

## **Shoreline Protection: How will it affect you?**

Property owners who objected to proposed changes to the Lasqueti land use bylaw will get another chance to discuss the advance of the Islands Trust shoreline protection project on Sunday, November 26 at the community hall. Objections brought up at an October information meeting stemmed from projected revisions of the land use bylaw which could see all future construction set back 30 metres from the shore in a new designated development permit area. The present setback is 15 metres.

Other changes, initiated by the Islands Trust planning staff, point to plans to create a new protected area which will block any future subdivisions within 100 metres of the shoreline. Inland of the newly created zone a subdividing owner would be allowed to shrink the current minimum 10-acre lot size by being permitted to create the same number of lots on the remaining property as were permitted on the original piece. The new lots may be as small as one hectare (2-1/2 acres).

The shoreline protection project was launched by the Trust to comply with First Nations treaty rights to protect aboriginal archeological sites and to entrench native hunting, fishing and gathering rights in the protected zone.

In addition to the proposed development permit area, Trust staff have spelled out revisions to the Official Community Plan to accommodate the shoreline protection project. The backbone of Lasqueti's OCP is the concept, forged in a more idealistic era, that each plot of land should have a garden area and woodlot; and that strata title properties provide each owner with a sustainable living unit. Lasquetians were encouraged in the OCP to "protect the foreshore and marine areas for public enjoyment, public access and conservation...and promote a safe and healthy environment for all residents". These provisions are now considered vague or outdated and to be replaced with legislation aimed at "preserving the integrity of coastal processes...and reducing the cumulative impacts to the coastal environment".

Concerns were expressed that the projected building setbacks and the extensive conservation area which would be created as a result of the shoreline protection project, could be construed as confiscation of private property rights.

### **Message From The President**

LIRA has been asked by several advisory planning committee members to host a brainstorming session to bring the community together and discuss ideas. This is to help deflect or stop the latest broadside of Islands Trust bureaucracy under the guise of shoreline protection.

There is no such thing as rural planning. Rural just is. All planning is urban, urban oriented and urban focused. Lasqueti is the only island in the Trust area with a 10-acre minimum lot size—brought in shortly after the Spring Bay

subdivision was done. As Lasqueti is off-grid and has no car ferry, it tends to attract a more self-reliant "homesteader" type of person. On ten acres one can find or catch enough water, find a good solar/wind/waterwheel site; find firewood; a garden site and dispose of compostable waste. Ten acres is a good buffer.

A Trust staff memo dated February 2017 states: Purpose...To increase opportunities for shoreline and protection on Lasqueti by a review of relevant OCP and LUB policy and regulations. This seemingly innocent directive has morphed into a full-scale targeted attack to bring Lasqueti in line with other grid dependent and car ferry islands by cherry-picking our Official Community Plan and Land Use Bylaw. Case in point: To be deleted: *"subdivided parcels of land should be able to have a garden and woodlot..."* Staff comments: *"Too vague to give any direction to Approving Officer or subdivision referral staff."*

Only to a planner plugged into the grid and shopping at Costco would a garden and a woodlot be a vague concept.

While our local trustees admitted that they were remiss in letting Trust staff get this far with this, they did recently remove Development Permit Applications from the planner's arsenal. The trustees stated that there are no shoreline protection bylaws here and to let them know if they are wanted.

The planners have proposed a 30-metre setback from the high tide line. Many existing lots are only 60 metres deep so this land clawback affects ALL waterfront owners.

Planners plan to bathe your life with ink. Why? Because they can—unless you block them on every point. They are masters of obstruction and obfuscation. But they can be stopped if you get involved. A lot of you...

~Karl Darwin, president

~Lasqueti Island Ratepayers Association

SHORELINE PROTECTION INFORMATION MEETING  
SUNDAY, NOVEMBER 26, 2:00 P.M.  
COMMUNITY HALL