

From: Timothy Peterson <tpeterson@islandstrust.bc.ca>
Sent: Thursday, June 1, 2023 10:00 PM
To: john barrett <[REDACTED]>; Lasqueti Island Local Trust Committee
<LasquetiIslandLocalTrustCommittee@islandstrust.bc.ca>
Subject: Re: lot sizes

Hi Jack,

I did some digging, and discovered that the first metric conversion in Lasqueti Bylaws, delineating 4.0 hectares, occurred in 1980, when Trustees Laurence Fisher and Mike Humphries were in office.

The 1984 Lasqueti Land Use Bylaw, when the Trustees were Jack Barrett and Mike Humphries, specifies the same, so although its suddenly become an issue, things have been this way for quite some time.

Regards,

Tim

From: Timothy Peterson
Sent: May 25, 2023 4:54:42 PM
To: john barrett; Lasqueti Island Local Trust Committee
Subject: Re: lot sizes

Thank you for your email.

The Lasqueti Island Local Trust committee has identified this as an issue to be addressed in Phase 3 or the current Official Community Plan review project, which will be the Phase in which the entire Land Use Bylaw will be reviewed to ensure it conforms with the revised OCP.

For information, it is worth noting that despite common usage of a "10 acre" minimum lot size at time of subdivision, the number in the existing OCP is 4.0, since at least the most recent revision in 2005, and perhaps longer:

"Policies Policy 1 A pattern of low density residential land use should apply. Parcels should be at least 4 hectares (9.88 acres)" -Lasqueti Island Official Community Plan Bylaw, No. 77, 2005 Page 10

As well, the Lasqueti Island Land Use Bylaw No. 78, 2005, Page 13, Section 3.9. "Dwellings and Guest Cabins Per Lot", also references 4 hectares as well.

The changes made to to Land Use Bylaw in 2019, cited as Bylaw 95, changed the wording in that section, "3.11. Subdivision Regulations" from "The average area of a parcel that is created by subdivision is:" to ") The minimum area of a parcel that is created by subdivision is:", thereby closing a loophole that, although it had existed for years, had yet to be exploited.

So, in fact, the 4 hectare number has been in use since at least 2005, and likely longer, and is not a recent change.

That said, it is my understanding that the current LTC is interested in correcting this figure to accurately represent the common understanding of 10 acres, that is, 4.046 hectares

. However, it should be noted that no business of our level of local government moves very quickly, and it would be unrealistic to expect that this change can be made without the due process, which takes rather a long time. If all other work on the OCP is put on hold, staff have estimated it could be up to 18 months to complete the change, simple thought it may seem. Within the scope of the current OCP/LUB review, it is estimated that current work may be completed by early 2024, and that Phase 3 may commence in the 2024-2025 Fiscal Year.

I hope that this adds some context to the issue for you.

Regards,

Tim

From: john barrett <[REDACTED]>
Sent: May 22, 2023 5:02:31 PM
To: Lasqueti Island Local Trust Committee
Subject: lot sizes

Like many people i am concerned about the discrepancy between 10 acres and 4 hectares. I want the Trust to amend the bylaw to clearly state... 4.0468 acres. Actually, I want a 20 acre minimum, but good luck with that!

John(Jack) Barrett