens and local markets.

Objective 3 To support food sharing and food banks.

Objective 4 To encourage opportunities for collaborative food processing and preserving (e.g. dehydrating, canning, smoking, cold cellar).

Food Policies

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

Food Advocacy Policies

Advocacy Policy 1 To support establishment of a monthly winter food market / food swap.

Economy

Economy Objectives

Objective 1 To foster a sustainable local economy that allows people to make a living on the island.

Objective 2 To limit the negative impacts of tourism.

Economy Policies

Policy 1 In recognition of the importance of mariculture to the economy of Lasqueti Island, existing mariculture tenure areas may be designated as a permitted use. No new areas may be designated for long-line mariculture. New mariculture tenure areas will be subject to designation and regulation, based upon the following criteria: the proposed tenure must not have the effect of closing off access to the affected bay; the proposed tenure would not affect shellfish sites, as shown on Schedule B,

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public shellfish reserves, or access to such sites or reserves; and the tenure application addresses environmental and social effects.

Policy 2 In recognition of the importance of the harvesting of timber to the economy of Lasqueti Island, the development of a public log watering facility (log dump and booming ground) may be considered on a site specific basis in the Marine General (M2) zone. In considering an application, the following criteria must be satisfied: economic responsibility for all costs associated with the development, operation and maintenance of the proposed log watering facility is fully defined; the applicant addresses environmental and social effects; and access is available by public right-of-way or registered easement.

3.4 Community Services

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

General

General Objectives

Objective 1 To encourage the provision of adequate and appropriate services and amenities on the island.

Objective 2 To maintain infrastructure at a reasonable level consistent with a rural community.

Objective 3 To create new and maintain existing walkable public access to foreshore.

General Policies

Policy 1 The road system of Lasqueti Island should be safe and in keeping with the rural nature of the community.

Policy 2 Community services should provide a level and be conducted in a manner appropriate to the Island's needs.

Policy 3 Minimum parcel size regulations should not apply to community service lands.

Policy 4 A precautionary approach should be used when considering additional and more sophisticated service facilities as they typically have significant associated costs.

Policy 5 Public outhouses and picnic tables should be established on a site specific basis.

Policy 6 The Trust Committee shall consult on an annual basis with School District #69.

Policy 7 Sites on Lasqueti Island should be identified and established as emergency helicopter landing pads.

General Advocacy Policies

Advocacy Policy 1 Residents are encouraged to remove their own derelict vehicles.

Advocacy Policy 2 The abandonment of vehicles on public right of ways or Crown Land is acknowledged as a socially irresponsible action and not endorsed by the community.

Advocacy Policy 3 The Local Trust Committee, Ministry of Transportation, Regional District, RCMP, businesses and residents should combine efforts to coordinate the removal of unwanted and derelict vehicles on a regular basis.

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Advocacy Policy 4 The Ministry of Transportation is requested to assist with temporarily moving and storing of vehicles prior to transportation off island.

Advocacy Policy 5 Residents are requested to keep their derelict vehicles on their property until an opportunity to remove them from the island occurs.

Advocacy Policy 6 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.

Advocacy Policy 7 The Lasqueti Internet Access Society should engage with the public on a site-specific basis around the erection of new local communication towers.

Advocacy Policy 8 The qathet Regional District Electoral Area Director representing Lasqueti Island should only consent on behalf of the electors to approval of a new regional service, or to significant modification or amendment of a regional service, if there is evidence of a clear majority of community support to justify not seeking approval via a referendum or an alternative approval process.

Advocacy Policy 9 The qathet Regional District Electoral Area Director representing Lasqueti Island should only initiate withdrawal of a regional service if there is evidence of a clear majority of community support for such withdrawal.

Transportation

General Transportation Objectives

Objective 1 To maintain a foot passenger only ferry system.

Objective 2 To ensure that the road system is designed, built and maintained in keeping with the rural character of the island.

Objective 3 To reduce dangerous driving and speeding.

Objective 4 To reduce dust created by vehicle traffic.

Objective 5 To increase human powered transport including bicycling and walking.

Objective 6 To support electric vehicle charging stations.

Objective 7 To support a plan for short- and long-term parking in False Bay.

Objective 8 To support local public and shared transportation options.

Objective 9 To support the public ownership and maintenance of roads and trails.

Objective 10 To provide appropriate public access to beaches and public water bodies.

Objective 11 To support establishment of public access to marine foreshore and fresh water lakes.

General Transportation Policies

Policy 1 It is recognized that islands and islets within the Lasqueti Island Local Trust Area, excepting Lasqueti Island, do not have direct access to public roads or ferry service and that some waterfront parcels on Lasqueti Island were created without access to public roads. In these situations access from the water is needed and should be considered sufficient.

Policy 2 The community recognizes that the existing foot passenger type of ferry system has partly contributed to the rural character of the community and should remain as foot passenger only in the future.

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Policy 3 Car-pooling, communal, and other alternative forms of transportation should be used by the community and visitors to reduce the overall number of vehicles and traffic on the island.

Policy 4 Business should be supported to provide and maintain an adequate and appropriate regular marine freight service.

Docks, Boats, Wharves, and Boat Ramps

Objectives

Objective 1 To ensure continued government ownership and environmentally-sound upkeep of public docks.

Objective 2 To encourage the communal use of docks and boat ramps and to limit the number of private docks and boat ramps located along the foreshore in order to alleviate cumulative ecological damage.

Boats and Maritime Vessels

Boats and Maritime Vessel Policies

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

Policy 1 In order to ensure that supplies reach Lasqueti Island, the development of barge, boat, and multi-use ramps accessible to all barge operators may be considered on a site specific basis. Because barge service is essential to the community, the Local Trust Committee should hold community discussions to explore possible locations and means to establish a public barge ramp.

Policy 2 Development of additional barge ramps accessible to all barge, boat, and multi-use operators should be subject to designation and regulation. In considering an application for a barge ramp, environmental and social effects should be addressed.

Policy 3 Hours of operations should be included in barge ramp Crown lease referrals.

Policy 4 In recognition of the importance of providing suitable boat access for all residents, public boat ramps may be considered on a site specific basis through zoning. Development of public boat ramps should be subject to designation and regulation. In considering an application for a public boat ramp, environmental and social effects should be addressed.

Policy 5 Private docks may be considered on a site specific basis in the Marine General (M-2) zone. In considering an application for a dock, environmental and social effects must be addressed. Structures should not be sited or extended towards the sea beyond 37 metres (120 feet) from the surveyed high water mark or where no plan exists, from the natural boundary of the sea.

Policy 6 In order to reduce the overall number of docks located along the foreshore, and thereby alleviate the ecological damage that can be caused by the proliferation of docks, private boat ramps may be considered on a site specific basis in the Marine General (M2) zone. In considering an application for a boat ramp environmental and social effects must be addressed and the environmental effects of both private docks and boat ramps should be considered and the alternative with the least environmental impact chosen. Structures should not be sited or extended toward the sea more than 21 metres (70 feet) from the surveyed high water mark or where no plan exists, from

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the natural boundary of the sea. Applicants must submit proposals for construction of docks and boat ramps to the Department of Fisheries and Oceans Canada, as per the federal *Fisheries Act*, for review.

Policy 7 Installation of a breakwater should be subject to designation and regulation to allow the community an opportunity to consider all effects. In considering an application for a breakwater, the following criteria must be satisfied: the breakwater must not reduce the area available to the public for mooring buoys and/or anchorage; the breakwater must not close off public access to the affected bay; the applicant addresses environmental and social effects; an environmental impact assessment is completed for the proposed breakwater; and a qualified registered engineer attests to the design of the breakwater.

Ferry Service

Ferry Service Advocacy Policy

Advocacy Policy 1 The Local Trust Committee encourages that the appropriate Ferry Corporation, its agents, and private operators:

- maintain foot passenger service on a five/six days per week schedule;
- expand the freight capacity;
- continue to work with the locally established ferry committee;
- Hold public meetings on Lasqueti to discuss any major proposed changes in ferry service.

Road System

Road System Advocacy Policy

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

Advocacy Policy 1 The Local Trust Committee encourages the appropriate Provincial Ministry to utilize road standards which reinforce the rural character of the Island, by:

- following the Letter of Agreement for Road Standards between the Islands Trust and the Ministry of Transportation;
- employing road designs conforming with topography in order to minimize cutting and filling;
- protecting or maintaining natural vegetation alongside roads, excepting that which directly obstructs user visibility;
- consulting with the Local Trust Committee before commencing any major road construction or improvements;
- encouraging the Ministry of Transportation to ensure that gravel extracted from Crown lands is used for local roads;
- identifying foreshore accesses by locating signs on the public roads;
- ensuring that any applications for new roads across Crown lands be referred to the community through the Local Trust Committee;
- ensuring all road maintenance contract crews consist of local residents.

Communications

Communications Objectives

Objective 1 To ensure that all commercial broadcast towers are built only with community consultation and approval.

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Objective 2 To support basic local infrastructure and services such as fire department and local communication systems.

Objective 3 To ensure community control over the management of local services and communication system.

Objective 2

Communications Advocacy Policies

Advocacy Policy 1 The establishment of broadcast and transmission towers and facilities within the Lasqueti Island Planning Area is not supported without consultation and accommodation of community interests by the appropriate government, through a rezoning process of lands in question.

Advocacy Policy 2 Communication companies should continue the practice of placing telephone wires underground or at grade and should follow the same practice for electrical wires in the event that electrical service is extended to Island properties.

Health Care

Health Care Objectives

Objective 1 To support provision of appropriate health care services only with full consultation of the community.

Waste Management

Garbage Disposal

Garbage Disposal Objectives

Objective 1 To ensure waste disposal meets or exceeds ministry requirements.

Objective 2 To manage services locally as much as possible with service provision by, and employment of, local residents.

Objective 3 To establish, modify, provide, and withdraw services, including regional services, only with full consultation of the community.

Objective 4 To ensure services have high value relative to cost.

Objective 5 To emphasize educational efforts that support Lasqueti moving towards zero-waste.

Objective 6 To support initiatives that help people take responsibility for removing large waste items such as derelict cars and boats, appliances, etc

Garbage Disposal Advocacy Policies

Advocacy Policy 1 The Local Trust Committee encourages the appropriate Provincial Ministry and the qathet Regional District to:

- ensure regulatory compliance occurs; and
- promote recycling.

Advocacy Policy 2 The Freestore should be kept open and maintained as part of the qathet Regional District Waste Management service consistent with the qathet Regional District Solid Waste Management Plan.

Advocacy Policy 3 The qathet Regional District, in cooperation with the community, should create a comprehensive educational plan that encourages reduced consumption and net solid waste,

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maximizes reuse, repurposing and recycling and ensures waste and recycling reach appropriate destinations consistent with the qathet Regional District Solid Waste Management Plan.

Sewage Disposal

Sewage Disposal Advocacy Policies

Advocacy Policy 1 The Local Trust Committee encourages the appropriate Provincial Ministries to:

- prohibit outfalls of untreated sewage;
- consider the cumulative effects of many septic tanks in one area;
- examine and encourage alternate approaches to sewage treatment and disposal;
- develop and implement monitoring and testing programs for all existing septic systems; and
- encourage improved information and education about appropriate human waste disposal methods

Utilities

Utilities Advocacy Policies

Advocacy Policy 1 The Local Trust Committee encourages:

- 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.

3.5 Land Use

Residential Land Use

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

Objectives

Objective 1 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.

Objective 2 To maintain existing low-density subdivision and land use rules in order to protect and preserve our natural environment.

Objective 3 To maintain and encourage a pattern of low-density, low-impact land-use that supports sustainable, self-sufficient lifestyles.

Objective 4 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.

Objective 5 To ensure residential development is self-sufficient in terms of freshwater and self-contained sewage disposal.

Objective 6 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.

Objective 7 To ensure home enterprises are in harmony with the rural residential neighbourhoods.

Policies

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Policy 1 A pattern of low density residential land use should apply. Parcels should be at least 4 hectares (9.88 acres) in Subdivision District A, at least 8 hectares in Subdivision District B (19.77 acres), and at least 65 hectares (160.61 acres) in Subdivision District C as indicated on Schedule C of the Lasqueti Land Use Bylaw.

Policy 2 Dwellings are meant for long term residential use occupied by the owner or a renter on a long term basis.

Policy 3 Guest cabins and short-term vacation rentals are not intended to be used for long term residential purposes.

Policy 4 Home enterprise may be conducted on any parcel but should not cause pervasive intrusions on the peaceful enjoyment of nearby properties that exceed or differ from what would otherwise be experienced if the property was used for rural residential purposes.

Policy 5 Subdivided parcels of land should be able to have a garden area and woodlot.

Policy 6 Residential lots should have a source of fresh water and sufficient capacity for appropriate sewage disposal.

Policy 7 Surface water and catchments are encouraged as an alternative to drilled wells, provided that such systems do not degrade the environment.

Policy 8 Where access to the sea or a strip of Crown land contiguous to the sea is required at time of subdivision, such access should be located to provide physically convenient access to and from coastal areas for public uses such as barge ramps, boat ramps, recreation or slipways. Where roads are either not feasible or desirable, public walking trails should be required as an acceptable substitute.

Policy 9 For each dwelling permitted, normally associated accessory buildings and structures plus a guest cabin should be permitted.

Policy 10 Strata title subdivisions should provide sufficient individually or commonly owned land such that each owner has a sustainable living unit.

Policy 11 The Lasqueti Island Local Trust Committee will seek to ensure that the subdivision of properties that border public water bodies requires provision of public highway access that is appropriately located to meet the objectives of the Lasqueti Island OCP.

Advocacy Policies

Advocacy Policy 1 All levels of government are encouraged to assist interested land owners and residents with enhancing resource management practices and conserving natural areas on their holdings.

Advocacy Policy 2 Other government agencies with responsibilities and expertise in the resource management disciplines and in the taxation or economic regulatory sections are encouraged to assist private land owners interested in implementing environmentally sensitive, long term economic resource management practices; all levels of government are encouraged to implement tax incentives for voluntary conservation on private lands.

Commercial and Industrial

It is unlikely that major commercial development on Lasqueti and its surrounding islands and waters will occur due to the limited local market. Nevertheless, some local commercial development exists and there could be additional development to serve the day-to-day needs of residents and visitors. Existing commercial enterprises vary in their use on a parcel of land from a low density to high density, such as exists at the hotel site located at False Bay. With regard to the existing hotel site density, only new land

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use proposals of a reduced density will be considered. Furthermore, one existing retail commercial enterprise has two residences located on the same parcel of land. In this case the residential density is considered an exception; new commercial enterprises should not be given that same zone.

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

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Objectives

Objective 1 While recognizing the benefits, to minimize the negative environmental and social impacts of agriculture, forestry, mariculture, and other industry;

Objective 2 To encourage agriculture, forestry, mariculture, and industry are practised in a sustainable manner;

Objective 3 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;

Objective 4 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).

Objective 5 To encourage ecologically based stewardship and sustainable use of renewable resources.

Objective 6 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.

Policies

Policy 1 Economic and industrial undertakings should have limitations and development control on the Island in such a way that existing ecosystems are maintained for the benefit of future generations.

Policy 2 Economic activities should provide adequate sewage disposal systems that prevent contamination or degradation the environment.

Policy 3 Hazardous industries including the transportation, handling, storage and use of radioactive materials or other dangerous or toxic materials in bulk are prohibited in the Lasqueti Island Local Trust Area; bulk storage of gasoline, kerosene, diesel fuel, propane, and similar fuels intended for utilization by the residents and visitors are accepted.

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

Policy 5 Alternatives to drilled wells are encouraged to provide freshwater.

Policy 6 Rezoning procedures for commercial and industrial application proposals are contained in the development procedure bylaw of the Lasqueti Island Local Trust Committee; such proposals should be referred to the Advisory Planning Commission for review prior to final consideration by the Lasqueti Island Local Trust Committee.

Policy 7 A range of commercial and industrial activities are permitted as home enterprise. The scale of home enterprises should be regulated to control impact.

Policy 8 Existing established businesses which do not have adequate off-street parking at the adoption date of this Bylaw may continue to operate without the provision of such parking facilities; any expansion of such a business must conform to the parking standards of this Bylaw.

Policy 9 The owner or operator of an existing home enterprise who proposes to expand a business beyond the scale of a home enterprise should apply for a rezoning or a Temporary Use Permit.

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

- adequate off-street vehicle, motorcycle and bicycle parking;
- adequate fire protection measures;
- adequate proof of sewage disposal capability;
- adequate potable water supply and water conservation measures;

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- a plan showing:
 - location and size of all buildings;
 - the extent of the clearing of the area proposed to be zoned;
 - that rural character is retained: setbacks of buildings, structures, parking, septic fields, sewage, sink waste or any other waste disposal system from lot lines;
 - road rights of way;
 - proposed and existing screening;
 - location of outhouse/toilet facilities for public use, if appropriate;
 - locations planned for sources of power generation;
 - location of waste disposal specifying provisions for organic, inorganic and toxic wastes;
 - high tide marks, lakes, watercourses, springs, swamps or sources of potable water;
- A narrative document describing:
 - how the rural character, scale, and density of development is in keeping with the character of the surrounding properties;
 - measures to reduce noise levels;
 - planned hours and days of operation (in particular any noise-making sources, e.g. cars, generators, machinery);
 - consideration of effect on island and neighbourhood services, ferry, phone, water sources, roads and traffic noise, and visual impact; and
 - how the proposal is compatible with objectives of this Bylaw.

Policy 11 In recognition of the need for a place to store derelict vehicles that accumulate in the Local Trust Area, a vehicle holding compound may be considered on a site specific basis and will be subject to designation and regulation to allow the community an opportunity to consider all effects. When considering an application the following criteria must be satisfied: a screened buffer, appropriate setbacks from all property lines; protection from runoff of vehicle fluids; cost/benefit considerations; and environmental and social effects.

Policy 12 In recognition of the need for gravel for residence, gravel extraction is allowed. Extraction beyond 3823 cubic metres (5,000 cubic yards) within a three-year period should be discouraged unless permitted in a commercial or industrial zone; gravel extraction activities and applications should be consistent with Policy 10 of this Section.

Policy 13 The Local Trust Committee supports small-scale, organic and natural or low-input farming agriculture that contributes to the Island by developing local sources of farm products, maintaining the rural landscape and providing opportunity for development of individual initiative and self-reliance for the betterment of the community as a whole.

Policy 14 In recognition of the need for a place to park vehicles, a commercial parking lot may be considered on a site specific basis and should be subject to designation and regulation after a community process has considered implications; when considering an application for a commercial parking lot the following criteria should be considered: setbacks from all property lines; protection from runoff of vehicle fluids, and environmental and social effects.

Policy 15 Commercial and industrial activity should support forestry that utilizes practices sensitive to aesthetic, environmental, and social values, can contribute a modest source of revenue to private land owners while retaining land values, enhancing forest productivity, and supplying on-site fuel wood and other forest-related benefits.

Policy 16 The Local Trust Committee should support proper utilization of marine resources in the Lasqueti Trust Area for mariculture that provides employment and other economic benefits to the

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community while retaining traditional resident and visitor access to marine resources and year round moorage.

Policy 17 Commercial and industrial undertakings often may not require or need long term zoning provisions; as such Temporary Use Permits may be considered in the Land Use Bylaw.

Policy 18 Temporary use permits may be considered for temporary log dumps in the Marine General (M2) zone of the Land Use Bylaw.

Policy 19 This plan does not support the establishment of destination gaming facilities such as casinos and commercial bingo halls.

Policy 20 The zoning bylaw may provide a zone in which short-term vacation rentals may be used for short-term visitor and tourist accommodation on a commercial basis.

Policy 21 When rezoning to allow for short-term vacation rentals the Trust Committee should consider at a minimum matters of density on individual lots, water and sewage capacity available for tourist accommodation and the affect such a rezoning may have on the adjacent neighbourhood and the Island overall.

Advocacy Policies

Advocacy Policy 1 The Lasqueti Island Local Trust Committee encourages Islands Trust Council to develop a protocol agreement with the Ministry of Energy and Mines such that the Ministry does not grant permits for the manufacture of gravel without community input.

Advocacy Policy 2 The Lasqueti Island Local Trust Committee encourages the Ministry of Energy and Mines to require any applicant requesting a permit for extraction or processing of 3,823 cubic metres (5,000 cubic yards) or more gravel to have commercial or industrial zoning at the site of the proposed gravel operation, and that an adequate monitoring program be in place to ensure that extraction or processing permits are diligently adhered to; processing includes the manufacturing of gravel by means of rock crushing, blasting and sorting.

Advocacy Policy 3 The Local Trust Committee does not support the extraction of gravel for any use outside of the Lasqueti Island Local Trust Area.

Advocacy Policy 4 The Local Trust Committee supports the promotion and maintenance of appropriate preservation and protection of agricultural programs, as well as the Province's creation and administration of the Agricultural Land Reserve mandated to protect and preserve agricultural land.

Advocacy Policy 5 The Local Trust Committee encourages the appropriate Ministry to promote the implementation of forestry practices which preserves land quality and the forest base for future generations.

Advocacy Policy 6 The Local Trust Committee encourages the appropriate Ministries to only support mariculture that:

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

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Advocacy Policy 7 To consider short-term vacation rentals as commercial activities, and as distinct from long-term rentals.

Hazardous Conditions

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

Objectives

Objective 1 To limit development in areas subject to hazardous conditions.

Policies

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.

Policy 2 If the need arises for further identification or more precise delineation of hazardous areas, studies will be requested from the appropriate agencies or initiated by the Lasqueti Island Local Trust Committee.

Crown Lands (CL)

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

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

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

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

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

Objectives

Objective 1 To preserve Crown lands for public enjoyment and community use.

Objective 2 To take into account the conservation values on Crown Lands as the primary consideration in decision making.

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Objective 3 To retain Crown Lands as intact large parcels with limited, low impact, and low risk development.

Objective 4 To take into account the conservation values on Crown Lands as the primary consideration in decision making.

General

General Policies

Policy 1 Increasing net density of Subdivision District C lands should not be permitted.

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.

Policy 3 Crown land parcels should remain largely undeveloped to ensure maintenance of a greenbelt.

Policy 4 Upon receipt of Crown land referrals, the Local Trust Committee should hold community discussions to allow for comment on the referral.

General Advocacy Policies

Advocacy Policy 1 Land and Water BC is requested to add provisions in any approved license of occupation for boat, barge and multi-purpose ramps that certain hours of operation be specifically mentioned and adhered to.

Advocacy Policy 2 Land and Water BC is requested to offer the community first opportunity to acquire Crown land parcels prior to them being sold to private interests.

Advocacy Policy 3 Public access to the foreshore should be identified by signs located on the public roads.

Access On and Across Crown Land

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

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

Access On and Across Crown Land Policies

Policy 1 Where an existing road on Crown land is currently in regular use for vehicle access to private lands and where no other legal land access exists, the community supports the granting of secure, long-term permission for landowners to continue such use and to maintain the road in drivable condition. Landowners should continue to maintain such roads in a condition that is compatible with conservation and community values.

Policy 2 It is recognized that in some instances the only road access to private lands is across Crown land. Access to the private land is important for fire prevention, personal safety, as well as enjoyment of the private property by the resident; however, where these accesses are used they should be compatible with conservation and community values.

Policy 3 Where permission for road access across Crown land is granted, such roads should generally follow the routes of any existing roads, except as necessary to avoid sensitive terrain and ecosystems, in order to prevent the environmental impact of creating new routes.

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Policy 4 Trails and unused roads on Crown land should remain as foot trails where they are compatible with conservation and community values.

Policy 5 The Local Trust Committee shall consider the need to maintain community values, including conservation values and the interests of the land locked landowners, when providing input to the appropriate jurisdiction on applications for access across Crown land.

Access On and Across Crown Land Advocacy Policies

Advocacy Policy 1 The Local Trust Committee encourages Land and Water BC to maintain the current greenbelt function that exists on Crown Lands by accommodating a variety of land uses and ensuring their regulations are adhered to.

Advocacy Policy 2 The Local Trust Committee requests that Land and Water BC seek input from the community prior to changing uses on Crown Land.

Advocacy Policy 3 Land and Water BC and other appropriate Provincial Ministries should keep trails and disused roads located on Crown land to remain as foot trails.

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SCHEDULE B LAND USE DESIGNATION MAP

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Version Control Table

Version	Date	Description
0.0		
1.0	Nov. 30, 2020	First Reading
1.1	April 26, 2021	Proposed amendments based on Comments received during referral period after 1 st reading

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Islands Trust

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

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

Lasqueti Island Official Community Plan –version 1.1 – April, 2021

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CONSOLIDATED BYLAW TEXT AND MAP AMENDMENTS

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

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

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LASQUETI ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 98

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

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

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

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

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

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

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

1. CITATION

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

2. BYLAW REPEAL

1. Bylaw No. 77 cited as “Lasqueti Island Official Community Plan, 1986” and all of its amendments are repealed.
2. Bylaw No. 27 cited as “Lasqueti Island Trust Committee Bylaw Infraction Investigation Bylaw No. 27, 1990” is repealed.

3. SCHEDULES

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

- Schedule A – Official Community Plan
- Schedule B – Land Use Designation Map

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READ A FIRST TIME THIS 30TH DAY OF NOVEMBER , 2020

PUBLIC HEARING HELD THIS DAY OF , 20XX

READ A SECOND TIME THIS DAY OF , 20XX

READ A THIRD TIME THIS DAY OF , 20XX

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS DAY OF , 20XX

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

ADOPTED THIS DAY OF , 20XX

SECRETARY

CHAIRPERSON

PROPOSED

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SCHEDULE A – OFFICIAL COMMUNITY PLAN

PART 1 - PREAMBLE

1.1 Official Community Plan

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

1.2 Local Government

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

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

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

1.3 Intergovernmental and Corporate Matters

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

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

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

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

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

1.4 Island Concerns and Issues

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

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

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

1.5 Consultation

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

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

1.6 Legal Basis

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

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

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PART 2 – ADMINISTRATION

2.1 Advocacy Policies and Information Notes

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

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

2.2 Area of Jurisdiction

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

2.3 Severability

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

2.4 Units of Measurement

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

2.5 Numbering

The reference system used in this Bylaw is:

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

2.6 Covenants

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

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2.7 Amendment Procedure

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

2.8 Interpretation

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

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

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



2.9 Compliance

2.9.1 Conformity

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

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

2.9.2 Inspection

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

2.9.3 Enforcement

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

2.10 Owners Costs

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

2.11 Definitions

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

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

Appropriate access: adequate and sensible.

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

Density: the number of dwelling units allowed on a lot based on the zoning and the lot size;

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

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

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Foster: to promote the growth and development of.

Guest Cabin: means a stand-alone, detached building used for the accommodation of non-paying guests of the occupants of a dwelling on the same parcel;

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

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

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

Natural: existing in or formed by nature.

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

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

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

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

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

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

Short-term vacation rentals: means a cabin or residence that is rented as a single unit for commercial purposes for periods of less than 30 days to accommodate tourists, visitors and the travelling public.

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

Support: to sustain, endure or hold up.

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

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

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PART 3 – OFFICIAL COMMUNITY PLAN

Introduction

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

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

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

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

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

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

Community Context

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

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

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

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

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

What is an Official Community Plan?

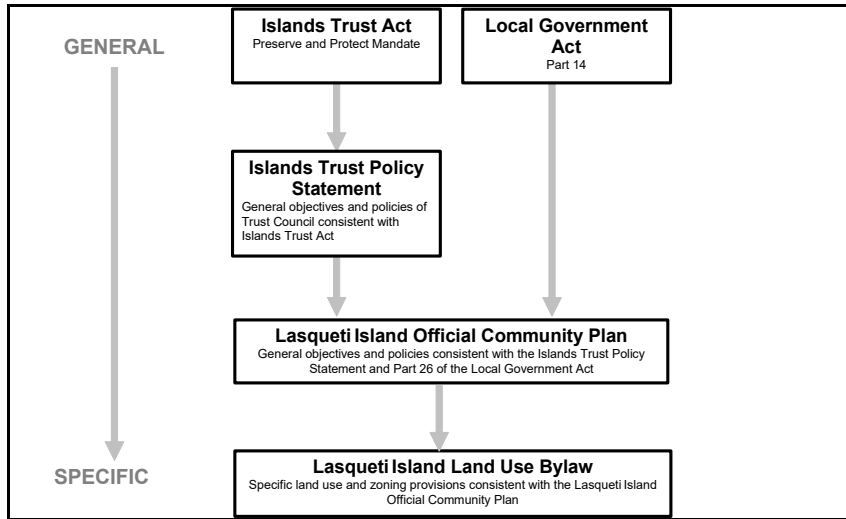
An Official Community Plan is a general statement outlining the planning goals of a community and the policies that will help the community to reach those goals. The intent of an Official Community Plan is to provide a framework that will guide the elected officials and members of the community in future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

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

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

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

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

Goals

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

Approach

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

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3.1 Environmental Stewardship

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

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

General

General Objectives

Objective 1 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.

Objective 2 To avoid contamination of fresh and salt water.

Objective 3 To support human use and management of land that retains native flora and fauna and conserves natural ecosystems.

Objective 4 To protect and restore a diverse, productive, native forest understory with abundant natural regeneration of trees and other native species.

Objective 5 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

Objective 6 To promote a safe and healthy environment for all residents.

Objective 7 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.

Objective 8 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.

General Policies

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

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.

Policy 2 The Local Trust Committee will assist with any efforts to protect sites of ecological significance or value, prioritizing conservation of the full range of terrestrial and aquatic/marine ecosystems in the local trust area.

Policy 3 Lasqueti Island's rural marine landscape and scenic views should be maintained and protected.

Policy 4 The inherent resiliency of the Island's eco-systems should be maintained in conjunction with resource stewardship.

Policy 5 Native flora and fauna should be retained to protect natural habitats of local significance.

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Policy 6 Measures to avoid and minimize the use of herbicides and other biocides should be undertaken.

Policy 7 Domestic pets and livestock should be kept under control.

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 in order to be acceptable to Fisheries and Oceans Canada and appropriate Provincial Ministries.

Policy 9 The Lasqueti Local Trust Committee should sSupport community-based environmental clean-up initiatives.

Policy 10 The Lasqueti Local Trust Committee should Support initiatives to reduce pollution from vehicles, wood burning, power generation, waste, and any other sources.

Policy 11 The Lasqueti Local Trust Committee should Support efforts that minimize consumption and maximize local self sufficiency.

Policy 12 The Lasqueti Local Trust Committee should support m~~Maintaining~~ a high level of forest connectivity on Lasqueti.

Policy 13 The Lasqueti Local Trust Committee should support the p~~Preservation of~~ quiet and darkness.

General Advocacy Policies

Advocacy Policy 1 Residents, businesses and other agencies are encouraged to become informed and educated about appropriate human waste disposal methods.

Advocacy Policy 2 Community groups and other agencies are encouraged to develop educational material on environmentally sensitive living.

Conservation

Conservation Objectives

Objective 1 To prioritize conservation of the full range of terrestrial and aquatic/marine ecosystems in the local trust area.

Objective 2 To minimize deforestation (permanent removal of forest) and encourage forest management that optimizes the carbon sequestration value of forests.

Objective 3 To maintain a high level of forest connectivity.

Consumption and Pollution

Consumption and Pollution Objectives

Objective 1 To support initiatives to reduce pollution from vehicles, wood burning, power generation, waste, and any other sources

Objective 2 To encourage site planning and building design that minimize energy consumption and negative impacts on natural ecosystem.

Objective 3 To encourage local self-sufficiency and low levels of consumption, ~~and local self-sufficiency.~~

Consumption and Pollution Policies

Policy 1 To support initiatives to clean up public areas, such as shorelines.

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Climate Change

Climate Change Objectives

Objective 1 To consider both climate change adaptation and mitigation in all land use decisions.

Objective 2 To support individual and community-based initiatives that reduce greenhouse gas emissions.

Objective 3 To reduce reliance on fossil fuels and move towards eliminating fossil fuel use.

Objective 4 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.

Climate Change Policies

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

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

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

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

Policy 1 The Local Trust Committee should consider the development of new criteria for assessing official community plan or zoning amendment applications from the perspective of climate change adaptation and mitigation. ~~This~~ These criteria will address issues such as the impact of the density proposed on reducing GHG emissions, land use and the form of the development, use of building materials and construction methods, energy efficiency and sources, and the long term potential for the development to result in a decreased carbon footprint on the landscape.

Policy 2 The Local Trust Committee should support community efforts to record and measure the use of fossil fuels and GHG emissions through an annual inventory.

Policy 3 The development of cycling and walking trails to ~~permit~~ facilitate non-automobile based forms of travel is strongly encouraged, separated from the road grade where possible.

Policy 4 The community is encouraged to consider options to purchase lands to protect ecosystems and the character of Lasqueti Island.

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Policy 5 The implementation of energy conserving buildings is strongly encouraged including the use of local materials and “small footprints”.

Policy 6 The Local Trust Committee, government agencies, and Island residents are strongly encouraged to consider alternatives to slash burning.

Climate Change Advocacy Policies

Advocacy Policy 1 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.

Advocacy Policy 2 The Province is strongly encouraged to support water conservation, rainwater catchment, and a wider range of options for sewage treatment for dwelling units.

Advocacy Policy 3 The community is encouraged to build on the community inventory completed in 2009 by developing a method (provided at no charge to each household) for continuing the collection of data on an ongoing basis. The inventory could collect data both on fuel use and estimated GHG emissions, and also record actions that are being taken to reduce GHG emissions, such as the installation of energy efficient stoves, windows, or improved insulation.

Advocacy Policy 4 The implementation of fuel saving measures at public and community buildings should be investigated by a team of island residents, and new methods proposed to reduce GHG emissions through the use of alternative energy sources.

Advocacy Policy 5 Education is recognized as the most powerful tool in reducing energy use, and Islanders are strongly encouraged to share their knowledge and assist other levels of government, agencies and Lasqueti Islanders in meeting the goals of this Plan.

3.2 Resource Stewardship

Natural Resources

General Objectives

Objective 1 To conserve forest lands, fresh water supplies, wetlands, foreshore areas, historic and archaeological cultural heritage, and existing agricultural lands.

Objective 2 To ensure wild food resources are harvested sustainably.

Objective 3 To protect access to wild food and other resources of the land and marine environments.

General Policies

Policy 1 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.

Policy 2 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.

Policy 3 Conservation strategies between land, foreshore and sea shall be integrated where feasible.

Policy 4 Initiatives to improve mapping of sensitive, rare and threatened ecosystems, arable land, hazardous land, etc. are supported.

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General Advocacy Policies

Advocacy Policy 1 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.

Advocacy Policy 2 Scientifically rigorous surveys of ~~invasive~~ ~~important~~ ~~exotic~~ 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).

Advocacy Policy 3 A community-led process to identify a scientifically-based land and marine conservation target to meet low risk to ecological values is encouraged.

Advocacy Policy 4 Ongoing community monitoring of the status of invasive species and of native species potentially at risk is supported.

Advocacy Policy 5 Private landowners are encouraged to undertake stewardship of their land to maintain natural and semi-natural ecosystems and restore any areas of degraded habitat.

Advocacy Policy 6 Private landowners are encouraged to take stewardship actions on their land to reduce populations of undesirable invasive species and enhance native species.

Advocacy Policy 7 Private landowners are encouraged to place conservation covenants on areas with high conservation values.

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

Advocacy Policy 9 A community-led process to identify a locally-meaningful definition and designation of agricultural land is encouraged.

Advocacy Policy 10 Hydrological watershed planning to protect water supplies and ecosystems is encouraged.

Marine Coastal Areas

The intertidal area is that area from the high water mark to the lowest extremes of low tide. The water area is that area from the lowest extremes of low tide to a point 1,000 metres off-shore. Both of these marine coastal areas could be vulnerable to pollution from sewage and industrial wastes. Being highly valued for water-based mariculture, marinas, and other marine commercial enterprises, marine coastal areas are or will be subject to demands which, without compatible land use and sensitive development, could impair the visual and environmental qualities which provide the rural marine atmosphere of the Island. With these factors in mind, policies applicable are:

Marine Coastal Policies

Policy 1 Native flora and fauna should be retained to protect natural habitats of local significance along the foreshore and in the intertidal areas.

Policy 2 The marine environment, including associated riparian areas, should be adequately protected from unreasonable adverse effects or inadequate mitigation measures resulting from development.

Policy 3 Special consideration should be taken to eliminate the possibility of pollution from sewage or from commercial and industrial wastes.

PROPOSED

Policy 4 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:

- 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 with priority given to protection of threatened, rare and high value habitats such as eelgrass beds and other areas that support forage fish especially to protect eelgrass and forage fish;
- to provide for appropriate commercial and industrial uses; and
- to retain representative areas of natural foreshore.

Policy 5 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.

Marine Coastal Advocacy Policies

Advocacy Policy 1 The Coast Guard and other relevant government ministries are encouraged to regulate uses such that:

- marinas relate to the rural environment and ~~be are~~ of small scale, providing appropriate sanitary facilities (and ~~desirably~~ sewage pump-out facilities for boats) for shore and water-based patrons;
- marinas are situated away from existing mariculture areas,
- mariculture does not take precedence over those areas traditionally used as year round moorage for local vessels; and,
- site-specific non-discharge zones ~~should be are~~ located in the waters surrounding Lasqueti.

Water Source Area

Water Source Policies

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

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

Policy 1 Watersheds and catchment areas should be protected from contamination and degradation.

Policy 2 Fresh and salt water purity and quality should be protected from contamination and degradation.

PROPOSED

Policy 3 The Lasqueti Island Local Trust Committee supports initiatives to monitor groundwater and surface water resources and the related watersheds and catchment areas to assist in future decision making.

Policy 4 Suitable surface water creeks should be identified with the ~~encouragement-intention~~ of establishing salmon enhancement programs on Lasqueti Island.

Policy 5 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.

Policy 6 Where possible, the Local Trust Committee encourages salmonid enhancement programs to identify and develop measures to protect fishery resources and to assist in restoration efforts.

Policy 7 When applications to log Crown land are referred to the Lasqueti Island Local Trust Committee, the Local Trust Committee should consider examination of the impact of the proposal on water supplies.

Policy 8 Particular care should be taken to ensure that contamination of the fresh water supply does not occur.

Policy 9 Access to or along significant sources of fresh water should be by trail only, except as may be required for purposes of firefighting.

Policy 10 Land development adjacent to sources of fresh water should ~~follow-include~~ an environmental impact assessment prepared by the proponent.

Policy 11 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~~ should be required acceptable to the appropriate Federal and Provincial Ministries.

Water Resources

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

Water Resources Advocacy Policy

Advocacy Policy 1 The Local Trust Committee encourages the appropriate Provincial Ministry to:

- evaluate and monitor the Island's water resources prior to issuing surface water rights;
- establish ground and surface water monitoring programs;
- re-evaluate the requirement for drilled well regulations;
- encourage surface water and catchments systems as an alternative to drilled wells provided such systems do not degrade the environment;
- encourage the Ministry to support microhydro electrical systems, including run-of-stream systems, recognizing that such systems are a viable and sustainable source of domestic electric power.

Advocacy Policy 2 The Local Trust Committee supports watershed planning to protect water supplies and ecosystems.

Recreational Resources

Recreational Resources Objectives

Objective 1 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.

PROPOSED

Objective 2 To promote trail systems throughout the island.

Objective 3 To support the creation of a public trail network throughout the Island.

Recreational Resources Policies

Policy 1 Provision of varied recreation use areas throughout the island that focus on the natural aspects of Lasqueti.

Policy 2 The development of a comprehensive recreation plan should be undertaken that indicates provincial, regional, and community parks as well as trails, public shellfish reserves, and marine and land-based recreation areas.

Policy 3 The Local Trust Committee supports the use of tax incentives that encourage landowners to dedicate trails and parks.

Recreational Resources Advocacy Policies

Advocacy Policy 1 The appropriate Provincial Ministries with responsibilities and programs for recreation should regulate and maintain recreational activities that are compatible with the Island's rural nature, and provide facilities and supervision where needed to protect from adverse effects.

Advocacy Policy 2 The Local Trust Committee should requests that the Regional District consider conducting regional park studies.

Advocacy Policy 3 The Local Trust Committee should requests the Ministry of Transportation and the Regional District to support the establishment of public outhouses and picnic tables on a site specific basis on public accesses to the foreshore.

Advocacy Policy 4 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

Cultural Resources Objectives

Objective 1 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.

Cultural Resources Policies

Policy 1 To recognize the cultural and historical significance the Coast Salish First Nations in the Lasqueti Island Local Trust Area.

Policy 2 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.

Policy 3 To foster protection and stewardship of archaeological, historic and heritage sites.

Policy 4 The Local Trust Committee will assist, when possible, the responsible Ministry in their efforts to establish and protect sites of archaeological or heritage significance or value.

Policy 5 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

PROPOSED

relationship building and cooperation between the Local Trust Committee and other First Nations may be developed over time.

Policy 6 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

Cultural Resources Advocacy Policies

Advocacy Policy 1 The Local Trust Committee encourages and will assist the Coast Salish First Nations, the responsible Provincial and Federal agencies and the public generally, in their efforts to establish and protect sites designated or valued for heritage and historical significance.

Advocacy Policy 2 The Lasqueti Island Local Trust Committee encourages both the Federal and Provincial Governments to assist the local community and the Coast Salish First Nations with accurate and comprehensive First Nation assessments within the Lasqueti Island Local Trust Area.

Advocacy Policy 3 The Local Trust Committee encourages learning about and respecting Indigenous rights to, and uses and management of, land, sea, and resources (past and present).

Advocacy Policy 4 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)

3.3 Community Stewardship

The small [size of](#) resident and visitor populations, significant areas of vacant Crown land, and the generally undeveloped nature of the Island provide for a variety of land and water-based recreation opportunities. Most recreational activities compatible with the Island's rural nature are not yet at levels of use where formal facilities are required or planning and regulatory management is needed to ensure retention of recreational quality that avoids user conflicts.

General

General Objectives

Objective 1 To discourage pervasive and excessive light, noise and air pollution created by residential, commercial or industrial uses, both on land and waters surrounding Lasqueti.

Objective 2 To foster an environment that encourages owners to keep their dogs, domestic pets and livestock under direct control.

Objective 3 To encourage a supportive, healing place to live.

Objective 4 To support sustainable, independent, alternative and affordable lifestyles.

General Policies

Policy 1 The Local Trust Committee [should](#) support initiatives that benefit the community wellbeing, its safety, security and comfort.

PROPOSED

Policy 2 Public accesses, required as dedication at time of subdivision, may be consolidated to make larger more usable areas and in some cases a trail may be sufficient access to a development. Public access to the foreshore is encouraged to be identified by signs located on the public roads.

Advocacy Policies

Advocacy Policy 1 The residents of the Lasqueti Island Planning Area prohibit the storage or generation of nuclear materials, nuclear weapons or nuclear energy in the Planning Area.

Advocacy Policy 2 The residents of the Lasqueti Island Planning Area oppose Genetically Modified Organisms in the Planning Area, including propagation, cultivation, and raising of genetically engineered plants and animals by persons, firms, or corporations.

Advocacy Policy 3 Further to Transport Canada's recognition that Lasqueti Island and its surrounding area have sensitive habitats for birds and other animals; the community asks that aircraft do not fly low over the Lasqueti Planning Area and the islands within it.

Advocacy Policy 4 Low Flying aircraft over residential areas of the island are considered intrusive and generate excessive noise that affect residents, the traveling public, and the environmentally sensitive areas of the island; air traffic should be kept at a reasonable height of no less than 610 metres (2000 feet).

Advocacy Policy 5 To foster an environment that encourages owners to keep their dogs, domestic pets and livestock under direct control.

Advocacy Policy 6 To explore [the establishment of](#) a local land trust for multiple uses, including housing services, industry, recreation and conservation.

Advocacy Policy 7 The community supports the exploration of a local land trust for multiple uses, including housing services, industry, recreation and conservation.

Advocacy Policy 8 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.

Advocacy Policy 9 The Lasqueti Community Association is encouraged to develop methods for a community-driven dispute resolution process to handle concerns regarding bylaw noncompliance.

Advocacy Policy 10 The establishment of a monthly ~~winter~~ food market / food swap is encouraged.

Human Resources

Human Resources Objectives

Objective 1 To foster sharing of community wisdom and locally-applied solutions.

Objective 2 To ensure a positive environment for children.

Objective 3 To ensure that both a physical building dedicated to education and educational opportunities remain on-island.

Objective 4 To encourage and foster volunteerism.

Objective 5 To encourage education and skills development of residents.

Human Resources Advocacy Policies

Advocacy Policy 1 To foster education about community vision & objectives, personal safety, agreements, regulations, etc.

PROPOSED

Resilience

Resilience Objectives

Objective 1 To support cooperative ventures for community services.

Objective 2 To support community-driven dispute resolution to handle concerns regarding bylaw non-compliance.

Housing

Housing Objectives

Objective 1 To encourage the establishment of long-term rental housing, affordable housing, special needs housing and opportunities for Island seniors to age-in-place.

Objective 2 To support affordability and availability of long-term rental accommodations.

Objective 3 To foster the ability of younger people, and people with low and modest incomes, to live on the island.

Objective 4 To encourage resource efficiency of homes (e.g. heating, energy use, water use).

Food

Food Objectives

Objective 1 To encourage local food production, including shared use of arable land, organic methods, and seed saving and sharing.

Objective 2 To support community gardens and local markets.

Objective 3 To support food sharing and food banks.

Objective 4 To encourage opportunities for collaborative food processing and preserving (e.g. dehydrating, canning, smoking, cold cellar).

Food Policies

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

Food Advocacy Policies

Advocacy Policy 1 To support establishment of a monthly winter food market / food swap.

Economy

Economy Objectives

Objective 1 To foster a sustainable local economy that allows people to make a living on the island.

Objective 2 To limit the negative impacts of tourism.

Economy Policies

Policy 1 In recognition of the importance of mariculture to the economy of Lasqueti Island, existing mariculture tenure areas may be designated as a permitted use. No new areas may be designated for long-line mariculture. New mariculture tenure areas will be subject to designation and regulation, based upon the following criteria: the proposed tenure must not have the effect of closing off access to the affected bay; the proposed tenure would not affect shellfish sites, as shown on Schedule B,

PROPOSED

public shellfish reserves, or access to such sites or reserves; and the tenure application addresses environmental and social effects.

Policy 2 In recognition of the importance of the harvesting of timber to the economy of Lasqueti Island, the development of a public log watering facility (log dump and booming ground) may be considered on a site specific basis in the Marine General (M2) zone. In considering an application, the following criteria must be satisfied: economic responsibility for all costs associated with the development, operation and maintenance of the proposed log watering facility is fully defined; the applicant addresses environmental and social effects; and access is available by public right-of-way or registered easement.

3.4 Community Services

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

General

General Objectives

Objective 1 To encourage the provision of adequate and appropriate services and amenities on the island.

Objective 2 To maintain infrastructure at a reasonable level consistent with a rural community.

Objective 3 To create new and maintain existing walkable public access to foreshore.

General Policies

Policy 1 The road system of Lasqueti Island should be safe and in keeping with the rural nature of the community.

Policy 2 Community services should provide a level and be conducted in a manner appropriate to the Island's needs.

Policy 3 Minimum parcel size [regulations](#) should not apply to community service lands.

Policy 4 A precautionary approach should be used when considering additional and more sophisticated service facilities as they typically have significant associated costs.

Policy 5 Public outhouses and picnic tables should be established on a site specific basis.

Policy 6 The Trust Committee shall consult on an annual basis with School District #69.

Policy 7 Sites on Lasqueti Island should be identified and established as emergency helicopter landing pads.

General Advocacy Policies

Advocacy Policy 1 Residents are encouraged to remove their own derelict vehicles.

Advocacy Policy 2 The abandonment of vehicles on public right of ways or Crown Land is acknowledged as a socially irresponsible action and not endorsed by the community.

Advocacy Policy 3 The Local Trust Committee, Ministry of Transportation, Regional District, RCMP, businesses and residents should combine efforts to coordinate the removal of unwanted and derelict vehicles on a regular basis.

PROPOSED

Advocacy Policy 4 The Ministry of Transportation is requested to assist with temporarily moving and storing of vehicles prior to transportation off island.

Advocacy Policy 5 Residents are requested to keep their derelict vehicles on their property until an opportunity to remove them from the island occurs.

Advocacy Policy 6 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.

Advocacy Policy 7 The Lasqueti Internet Access Society should engage with the public on a site-specific basis around the erection of new local communication towers.

Advocacy Policy 8 The qathet Regional District Electoral Area Director representing Lasqueti Island should only consent on behalf of the electors to approval of a new regional service, or to significant modification or amendment of a regional service, if there is evidence of a clear majority of community support to justify not seeking approval via a referendum or an alternative approval process.

Advocacy Policy 9 The qathet Regional District Electoral Area Director representing Lasqueti Island should only initiate withdrawal of a regional service if there is evidence of a clear majority of community support for such withdrawal.

Transportation

General Transportation Objectives

Objective 1 To maintain a foot passenger only ferry system.

Objective 2 To ensure that the road system is designed, built and maintained in keeping with the rural character of the island.

Objective 3 To reduce dangerous driving and speeding.

Objective 4 To reduce dust created by vehicle traffic.

Objective 5 To increase human powered transport including bicycling and walking.

Objective 6 To support electric vehicle charging stations.

Objective 7 To support a plan for short- and long-term parking in False Bay.

Objective 8 To support local public and shared transportation options.

Objective 9 To support the public ownership and maintenance of roads and trails.

Objective 10 To provide appropriate public access to beaches and public water bodies.

Objective 11 To support establishment of public access to marine foreshore and fresh water lakes.

General Transportation Policies

Policy 1 It is recognized that islands and islets within the Lasqueti Island Local Trust Area, excepting Lasqueti Island, do not have direct access to public roads or ferry service and that some waterfront parcels on Lasqueti Island were created without access to public roads. In these situations access from the water is needed and should be considered sufficient.

Policy 2 The community recognizes that the existing foot passenger type of ferry system has partly contributed to the rural character of the community and should remain as foot passenger only in the future.

PROPOSED

Policy 3 Car-pooling, communal, and other alternative forms of transportation should be used by the community and visitors to reduce the overall number of vehicles and traffic on the island.

Policy 4 Business should be supported to provide and maintain an adequate and appropriate regular marine freight service.

Docks, Boats, Wharves, and Boat Ramps

Objectives

Objective 1 To ensure continued government ownership and environmentally-sound upkeep of public docks.

Objective 2 To encourage the communal use of docks and boat ramps and to limit the number of private docks and boat ramps located along the foreshore in order to alleviate cumulative ecological damage.

Boats and Maritime Vessels

Boats and Maritime Vessel Policies

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

Policy 1 In order to ensure that supplies reach Lasqueti Island, the development of barge, boat, and multi-use ramps accessible to all barge operators may be considered on a site specific basis. Because barge service is essential to the community, the Local Trust Committee should hold community discussions to explore possible locations and means to establish a public barge ramp.

Policy 2 Development of additional barge ramps accessible to all barge, boat, and multi-use operators should be subject to designation and regulation. In considering an application for a barge ramp, environmental and social effects should be addressed.

Policy 3 Hours of operations should be included in barge ramp Crown lease referrals.

Policy 4 In recognition of the importance of providing suitable boat access for all residents, public boat ramps may be considered on a site specific basis through zoning. Development of public boat ramps should be subject to designation and regulation. In considering an application for a public boat ramp, environmental and social effects should be addressed.

Policy 5 Private docks may be considered on a site specific basis in the Marine General (M-2) zone. In considering an application for a dock, environmental and social effects must be addressed. Structures should not be sited or extended towards the sea beyond 37 metres (120 feet) from the surveyed high water mark or where no plan exists, from the natural boundary of the sea.

Policy 6 In order to reduce the overall number of docks located along the foreshore, and thereby alleviate the ecological damage that can be caused by the proliferation of docks, private boat ramps may be considered on a site specific basis in the Marine General (M2) zone. In considering an application for a boat ramp environmental and social effects must be addressed and the environmental effects of both private docks and boat ramps should be considered and the alternative with the least environmental impact chosen. Structures should not be sited or extended toward the sea more than 21 metres (70 feet) from the surveyed high water mark or where no plan exists, from

PROPOSED

the natural boundary of the sea. Applicants must submit proposals for construction of docks and boat ramps to the Department of Fisheries and Oceans Canada, as per the federal *Fisheries Act*, for review.

Policy 7 Installation of a breakwater should be subject to designation and regulation to allow the community an opportunity to consider all effects. In considering an application for a breakwater, the following criteria must be satisfied: the breakwater must not reduce the area available to the public for mooring buoys and/or anchorage; the breakwater must not close off public access to the affected bay; the applicant addresses environmental and social effects; an environmental impact assessment is completed for the proposed breakwater; and a qualified registered engineer attests to the design of the breakwater.

Ferry Service

Ferry Service Advocacy Policy

Advocacy Policy 1 The Local Trust Committee encourages that the appropriate Ferry Corporation, its agents, and private operators:

- maintain foot passenger service on a five/six days per week schedule;
- expand the freight capacity;
- continue to work with the locally established ferry committee;
- Hold public meetings on Lasqueti to discuss any major proposed changes in ferry service.

Road System

Road System Advocacy Policy

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

Advocacy Policy 1 The Local Trust Committee encourages the appropriate Provincial Ministry to utilize road standards which reinforce the rural character of the Island, by:

- following the Letter of Agreement for Road Standards between the Islands Trust and the Ministry of Transportation;
- employing road designs conforming with topography in order to minimize cutting and filling;
- protecting or maintaining natural vegetation alongside roads, excepting that which directly obstructs user visibility;
- consulting with the Local Trust Committee before commencing any major road construction or improvements;
- encouraging the Ministry of Transportation to ensure that gravel extracted from Crown lands is used for local roads;
- identifying foreshore accesses by locating signs on the public roads;
- ensuring that any applications for new roads across Crown lands be referred to the community through the Local Trust Committee;
- ensuring all road maintenance contract crews consist of local residents.

Communications

Communications Objectives

Objective 1 To ensure that all commercial broadcast towers are built only with community consultation and approval.

PROPOSED

~~Objective 2 To support basic local infrastructure and services such as fire department and local communication systems.~~

~~Objective 3 To ensure community control over the management of local services and communication system.~~

~~Objective 1~~ Objective 2

Communications Advocacy Policies

Advocacy Policy 1 The establishment of broadcast and transmission towers and facilities within the Lasqueti Island Planning Area is not supported without consultation and accommodation of community interests by the appropriate government, through a rezoning process of lands in question.

Advocacy Policy 2 Communication companies ~~to-should~~ continue the practice of placing telephone wires underground or at grade and ~~to-should~~ follow the same practice for electrical wires in the event that electrical service is extended to Island properties.

Health Care

Health Care Objectives

Objective 1 To support provision of appropriate health care services only with full consultation of the community.

Waste Management

Garbage Disposal

Garbage Disposal Objectives

Objective 1 To ensure waste disposal meets or exceeds ministry requirements.

Objective 2 To manage services locally as much as possible with service provision by, and employment of, local residents.

~~Objective 3 To support basic local infrastructure and services such as fire department and local communication systems.~~

~~Objective 4 To ensure community control over the management of local services and communication system.~~

~~Objective 5~~ Objective 3 To establish, modify, provide, and withdraw services, including regional services, only with full consultation of the community.

~~Objective 6~~ Objective 4 To ensure services have high value relative to cost.

~~Objective 7~~ Objective 5 To emphasize educational efforts that support Lasqueti moving towards zero-waste.

~~Objective 8~~ Objective 6 To support initiatives that help people take responsibility for removing large waste items such as derelict cars and boats, appliances, etc

Garbage Disposal Advocacy Policies

Advocacy Policy 1 The Local Trust Committee encourages the appropriate Provincial Ministry and the qathet Regional District to:

- ~~maintain the Level "D" dump;~~
- ensure regulatory compliance occurs; and
- promote recycling.

PROPOSED

Advocacy Policy 2 The Freestore should be kept open and maintained as part of the qathet Regional District Waste Management service consistent with the qathet Regional District Solid Waste Management Plan.

Advocacy Policy 3 The qathet Regional District, in cooperation with the community, should create a comprehensive educational plan that encourages reduced consumption and net solid waste, maximizes reuse, repurposing and recycling and ensures waste and recycling reach appropriate destinations consistent with the qathet Regional District Solid Waste Management Plan.

~~**Advocacy Policy 4** **Advocacy Policy 1** 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.~~

~~**Advocacy Policy 5** **Advocacy Policy 1** The Lasqueti Internet Access Society should engage with the public on a site-specific basis around the erection of new local communication towers.~~

~~**Advocacy Policy 6** **Advocacy Policy 1** The qathet Regional District Electoral Area Director representing Lasqueti Island should only consent on behalf of the electors to approval of a new regional service, or to significant modification or amendment of a regional service, if there is evidence of a clear majority of community support to justify not seeking approval via a referendum or an alternative approval process.~~

~~**Advocacy Policy 7** **Advocacy Policy 1** The qathet Regional District Electoral Area Director representing Lasqueti Island should only initiate withdrawal of a regional service if there is evidence of a clear majority of community support for such withdrawal.~~

Commented [HK1]: These policies relocated to more relevant sections based on public comment.

Sewage Disposal

Sewage Disposal Advocacy Policies

Advocacy Policy 1 The Local Trust Committee encourages the appropriate Provincial Ministries to:

- prohibit outfalls of untreated sewage;
- consider the cumulative effects of many septic tanks in one area;
- examine and encourage alternate approaches to sewage treatment and disposal;
- develop and implement monitoring and testing programs for all existing septic systems; and
- encourage improved information and education about appropriate human waste disposal methods

Utilities

Utilities Advocacy Policies

Advocacy Policy 1 The Local Trust Committee encourages:

- 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.

3.5 Land Use

Residential Land Use

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

Objectives

PROPOSED

Objective 1 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.

Objective 2 To maintain existing low-density subdivision and land use rules in order to protect and preserve our natural environment.

Objective 3 To maintain and encourage a pattern of low-density, low-impact land-use that supports sustainable, self-sufficient lifestyles.

Objective 4 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.

Objective 5 To ensure residential development is self-sufficient in terms of freshwater and self-contained sewage disposal.

Objective 6 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.

Objective 7 To ensure home enterprises are in harmony with the rural residential neighbourhoods.

Policies

Policy 1 A pattern of low density residential land use should apply. Parcels should be at least 4 hectares (9.88 acres) in Subdivision District A, at least 8 hectares in Subdivision District B (19.77 acres), and at least 65 hectares (160.61 acres) in Subdivision District C as indicated on Schedule C of the Lasqueti Land Use Bylaw.

Policy 2 Dwellings are meant for long term residential use occupied by the owner or a renter on a long term basis.

Policy 3 Guest cabins and short-term vacation rentals are not intended to be used for long term residential purposes.

Policy 4 Home enterprise may be conducted on any parcel but should not cause pervasive intrusions on the peaceful enjoyment of nearby properties that exceed or differ from what would otherwise be experienced if the property was used for rural residential purposes.

Policy 5 Subdivided parcels of land should be able to have a garden area and woodlot.

Policy 6 Residential lots should have a source of fresh water and sufficient capacity for appropriate sewage disposal. ~~capability.~~

Policy 7 Surface water and catchments are encouraged as an alternative to drilled wells, provided that such systems do not degrade the environment.

Policy 8 Where access to the sea or a strip of Crown land contiguous to the sea is required at time of subdivision, such access should be located to provide physically convenient access to and from coastal areas for public uses such as barge ramps, boat ramps, recreation or slipways. Where roads are either not feasible or desirable, public walking trails should be required as an acceptable substitute.

Policy 9 For each dwelling permitted, normally associated accessory buildings and structures plus a guest cabin should be permitted.

Policy 10 Strata title subdivisions should provide sufficient individually or commonly owned land such that each owner has a sustainable living unit.

PROPOSED

Policy 11 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~~^{is} appropriately located to meet the objectives of the Lasqueti Island OCP.

Advocacy Policies

Advocacy Policy 1 All levels of government are encouraged to assist interested land owners and residents with enhancing resource management practices and conserving natural areas on their holdings.

Advocacy Policy 2 Other government agencies with responsibilities and expertise in the resource management disciplines and in the taxation or economic regulatory sections are encouraged to assist private land owners interested in implementing environmentally sensitive, long term economic resource management practices; all levels of government are encouraged to implement tax incentives for voluntary conservation on private lands.

Commercial and Industrial

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

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

PROPOSED

Objectives

Objective 1 While recognizing the benefits, to minimize the negative environmental and social impacts of agriculture, forestry, mariculture, and other industry;

Objective 2 To encourage agriculture, forestry, mariculture, and industry are practised in a sustainable manner;

Objective 3 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;

Objective 4 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).

Objective 5 To encourage ecologically based stewardship and sustainable use of renewable resources.

Objective 6 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.

Policies

Policy 1 Economic and industrial undertakings should have limitations and development control on the Island in such a way that existing ecosystems are maintained for the benefit of future generations.

Policy 2 Economic activities should provide adequate sewage disposal systems that prevent contamination or degradation the environment.

Policy 3 Hazardous industries including the transportation, handling, storage and use of radioactive materials or other dangerous or toxic materials in bulk are prohibited in the Lasqueti Island Local Trust Area; bulk storage of gasoline, kerosene, diesel fuel, propane, and similar fuels intended for utilization by the residents and visitors are accepted.

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

Policy 5 Alternatives to drilled wells are encouraged to provide freshwater.

Policy 6 Rezoning procedures for commercial and industrial application proposals are contained in the development procedure bylaw of the Lasqueti Island Local Trust Committee; such proposals should be referred to the Advisory Planning Commission for review prior to final consideration by the Lasqueti Island Local Trust Committee.

Policy 7 A range of commercial and industrial activities are permitted as home enterprise. The scale of home enterprises should be regulated to control impact.

Policy 8 Existing established businesses which do not have adequate off-street parking at the adoption date of this Bylaw may continue to operate without the provision of such parking facilities; any expansion of such a business must conform to the parking standards of this Bylaw.

Policy 9 The owner or operator of an existing home enterprise who proposes to expand a business beyond the scale of a home enterprise should apply for a rezoning or a Temporary Use Permit.

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

- adequate off-street vehicle, motorcycle and bicycle parking;
- adequate fire protection measures;
- adequate proof of sewage disposal capability;
- adequate potable water supply and water conservation measures;

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- a plan showing:
 - location and size of all buildings;
 - the extent of the clearing of the area proposed to be zoned;
 - that rural character is retained: setbacks of buildings, structures, parking, septic fields, sewage, sink waste or any other waste disposal system from lot lines;
 - road rights of way;
 - proposed and existing screening;
 - location of outhouse/toilet facilities for public use, if appropriate;
 - locations planned for sources of power generation;
 - location of waste disposal specifying provisions for organic, inorganic and toxic wastes;
 - high tide marks, lakes, watercourses, springs, swamps or sources of potable water;
- A narrative document describing:
 - how the rural character, scale, and density of development is in keeping with the character of the surrounding properties;
 - ~~identify~~ measures to reduce noise levels;
 - planned hours and days of operation (in particular any noise-making sources, e.g. cars, generators, machinery);
 - consideration of effect on island and neighbourhood services, ferry, phone, water sources, roads and traffic noise, and visual impact; and
 - ~~be~~ how the proposal is compatible with objectives of this Bylaw.

Policy 11 In recognition of the need for a place to store derelict vehicles that accumulate in the Local Trust Area, a vehicle holding compound may be considered on a site specific basis and will be subject to designation and regulation to allow the community an opportunity to consider all effects. When considering an application the following criteria must be satisfied: a screened buffer, appropriate setbacks from all property lines; protection from runoff of vehicle fluids; cost/benefit considerations; and environmental and social effects.

Policy 12 In recognition of the need for gravel for residence, gravel extraction is allowed. Extraction beyond 3823 cubic metres (5,000 cubic yards) within a three-year period should be discouraged unless permitted in a commercial or industrial zone; gravel extraction activities and applications should be consistent with Policy 10 of this Section.

Policy 13 The Local Trust Committee supports small-scale, organic and natural or low-input farming agriculture that contributes to the Island by developing local sources of farm products, maintaining the rural landscape and providing opportunity for development of individual initiative and self-reliance for the betterment of the community as a whole.

Policy 14 In recognition of the need for a place to park vehicles, a commercial parking lot may be considered on a site specific basis and should be subject to designation and regulation after a community process has considered implications; when considering an application for a commercial parking lot the following criteria should be considered: setbacks from all property lines; protection from runoff of vehicle fluids, and environmental and social effects.

Policy 15 Commercial and industrial activity should support forestry that utilizes practices sensitive to aesthetic, environmental, and social values, can contribute a modest source of revenue to private land owners while retaining land values, enhancing forest productivity, and supplying on-site fuel wood and other forest-related benefits.

Policy 16 The Local Trust Committee should supports proper utilization of marine resources in the Lasqueti Trust Area for mariculture that provides employment and other economic benefits to the

PROPOSED

community while retaining traditional resident and visitor access to marine resources and year round moorage.

Policy 17 Commercial and industrial undertakings often may not require or need long term zoning provisions; as such Temporary Use Permits may be considered in the Land Use Bylaw.

Policy 18 Temporary use permits may be considered for temporary log dumps in the Marine General (M2) zone of the Land Use Bylaw.

Policy 19 This plan does not support the establishment of destination gaming facilities such as casinos and commercial bingo halls.

Policy 20 The zoning bylaw may provide a zone in which short-term vacation rentals may be used for short-term visitor and tourist accommodation on a commercial basis.

Policy 21 When rezoning to allow for short-term vacation rentals the Trust Committee should consider at a minimum matters of density on individual lots, water and sewage capacity available for tourist accommodation and the affect such a rezoning may have on the adjacent neighbourhood and the Island overall.

Advocacy Policies

Advocacy Policy 1 The Lasqueti Island Local Trust Committee encourages Islands Trust Council to develop a protocol agreement with the Ministry of Energy and Mines such that the Ministry does not grant permits for the manufacture of gravel without community input.

Advocacy Policy 2 The Lasqueti Island Local Trust Committee encourages the Ministry of Energy and Mines to require any applicant requesting a permit for extraction or processing of 3,823 cubic metres (5,000 cubic yards) or more gravel to have commercial or industrial zoning at the site of the proposed gravel operation, and that an adequate monitoring program be in place to ensure that extraction or processing permits are diligently adhered to; processing includes the manufacturing of gravel by means of rock crushing, blasting and sorting.

Advocacy Policy 3 The Local Trust Committee does not support the extraction of gravel for any use outside of the Lasqueti Island Local Trust Area.

Advocacy Policy 4 The Local Trust Committee supports the promotion and maintenance of appropriate preservation and protection of agricultural programs, as well as the Province's creation and administration of the Agricultural Land Reserve Commission mandated to protect and preserve agricultural land.

Advocacy Policy 5 The Local Trust Committee encourages the appropriate Ministry to promote the implementation of forestry practices which preserves land quality and the forest base for future generations.

Advocacy Policy 6 The Local Trust Committee encourages the appropriate Ministries to only support mariculture that:

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

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Advocacy Policy 7 To consider short-term vacation rentals as commercial activities, and as distinct from long-term rentals.

Hazardous Conditions

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

Objectives

Objective 1 To limit development in areas subject to hazardous conditions.

Policies

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.

Policy 2 If the need arises for further identification or more precise delineation of hazardous areas, studies will be requested from the appropriate agencies or initiated by the Lasqueti Island Local Trust Committee.

Crown Lands (CL)

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

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

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

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

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

Objectives

Objective 1 To preserve Crown lands for public enjoyment and community use.

Objective 2 To take into account the conservation values on Crown Lands as the primary consideration in decision making.

PROPOSED

Objective 3 To retain Crown Lands as intact large parcels with limited, low impact, and low risk development.

Objective 4 To take into account the conservation values on Crown Lands as the primary consideration in decision making.

General

General Policies

Policy 1 Increasing net density of Subdivision District C lands should not be permitted.

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.

Policy 3 Crown land parcels should remain largely undeveloped to ensure maintenance of a greenbelt.

Policy 4 Upon receipt of Crown land referrals, the Local Trust Committee should hold community discussions to allow for comment on the referral.

General Advocacy Policies

Advocacy Policy 1 Land and Water BC is requested to add provisions in any approved license of occupation for boat, barge and multi-purpose ramps that certain hours of operation be specifically mentioned and adhered to.

Advocacy Policy 2 Land and Water BC is requested to offer the community first opportunity to acquire Crown land parcels prior to them being sold to private interests.

Advocacy Policy 3 Public access to the foreshore should be identified by signs located on the public roads.

Access On and Across Crown Land

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

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

Access On and Across Crown Land Policies

Policy 1 Where an existing road on Crown land is currently in regular use for vehicle access to private lands and where no other legal land access exists, the community supports the granting of secure, long-term permission for landowners to continue such use and to maintain the road in drivable condition. Landowners should continue to maintain such roads in a condition that is compatible with conservation and community values.

Policy 2 It is recognized that in some instances the only road access to private lands is across Crown land. Access to the private land is important for fire prevention, personal safety, as well as enjoyment of the private property by the resident; however, where these accesses are used they should be compatible with conservation and community values.

Policy 3 Where permission for road access across Crown land is granted, such roads should generally follow the routes of any existing roads, except as necessary to avoid sensitive terrain and ecosystems, in order to prevent the environmental impact of creating new routes.

PROPOSED

Policy 4 Trails and unused roads on Crown land should remain as foot trails where they are compatible with conservation and community values.

Policy 5 The Local Trust Committee shall consider the need to maintain community values, including conservation values and the interests of the land locked landowners, when providing input to the appropriate jurisdiction on applications for access across Crown land.

Access On and Across Crown Land Advocacy Policies

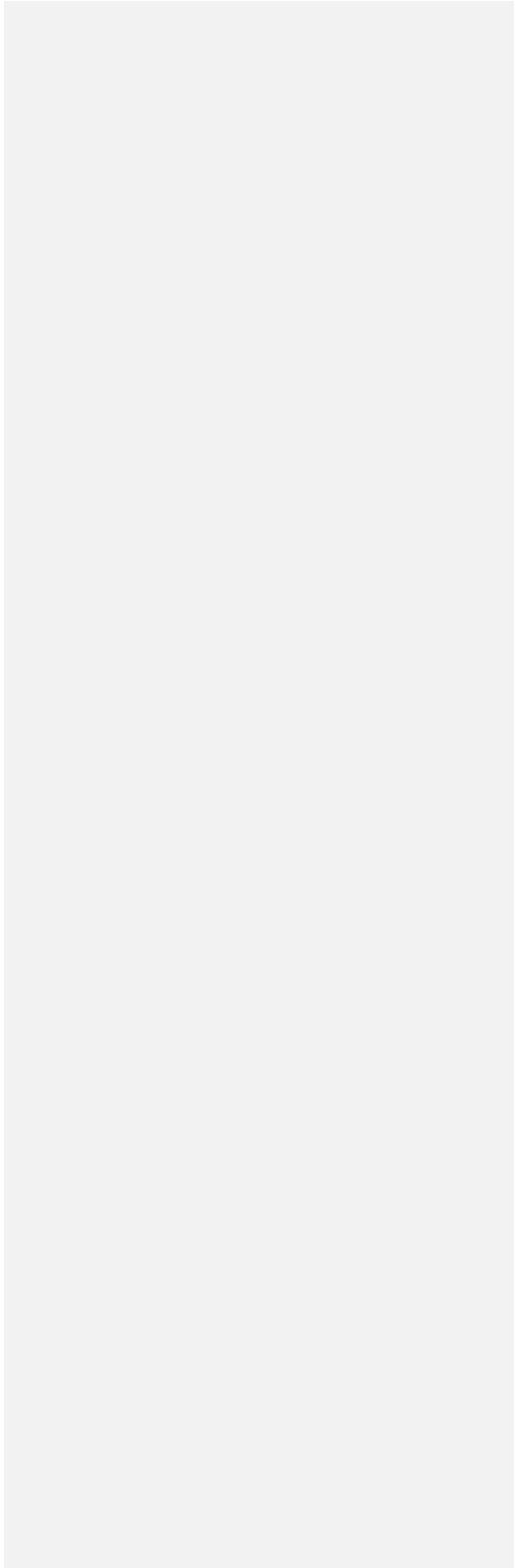
Advocacy Policy 1 The Local Trust Committee encourages Land and Water BC to maintain the current greenbelt function that exists on Crown Lands by accommodating a variety of land uses and ensuring their regulations are adhered to.

Advocacy Policy 2 The Local Trust Committee requests that Land and Water BC seek input from the community prior to changing uses on Crown Land.

Advocacy Policy 3 Land and Water BC and other appropriate Provincial Ministries should keep trails and disused roads located on Crown land to remain as foot trails.

PROPOSED

SCHEDULE B LAND USE DESIGNATION MAP



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	Commenter	Sheep	Summary Comments	Staff Comment
1	Allen, G	X		
2	Angelia, N	X	Values sheep as a food source	
3	Auberbach, M		Would like to see an overarching statement that the LTC would use the precautionary principle when making land use decisions.	For consideration by the LTC. No recommendation from staff.
4	Ayers, J	X	Keep language as is regarding feral sheep	
5	Ayers, R	X	Signed Gail Darwin form letter	
6	Barrett, J		General Objectives: All crown land should be transferred to the Islands Trust. No log dumps. No export of raw logs. Transportation general objectives: To maintain a foot passenger ferry only not to include 7 day a week service. Land Use 3.5 pg. 26 Policy 3: change to or add "Guest cabins not to exceed 600 square feet in size."	For consideration by LTC. No recommendation from staff.
7	Barth, W	X	Supports protecting the sheep from any culling. Agrees with Brigitte Coroner when she said "I believe the relevant section in the OCP should encourage studying and documenting everything we as a community value and don't value about the sheep in a holistic way, rather than singling out the invasive species perspective."	
8	Bigsby, G	X	Bring back the phrase "heritage sheep."	
9	Carnes, E	X	"Were the sheep to be further addressed by the OCP, I'd prefer wording that was in support of their population here."	
10	Clark, W	X	I believe the relevant section in the OCP should encourage studying and documenting everything we as a community value and don't value about the sheep in a holistic way, rather than singling out the invasive species perspective	
11	Cove, J	X	Signed Gail Darwin form letter	
12	Darwin, G	X	Drafter of form letter regarding feral sheep	See comments on form letter in staff report
13	Dorner, B	X	Objects to the sheep being referred to as an "invasive species"	
14	Dunker, H	X	1- Sheep (!) - I'm not necessarily in favour of eradicating the sheep, as I value them as a local food source, but it is very obvious to me that they have had a negative impact on the ecology in my neighbourhood (I am just past Grant Road). I DO	

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	Commenter	Sheep	Summary Comments	Staff Comment
			<p>NOT want to see the feral sheep recognized as "Heritage" in the OCP.</p> <p>2- ALR - I would like to see an advocacy policy about review of ALR lands on Lasqueti, as I know many areas of ALR designation are actually not suitable for agriculture (ie. rocky bluff, or better maintained as forest), and many prime garden/agricultural lands are not in the ALR.</p> <p>3- I am very much in support of permanent protection for Lasqueti's public ("Crown") lands and would like to see stronger wording about this. Lasqueti has some of the largest mature tracts of endangered Coastal Douglas fir forest and the highest and best use for most of the big tracts of public land in my mind would be to regrow old growth forest, ideally in collaboration with local First Nations.</p> <p>I have read through most of the comments posted to the OCP Review website and would like to add my support to comments made by Ken Lertzman, Marti Wendt and C Ferris.</p>	<p>Advocacy Policy 4 of the Commercial and Industrial section of the draft bylaw addresses the ALR as follows. No edits to the draft bylaw are recommended by staff in response to this comment:</p> <p><i>The Local Trust Committee supports the promotion and maintenance of appropriate preservation and protection of agricultural programs, as well as the Province's creation and administration of the Agricultural Land Reserve mandated to protect and preserve agricultural land.</i></p> <p>There is an entire section of the proposed bylaw addressing Crown Lands. No specific recommendation is given by the commenter and staff have no recommended changes based on this comment.</p>

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	Commenter	Sheep	Summary Comments	Staff Comment
15	Fall, A	X	Notes the objection to referring to the sheep as an “invasive species” and suggests that the advocacy policy be changed to <i>"Scientifically rigorous surveys of important exotic species, in particular feral sheep, are encouraged to estimate population size and to assess local ecological effects."</i> Also recommends removing reference to the LINC	As most of the objections to proposed wording are about using the terms “invasive species” or “heritage” in relation to the sheep, this policy language seems to be a good compromise. Staff have updated the draft to reflect the recommended policy language.
16	Fall, J		<p>3.3. Community Stewardship Resilience Objectives, Objective 2: """" To support community-driven dispute resolution to handle concerns regarding bylaw non-compliance. """"</p> <p>An advocacy policy recommended to support this objective in included with the "General" Community Stewardship objectives (??) """"</p> <p>The Lasqueti Community Association is encouraged to develop methods for a community-driven dispute resolution process to handle concerns regarding bylaw non- compliance. """"</p> <p>Comments: - developing an internal dispute resolution process is key to harmony in a small community where "help" from an external intervenor often creates additional friction and division. - Is it possible to strengthen the language in this objective / policy -- e.g., to develop, pioneer, put into practice, utilize -- rather than simply "support" and "encourage"?</p>	The way in which the LTC gets involved with bylaw enforcement is dictated by legislation, bylaws, and legal case law. With this in mind, staff believe the most that the LTC can do is to "support" or "encourage" the community to deal with bylaw infractions in other ways so don't recommend amendments to the OCP language.
			Section 3.3, Objective 2: regarding tourism used to discourage the "negative" impacts of tourism and the word "negative" seems to have been removed from the new draft. Suggests putting the word "negative" back in as we don't want to discourage tourism altogether.	Staff concur and recommend amendment of this objective as reflected in the draft.

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	Commenter	Sheep	Summary Comments	Staff Comment
			<p>Section 3.4, Objective 5: recommend adding a comma after the words "including regional services" to clarify.</p>	<p>Staff concur and recommend amendment of this objective accordingly.</p>
			<p>3.4. Community Services General Transportation Objectives, Objective 6: """" To support electric vehicle charging stations. """"</p> <p>Comments: - the original proposal for this policy was: <i>"To support more bicycle infrastructure, such as shelters, electric charging stations, bike paths, etc."</i> - as I recall, support for bike infrastructure, electric bike charging, and bike paths was strongly supported. Are these ideas captured elsewhere? - electric vehicle charging stations are not useful for charging an electric bike - given the realities of Lasqueti, the later seems more feasible than the former. Did support for public electric bike charging stations get axed?</p>	<p>- Objective 5 of the same section says: To increase human powered transport including bicycling and walking.</p> <p>- There are multiple policies supporting "trails." -No policies currently reside in the draft OCP that address "bicycle infrastructure" like shelters or electric bike charging stations. This kind of infrastructure could be built on Lasqueti with or without OCP policies that explicitly support it.</p> <p>Staff have no specific recommendations related to this comment.</p>
			<p>3.5. Land Use Residential Land Use, Objective 4: """" 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. """"</p> <p>Comments: - the qualifiers "small-scale" and "low intensity" are not defined, and subject to a wide variety of interpretation. - the key objective, to my mind, is to "prioritize having minimal impacts on neighbours", etc. - how can I know that my own home-based enterprise meets these definitions? Say it grows from a very small part-time</p>	<p>Staff have no specific recommendations related to these comments.</p>

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	Commenter	Sheep	Summary Comments	Staff Comment
			<p>endeavour into a 6-figure business with several casual subcontractors (based on a real example). Is that still "small-scale" and "low intensity"? What if I open a branch office in Vancouver and, as CEO, run the company from home? Hopefully this illustrates the problematic nature of these qualifiers.</p> <ul style="list-style-type: none"> - why would we want to limit someone operating a home-based enterprise that becomes globally successful, if they can do so without negative impacts on their neighbours, etc.?? My guess is we don't actually intend to restrict a business from growing, we simply intend to limiting potential negative impacts from home-based businesses. - I am worried about by-laws or by-law enforcement that was predicated on these vague terms - seems like they could easily be used to make arbitrary assessments about the scale of someone's business, based on perception and bias rather than on an objective measure of any impacts that business is having on neighbours, etc.. - I'd be in favour of either further defining what we mean by these qualifiers or better yet, simply remove them in favour of stating clearly what our real objectives are (as the second part of this statement seems to do well). 	
17	Ferris, C		<p>See attached document notes.</p> <p>Policy 4, pg. 15: to protect marine coastal habitats for conservation purposes especially to protect eelgrass and forage fish; <u>with priority given to protection of threatened, rare and high value habitats such as eelgrass beds and other areas that support forage fish</u></p>	Draft reflects this recommended change

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	Commenter	Sheep	Summary Comments	Staff Comment
			<p>Pg. 16: Policy 4: "intention" not "encouragement"</p> <p>Policy 9 and 10: Define "significant source" of water</p> <p>Pg. 19, Advocacy Policy 10: why just a winter market?</p> <p>Pg. 20: Economy Policies, Policy 2: suggests deleting</p> <p>Pg. 23: Policy 1: Out of date?</p> <p>Pg. 25: Garbage Disposal Policy: Is the Level "D" dump policy still relevant?</p>	<p>Draft reflects this recommended change</p> <p>No recommended changes</p> <p>"winter" removed from draft</p> <p>No recommended changes</p> <p>No recommended changes</p> <p>No recommended changes</p>

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	Commenter	Sheep	Summary Comments	Staff Comment
			<p>Pg. 30: think it would be a good idea to have something in this section about encouraging the ALC to recognize that the appropriate scale of agriculture on the islands differs from many other areas of the province. For example small holdings, where 5 acres or less is under cultivation, are probably the most common size of farm operations on Lasqueti and many other islands.</p> <p>Also to encourage a review of ALR boundaries to confirm that what is identified as ALR is actually land capable of being farmed.</p> <p>There is no such thing as the Agricultural Land Reserve Commission. There is the Agricultural Land Reserve (ALR) which is the land within the reserve and the Agricultural Land Commission which is the appointed body that is responsible for administration of the reserve.</p> <p>I would like to see another Advocacy Policy that recognizes that the "highest and best" use for some land within the ALR may be conservation of ecosystems. This would include the use of conservation covenants on ALR land.</p>	<p>No recommended changes</p> <p>No recommended changes</p> <p>The word "Commission" removed from draft</p> <p>No recommended changes</p>
18	Fisher, K	X	Signed Gail Darwin letter; Agree with Brigette Coroner: ...should encourage studying and documenting everything we as a community value and don't value about the sheep in a holistic way, rather than singling out the invasive species perspective	
19	Fisher, L	X	Signed Gail Darwin letter; Agree with Brigette Coroner: ...should encourage studying and documenting everything we as a community value and don't value about the sheep in a holistic way, rather than singling out the invasive species perspective	
20	Gilchrist, C	X	In reference to changes proposed in the revised OCP regarding feral/ heritage sheep status, I do not support the new wording	

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	Commenter	Sheep	Summary Comments	Staff Comment
			and so would like the wording in the previous OCP document to be retained at this time	
21	Grinnell, D	X	I fully support the proposed wording as regards the study of the effect of sheep on the island's ecosystems	
22	Grinnell, D & Theiss, T	X	Sheep policies should be kept as is. Sheep should not be referred to as "heritage" sheep	
23	Harrington, S	X	<p>Please make as strong as possible the OCP and Bylaws to protect shorelines and marine areas to prohibit private docks, unless they are for a property with no road access.</p> <p>Please also ensure that foreshore areas are protected, so that areas along the waterfront can retain trees and shrubs, shading the foreshore and tidal areas and protecting it from erosion.</p> <p>On the invasive species and sheep issue: Please ensure that nothing is set to protect the feral sheep. They are harmful to the understory and new trees. This is at the expense of future forests and many other species, such as birds and amphibians.</p>	No recommended changes from staff.
24	Heath, K	X	Signed Gail Darwin letter	
25	Heath, L	X	Signed Gail Darwin letter	
26	Hildred, R	X	Signed Gail Darwin letter	
27	Houston, C	X	Signed Gail Darwin letter	
28	Hunt, C		Goals and policies in the OCP include language about sustaining health and wellness of Lasqueti's human population, including young, infirm, and aged and foreshore development for community health, wellness, & recreation, if carefully and sensitively undertaken, would be considered	Health and Wellness are addressed in the following objectives and policies. No suggested edits from staff: Pg. 24, Objective 1 of Health Care Objectives; Pg. 10, Section 3.1 General Objective 6
29	Johnson, L	X	I would like to see the heritage sheep status stay the same as it as been in the current OCP. I don't want to see any changes in the new OCP.	
30	Lamber, M	X	Don't mind putting up fences to keep sheep out	

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	Commenter	Sheep	Summary Comments	Staff Comment
31	Lepofsky, D	X	Change current wording about sheep to: To support the balanced control of the local, feral sheep Suggests that the heading “Natural Resources” be amended to say “Natural and Cultural Resources.”	The LCA made specific recommendations regarding the names and order of section subheadings, including the recommendation that Natural Resources and Cultural Resources be separate sections. The draft reflects the LCA’s recommendation.
32	Lertzman, K		Suggests no changes to: Part 1: Section 3.2 Resource Stewardship. - P 13. Objective 1. space missing in "historicand" - “Indigenous” should be capitalized throughout - On P 13, for Objective 2 “To ensure wild food resources are harvested sustainably”, I would suggest that this be changed to “To ensure that wild food and other resources are harvested sustainably”. There is no reason that only food resources should be singled out for sustainable harvest -- this should include non-food resources as well (e.g. timber and other non-timber forest products).	Staff have made recommended changes to the draft document based on some comments here
33	McFeely, C and Tzimas, M	X	Signed Gail Darwin form letter	
34	McFeely, T	X	Signed Gail Darwin form letter	
35	Millicheap, N	X	Signed Gail Darwin form letter	
36	Karras, S	X	Concerned about the impact the sheep have on the ecosystem	
37	Kristinsson, S	X	Signed Gail Darwin form letter	
38	Olsen, D	X	Signed Gail Darwin form letter	
39	Parks, BH	X	Signed Gail Darwin form letter	
40	Slik, D & L		Request 1: We call upon the LTC to support community efforts to express community intent regarding broadcast and transmission towers	Section 3.4, Communications Objective 1: To ensure that all commercial broadcast towers are built only with community consultation and approval
			Request 2: We ask the LTC and the Chair to pass a motion asking the Islands Trust Council to amend the draft Model Program for Antenna Systems to include assessment criteria and guidance	This request is specific to the Islands Trust model antenna protocol. Staff suggest no edits to the OCP based on this comment.
41	Schurilow, E	X	Signed Gail Darwin form letter	

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	Commenter	Sheep	Summary Comments	Staff Comment
42	Taillefer, P, A, E	X	Signed Gail Darwin form letter	
43	Taylor, S	X	I would like it noted that I am opposed to the proposed change in the revised OCP in regards to the feral/heritage sheep status. I would like to see the status remain as it was	
44	Varney, D		- The OCP appears not to include all the LGA requirements of Section 473 of the Local Government Act;	The Ministry of Municipal Affairs has confirmed that their eventual review of the document will not include a determination of whether the document meets the requirements of Section 473. The Ministry recommends legal review and the LTC has the option of referring the document in this way.
			- The OCP does not appear to be very directive which leaves it open to interpretation; - Goals and objectives should be measurable to be effective and the goals and objectives as written in the proposed OCP are not measurable; -	The OCP is not required to be directive or include measurable goals and objectives, nor did the LCA recommend that it should. However, the LTC could decide that the document should be rewritten in a way to address this. This would require an amendment of the Project Charter for this project and a substantial extension of the project timeline.
			- Should further clarify the meaning of: - "Natural" - "Integrity of the ecosystem"	No specific recommendations were made by the writer. Staff have no recommended changes.
45	Weinerth, M	X	Signed Gail Darwin letter	
46	Weinerth, T	X	Signed Gail Darwin letter	

Lasqueti OCP - Public Comments on 1st Reading Draft

	Commenter	Sheep	Summary Comments	Staff Comment
47	Wendt, M	X	<p>Natural Resources, Advocacy Policy 2 (page 14). Along with feral sheep this ought to include Bullfrogs.</p> <p>Economy, Policy 2 (page 20). Timber harvesting beyond local consumption has not been a part of the local Lasqueti economy for more than fifty years,</p> <p>Health Care, Objective 1 (page 24) This appears to me to require full community consultation for all the myriad home health businesses on the island. I think this is intended to apply only to health services supported with public funds, in which case it should say as much.</p> <p>Commercial and Industrial (page 27, 28) The intro, Policy 8 and Policy 10 all refer to off-street parking, in one case in the same sentence as "rural character". Rural communities have roads rather than streets, so they have off-road parking</p> <p>Crown Lands (page 31, 32) This intro is excellent. However, I quibble with the "mature second growth" phrase. This forest is only mature second growth from a commercial logging perspective. From a conservation point of view, it is quite young and damaged by past logging. "Some sparsely forested areas have never been logged, and others have good potential to mature into restored old growth.</p>	For consideration by the LTC. Staff have no recommended changes based on these comments.
48	Wheeler, S		See edited copy	Staff have made recommended changes to the draft document based on some comments here
49	Wood, M	X	Agrees with Brigitte Coroner	

40/49 = Sheep

ATTACHMENT 4 – LGA Section 473 Analysis

LGA Section 473 Provision	Staff Comments
(1) An official community plan must include statements and map designations for the area covered by the plan respecting the following:	
(a) the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 5 years;	The land designated “Land Base” in the OCP is presumed to meet this requirement but can’t be verified with existing data.
(b) the approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;	The land designated “Commercial and Industrial” in the OCP is presumed to meet this requirement.
(c) the approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;	There is no existing information about this in the OCP, however, it may not be found to be required.
(d) restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development	While there are objectives and policies related to hazardous conditions and environmentally sensitive areas in the OCP, it’s debateable whether these constitute “restrictions” as they encourage but do not require measurable actions by developers.
(e) the approximate location and phasing of any major road, sewer and water systems	Major roads are mapped on Schedule B of the LUB but no community sewer or water systems are mapped.
(f) the approximate location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal sites	Schedule B includes land designations that allow these uses, but does not have any location information for these types of facilities.
(g) other matters that may, in respect of any plan, be required or authorized by the minister.	N/A
(2) An official community plan must include housing policies of the local government respecting affordable housing, rental housing and special needs housing	The OCP has the following policy related to this item: To encourage the establishment of long-term rental housing, affordable housing, special needs housing and opportunities for Island seniors to age-in-place.

ATTACHMENT 4 – LGA Section 473 Analysis

<p>(2.1) Unless a local government is exempted, or is in a class of local governments exempted, under section 585.11 [<i>application of this Division</i>], the local government must consider the most recent housing needs report the local government received under section 585.31 [<i>when and how housing needs report must be received</i>], and the housing information on which the report is based,</p>	<p>A housing needs assessment was completed for the northern region of Islands Trust in 2018 that included information for Lasqueti. However, because of the lack of baseline data regarding housing units, the recommendations were general in nature and not measurable. The key word here is “consider.”</p>
<p>(a) when developing an official community plan,</p> <p>(b) when amending an official community plan in relation to statements and map designations under subsection (1) (a) of this section, or</p> <p>(c) when amending an official community plan in relation to housing policies under subsection (2) of this section.</p>	<p>No substantial changes to housing policies are contemplated by the current iteration of the OCP amendment bylaw.</p>
<p>(3) An official community plan must include targets for the reduction of greenhouse gas emissions in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets.</p>	<p>The OCP includes this information.</p>
<p>(4) In developing an official community plan, the local government must consider any applicable guidelines under section 582 [<i>provincial policy guidelines</i>].</p>	<p>This condition is met.</p>



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.

PART III: POLICIES FOR ECOSYSTEM PRESERVATION AND PROTECTION

CONSISTENT	No.	DIRECTIVE POLICY
	3.1	Ecosystems
✓	3.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.
✓	3.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning, establishment, and maintenance of a network of protected areas that preserve the representative ecosystems of their planning area and maintain their ecological integrity.
✓	3.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the regulation of land use and development to restrict emissions to land, air and water to levels not harmful to humans or other species.
	3.2	Forest Ecosystems
✓	3.2.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of unfragmented forest ecosystems within their local planning areas from potentially adverse impacts of growth, development, and land-use.
	3.3	Freshwater and Wetland Ecosystems and Riparian Zones
✓	3.3.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or watercourses, wetlands and riparian zones and to protect aquatic wildlife.
	3.4	Coastal and Marine Ecosystems
✓	3.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.
✓	3.4.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.

PART IV: POLICIES FOR THE STEWARDSHIP OF RESOURCES

CONSISTENT	No.	DIRECTIVE POLICY
	4.1	Agricultural Land
✓	4.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.
✓	4.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation, protection, and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses.
✓	4.1.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of adjacent properties to minimize any adverse affects on agricultural land.
	4.1.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the design of road systems and servicing corridors to avoid agricultural lands unless the need for roads outweighs agricultural considerations, in which case appropriate mitigation measures shall be required to derive a net benefit to agriculture.
✓	4.1.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the economic viability of farms without compromising the agriculture capability of agricultural land.
✓	4.1.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.
	4.2	Forests
✓	4.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the need to protect the ecological integrity on a scale of forest stands and landscapes.
✓	4.2.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the retention of large land holdings and parcel sizes for sustainable forestry use, and the location and construction of roads, and utility and communication corridors to minimize the fragmentation of forests.
✓	4.2.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity.
	4.2.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of native biological diversity.
CONSISTENT	No.	DIRECTIVE POLICY

	4.3	Wildlife and Vegetation
	4.4	Freshwater Resources
✓	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.
✓	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.
✓	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
✓	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
✓	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
✓	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.
✓	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.
✓	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
✓	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.
✓	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.
✓	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.
✓	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
✓	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
✓	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.
✓	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.
✓	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.
✓	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.
✓	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
✓	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.
✓	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
✓	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>



WEI WAI KUM FIRST NATION

1650 Old Spit Road, Campbell River, BC, Canada V9W-3E8

Tel.: (250) 286-6949

Fax.: (250) 287-8838

TOLL FREE: 1-877-286-6949

December 14th, 2020

Heather Kauer
Northern Office
700 North Road
Gabriola Island, BC V0R 1X3
hkauer@islandstrust.bc.ca

Re: Application to amend Bylaw No. 98, *Lasqueti Island Official Community Plan*

The above application is located within the traditional territory of the Wei Wai Kum Nation as documented by evidence of historical use and the memories of our Elders. As holders of Aboriginal Title to these territories, the Wei Wai Kum First Nation maintains the right to make decisions concerning the use and protection of all lands, waters and resources within our territories.

The Wei Wai Kum Nation has reviewed the above-mentioned application regarding amendments to the OCP. We do not have any comments to provide at this time regarding this application. Please note that this "no comment" letter is specifically intended for this application and is without prejudice to any and all future consultation with our Nation regarding not only this application but any other application or decision within the Wei Wai Kum traditional territory.

The Wei Wai Kum Nation may choose in the future to address the issues of Aboriginal rights and title infringement and compensation through the treaty process, the courts or other dispute resolution process. We also reserve the right to raise objections if any cultural use, archaeological sites or environmental impacts are identified as a result of this amendment or if we discover impacts on our rights or interest that we had not foreseen.

If you have any questions or concerns or would like to set up a meeting please contact me at 250-286-6949.

Regards,

Chief Chris Roberts
Wei Wai Kum First Nation



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 – Lasqueti Island **Bylaw No.:** 98 (OCP) **Date:** November 30, 2020

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within 45 days by **January 22, 2021**. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

APPLICANTS NAME / ADDRESS:

N/A - Lasqueti Island Local Trust Committee initiated bylaw

PURPOSE OF BYLAWS:

A bylaw to amend the Official Community Plan for the Lasqueti Island Local Trust Committee Area of the Islands Trust, respecting objectives and policies to guide decisions on planning and land use management.

GENERAL LOCATION:

Lasqueti Island

OTHER INFORMATION:

The purpose of this bylaw is to review and update the Lasqueti Official Community Plan (OCP) policies in a manner which supports community participation, the object of the Islands Trust, and addresses community land use planning priorities. Proposed amendments to the OCP include additions and amendments to existing policies as well as an update of legislative references and referenced agencies.

Please direct any communications regarding this referral to Heather Kauer, Regional Planning Manager, at (250) 247-2209 or by email to hkauer@islandstrust.bc.ca.

Please fill out the Response Summary on the back of this form for each bylaw. If your 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.

Heather Kauer

Name: _____

Title: Regional Planning Manager

This referral has been sent to the following agencies:

First Nations

Lyackson First Nation, Stz'uminus First Nation
Ts'uubaa-asatx First Nation, Halalt First Nation, Cowichan Tribes,
Penelakut Tribe, Tla'amin First Nation, T'Mexw Treaty Association,
Sechelt First Nation, Nanwakolas Council, Snaw-Naw-As First Nation, Wei
Wai Kum Nation, K'omoks First Nation, Qualicum First

Regional Agencies

qathet Regional District
Comox Regional District

Non-Agency Referrals

Islands Trust Conservancy
Islands Trust Freshwater Specialist
Islands Trust Senior Policy Advisor

Provincial Agencies

Ministry of Forests, Lands, Natural Resource Operations and Rural
Development (FLNRORD)
Ministry of Transportation and Infrastructure (MOTI)
Vancouver Island Health Authority
School District 69

Adjacent Local Trust Committees and Municipalities

Hornby Local Trust Committee
Denman Local Trust Committee

PLEASE TURN OVER

BYLAW REFERRAL FORM RESPONSE SUMMARY

DRAFT

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

At its January 26, 2021 meeting, the Islands Trust Conservancy passed the following resolution:

ITC-2021-044

It was **MOVED** and **SECONDED**,

that the Islands Trust Conservancy indicate to the Lasqueti Island Local Trust Committee that it recommends approval of proposed Bylaw 98 (OCP), subject to the following conditions:

- 1) *Development of a "Parks and Protected Areas" land use under Section 3.5 to clarify which uses are allowed on ITC Nature Reserves;*
- 2) *Addition of a Parks and Protected Areas land use designation to Schedule B to clarify uses available for protected lands; and,*
- 3) *Consultation between Islands Trust planning staff and ITC staff in the development of land use objectives for Parks and Protected Areas that are conducive to the uses in ITC Nature Reserves.*

Lasqueti Island Local Trust Area – Lasqueti Island

(Island)


(Signature)

January 26, 2021

(Date)

Bylaw No. 98 (OCP)

(Bylaw Number)

Kate Emmings, Manager

(Title)

Islands Trust Conservancy

(Agency)

**qathet REGIONAL DISTRICT
CERTIFIED RESOLUTIONS
February 25, 2021**

Islands Trust Referral Lasqueti Island Official Community Plan Bylaw No. 98, 2020

MOVED and SECONDED

THAT the Board advise Islands Trust that qathet Regional District cannot approve proposed Lasqueti Island Local Trust Committee Official Community Plan Bylaw No. 98, 2020 until such time as the Waste Management section is amended to be consistent with the qathet Regional District's Purchasing Bylaw and Solid Waste Management Plan, specifically:

- i. A policy should be included in the Community Services section that clarifies that regional service provision, including Waste Management, is subject to the qathet Regional District Purchasing Bylaw and purchasing requirements.
- ii. Waste Management Advocacy Policies 2 and 3 should reference and be consistent with the qathet Regional District Solid Waste Management Plan.
- iii. Waste Management Objectives 3 to 6, and Advocacy Polices 4 to 7, do not relate to waste management or the qathet Regional District Solid Waste Management Service and, as such, should be moved to an appropriate alternate location in the bylaw.
- iv. Waste Management Advocacy Policy 1 is out of date, as the Lasqueti landfill is now permanently closed.

MOTION CARRIED.

I hereby certify the above to be a true
and correct resolution of the
Board of the qathet Regional District
at its meeting dated February 25, 2021.



Michelle Jones, Manager of Administrative Services
Dated this 25th day of February, 2021.



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 – Lasqueti Island **Bylaw No.:** 98 (OCP) **Date:** November 30, 2020

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within 45 days by **January 22, 2021**. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

APPLICANTS NAME / ADDRESS:

N/A - Lasqueti Island Local Trust Committee initiated bylaw

PURPOSE OF BYLAWS:

A bylaw to amend the Official Community Plan for the Lasqueti Island Local Trust Committee Area of the Islands Trust, respecting objectives and policies to guide decisions on planning and land use management.

GENERAL LOCATION:

Lasqueti Island

OTHER INFORMATION:

The purpose of this bylaw is to review and update the Lasqueti Official Community Plan (OCP) policies in a manner which supports community participation, the object of the Islands Trust, and addresses community land use planning priorities. Proposed amendments to the OCP include additions and amendments to existing policies as well as an update of legislative references and referenced agencies.

Please direct any communications regarding this referral to Heather Kauer, Regional Planning Manager, at (250) 247-2209 or by email to hkauer@islandstrust.bc.ca.

Please fill out the Response Summary on the back of this form for each bylaw. If your 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.

Heather Kauer

Name: _____

Title: Regional Planning Manager

This referral has been sent to the following agencies:

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Lyackson First Nation, Stz'uminus First Nation
Ts'uubaa-asatx First Nation, Halalt First Nation, Cowichan Tribes,
Penelakut Tribe, Tla'amin First Nation, T'Mexw Treaty Association,
Sechelt First Nation, Nanwakolas Council, Snaw-Naw-As First Nation,
Wei Wai Kum Nation, K'omoks First Nation, Qualicum First

Regional Agencies

qathet Regional District
Comox Regional District

Non-Agency Referrals

Islands Trust Conservancy
Islands Trust Freshwater Specialist
Islands Trust Senior Policy Advisor

Provincial Agencies

Ministry of Forests, Lands, Natural Resource Operations and Rural
Development (FLNRORD)
Ministry of Transportation and Infrastructure (MOTI)
Vancouver Island Health Authority
School District 69

Adjacent Local Trust Committees and Municipalities

Hornby Local Trust Committee
Denman Local Trust Committee

PLEASE TURN OVER

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

The Ministry of Transportation has no objections to the Lasqueti Island Local Trust Committee – Official Community Plan Bylaw No. 98, 2020, subject to the following considerations and comments:

3.2 Resource Stewardship - Recreational Resources Advocacy Policy 3:

The Ministry of Transportation permits pedestrian and bike trails and/or park spaces to be constructed in the highway right-of-way where it is practical and safe to do so. The responsible agency (Regional District or Municipality) must apply for and receive a permit from the Ministry of Transportation before constructing or maintaining a trail or park space (including such infrastructure as picnic tables and outhouses) on land or rights of ways controlled by the Minister of Transportation, according to Section 62 of the Transportation Act. Trail/Park permits will not be issued to private landowners or developers.

Traffic safety and highway development are first priorities. The Ministry's primary responsibility is to ensure that public safety is not compromised by activities or installations within the highway right-of way. In addition, decisions related to trails must ensure that:

- Existing highway facilities are not damaged or put at risk
- Other non-highway facilities are protected
- Future highway development is not unduly restricted
- Any trail, sidewalk, or landscaping must leave clear lines of sight
- Any trail, sidewalk, or landscaping must not interfere with highway maintenance.

Completed trails, infrastructure, landscaping, and/or park areas become the responsibility of the Local Government, Regional District, and/or another responsible agency to maintain. The Ministry is not responsible for the operation or maintenance of trails or parks.

3.4 Community Services - General Policy 1:

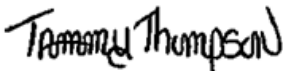
While the Ministry of Transportation supports developments and accompanying road systems that are safe and in keeping with the rural nature of the community, roads to be dedicated as public must also be constructed to meet Ministry of Transportation and Infrastructure standards.

3.5 Land Use – Residential Land Use Policy 8 and Policy 11:

When a property that is proposed for subdivision is contiguous with a body of water, highway access to the water is required under Section 75(1)(c) and (d) of the Land Title Act. This is to allow upland property owners and/or the general public access to bodies of water at regular intervals. The Approving Officer must ensure that subdivisions comply with Section 75 of the Land Title Act. Section 75(1)(c) applies where the bed of the body of water belongs to the Crown. Section 75(1)(d) applies where the bed is owned by a person other than the Crown.

Lasqueti Island Local Trust Area – Lasqueti Island

(Island)



(Signature)

January 19, 2021

(Date)

Bylaw No. 98 (OCP)

(Bylaw Number)

Development Services Officer

(Title)

Ministry of Transportation and Infrastructure

(Agency)