



Islands Trust

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

EXECUTIVE COMMITTEE ACTING AS A LOCAL TRUST COMMITTEE AGENDA

**Tuesday, February 1, 2011 at 10:00 a.m.
Islands Trust Office – Victoria, BC**

Page No.

- 1. CALL TO ORDER**
- 2. APPROVAL OF AGENDA**
 - 2.1 Approval of Agenda**
- 3. PREVIOUS MINUTES**
 - 3.1 Minutes of November 2, 2010 (attached) – Decision** 1
- 4. RESOLUTIONS WITHOUT MEETING REPORT - none**
- 5. FOLLOW UP ACTION LIST REPORT (attached) – Information** 5
- 6. WORK PROGRAM**
 - 6.1 Top Priorities (attached) – Information** 4
 - 6.2 Projects** 5
 - 6.2.1 OCP/LUB Review Staff Report (attached)**
 - 6.3 Excerpt From the 2008 – 2011 Trust Council Strategic Plan (attached) – Information** 35
- 7. NEW BUSINESS**
 - 7.1 Next Business Meeting: 10:00 a.m, Tuesday, May 10, 2011, Islands Trust Office, Victoria**
- 8. ADJOURNMENT**

**MINUTES OF THE EXECUTIVE COMMITTEE
ACTING AS A LOCAL TRUST COMMITTEE MEETING
HELD ON TUESDAY, NOVEMBER 2, 2010 AT THE
ISLANDS TRUST OFFICE, VICTORIA, B.C.**

<u>PRESENT:</u>	Sheila Malcolmson	Chair
	Louise Bell	LTC Member
	Peter Luckham	LTC Member
	Linda Adams	Chief Administrative Officer
	David Marlor	Regional Planning Manager
	Alison Fox	Planner 2
	Marie Smith	Recorder
<u>ABSENT:</u>	Gary Steeves	LTC Member

There were no (0) members of the public present.

1. CALL TO ORDER

Chair Sheila Malcolmson called the meeting to order at 10:10 a.m.

2. APPROVAL OF AGENDA

2.1 Approval of Agenda

By general consent, the agenda was approved as presented.

3. PREVIOUS MINUTES

3.1 Minutes of May 11, 2010

Resolution EX-LTC 01-10

It was Moved and Seconded that the Executive Committee Acting as a Local Trust Committee May 11, 2010 Minutes of Meeting be adopted as presented.

CARRIED

4. RESOLUTIONS WITHOUT MEETING REPORT

RWM 2010-01 was provided for information.

5. FOLLOW UP ACTION LIST REPORT

Provided for information.

6. WORK PROGRAM

6.1 Top Priorities

Provided for information.

6.2 Projects

6.2.1 OCP/LUB Staff

Planner Fox presented a staff report providing information on the status of the OCP/LUB process and administrative bylaw amendments for the Executive Islands.

Executive Committee acting as a Local Trust Committee members provided input to the proposed letter to residents and property owners to provide better clarity, requesting additional information be included outlining the islands in the Executive Islands Trust Area along with information on the Natural Area Protection Tax Exemption Program and a copy of the Place on the Islands publication.

Resolution EX-LTC 05-10

It was Moved and Seconded that the Executive Committee acting as a Local Trust Committee endorse the revised work plan for the development of an Official Community Plan and Land Use Bylaws for the Executive Islands; and direct staff to send out the attached letter, as amended, and information package, as amended, to affected property owners, and to begin consultation with appropriate agencies

CARRIED

6.3 Excerpt From the 2008 – 2011 Trust Council Strategic Plan

Provided for information.

7. NEW BUSINESS

7.1 Next Business Meeting

- **Proposed 2011 Southern LTC Meeting Schedule**

Staff provided a 2011 Meeting Schedule, proposing the following meeting dates: May 10 and October 11, 2011, starting at 10:00 a.m.

Resolution EX-LTC 06-10

It was Moved and Seconded that the Executive Committee Actng as a Local Trust Committee adopt the 2011 Meeting Schedule as presented.

CARRIED

7.2 Draft 2011/12 Budget Requests

Regional Planning Manager Marlor presented a briefing that outlined staff's estimate of 2011/12 funding requirements to support the top priorities and items list on the Executive Committee acting as a Local Trust Committee's work program.

Following discussion staff was requested to move the request for \$5,000 for OCP development to the Strategic Plan Budget submission.

Resolution EX-LTC 07-10

It was Moved and Seconded that the Executive Committee Acting as a Local Trust Committee endorse the Strategic Plan Budget Submission, as amended.

CARRIED

8. ADJOURNMENT

The meeting adjourned at 10:55 a.m.. Next meeting: February 1, 2011 in Victoria, BC.

RECORDER

CHAIR



Follow Up Action Report w/ Target Date

"Executive Area" Islands Nov-02-2010

No.	Activity	Responsibility	Target Date	Status
1	Minutes of May 11, 2010 adopted as read.	Sharon Lloyd-deRosario	Feb-01-2011	Done
1	<p>OCP/LUB</p> <ul style="list-style-type: none"> - update letter as per discussion at EC as an LTC meeting - send to Sheila Malcolmson for final review, once approved, send out to landowners, including information package as discussed. Done - Dec 2010. - begin consultation with appropriate agencies - Revised workplan and timeline endorsed by EC as an LTC 	Alison Fox	Feb-01-2011	On Going
1	<p>2011 EC as an LTC meeting schedule</p> <p>Feb 1, 2011**</p> <p>May 10, 2011</p> <p>Jul 26, 2011**</p> <p>Oct 11, 2011</p> <p>** Note: Feb 1, 2011 and July 26, 2011 added to allow EC as an LTC to receive and provide direction on the OCP development as per the approved timeline.</p>	Sharon Lloyd-deRosario	Feb-01-2011	Done
1	<p>Switch EC as an LTC request for \$5,000 funding for OCP development to Strategic Plan worksheets.</p> <p>EC as an LTC endorsed the budget request as amended - advise DLPS</p>	David Marlor	Feb-01-2011	Done



Islands Trust

Print Date: Jan-26-2011

Top Priorities

"Executive Area" Islands

No.	Description	Activity	Received/Initiated	Responsibility	Target Date	Status
1	Development of an Official Community Plan and Land Use Bylaw		Oct-23-2007	Allison Fox		On Going

STAFF REPORT

Date: January 27, 2011

File No: EX/04

To: Executive Committee Acting as a Local Trust Committee
For the meeting of February 1, 2011

From: Alison Fox
Planner 2

CC: David Marlor
Regional Planning Manager

Re: OCP/LUB Status Report and Draft OCP and LUB provisions

PURPOSE:

At the November 2, 2010 meeting, the Executive Committee acting as a Local Trust Committee (EC acting as a LTC) endorsed the following timeline for creation of an Official Community Plan (OCP) and Land Use Bylaw (LUB) for the Executive Islands Area:

Oct 2010	Initial letter to landowners and tenure holders advising of the project, including contact information, process and timeline information; development of mapping and collection of data on the existing situation.
Jan 2011	Initial staff report with recommended draft Official Community Plan policies and Land Use Bylaw regulations for consideration of the Executive Committee Acting as a Local Trust Committee.
Feb/Mar 2011	Referral to landowners, tenure holders, adjacent jurisdictions, First Nations, Provincial and Federal agencies and Trust Fund Board for comment. Allow 60-90 days for feedback and potential discussion of issues.
Apr 2011	Meeting with agencies to discuss issues that arise.
Jul 2011	Draft final OCP and LUB for consideration of the Executive Committee Acting as a Local Trust Committee; consideration of 1 st Reading by the Executive Committee Acting as a Local Trust

	Committee. Schedule a Public Hearing.
Sep 2011	Public Hearing and forward to the Executive Committee and to the Minister (OCP only) for approval.
Oct 2011	Consideration of adoption.

The purpose of this report is to update the EC acting as an LTC on progress made to date on this workplan, and to present a first draft of the OCP and LUB.

INITIAL LETTER TO LAND OWNERS AND TENURE HOLDERS:

The information package that was reviewed by the EC at the meeting on November 2, 2010 was sent out to private landowners on December 14, 2010 following some further edits by Chair Malcolmson. Information has yet to be sent to tenure holders due to difficulty in obtaining contact information for many of the aquaculture tenure holders. No feedback has been received to date from any of the private landowners.

DRAFT OCP:

In order to stay on schedule with the endorsed work plan, staff has drafted a preliminary OCP which is attached to this report as Draft Bylaw No. 27. The Gambier Associated Islands OCP was used as a template for this draft OCP, but has been tailored to contain policies relevant to the Executive Islands Area. In most cases, there are fewer policies per section than in other OCPs in the Trust Area, mainly due to the lower level of development, fewer land uses, and a lack of information regarding natural hazards, groundwater resources, sensitive ecosystems and sand and gravel deposits in this area. The draft also incorporates content required by the Local Government Act and the Islands Trust Policy Statement. There will be an opportunity at the meeting on February 1, 2011 to go through the document on a section by section basis.

Land use designations have been developed for the islands and are shown on Schedule C. Although every major island has received a designation, many of the islands are under the jurisdiction of the federal and provincial governments. The designations for these islands and the associated policies will therefore only apply if the lands are sold or are otherwise dispersed by the government and come under private ownership.

DRAFT LUB:

Staff are in the process of drafting a LUB that will be consistent with the OCP. Based on feedback received on the OCP, the draft LUB will be completed and brought forward to the next meeting of the EC acting as an LTC.

NEXT STEPS:

Draft LUB: The draft OCP will be brought back to the next meeting of the EC acting as an LTC, along with a draft LUB. Any amendments or edits to the OCP which are suggested at the February 1, 2011 meeting will be incorporated into the new draft. The LUB regulations will be drafted to be consistent with the OCP. In order to keep the process on schedule, a special meeting of the EC acting as an LTC is recommended in order to consider the draft bylaws.

Agency referral: As there has been no outside input into the drafting of the OCP and LUB to date, an extensive agency referral will be necessary. At the time of writing this report, staff is in the process of trying to determine which First Nations have an interest in these islands. Once this has been determined, consultation with First Nations can begin. Due to the fact that the initial information package did not result in any feedback from private property owners, and given that there are only three such owners, it is suggested that referral of the bylaws to private property owners be done at the same time as the agency referral.

First Reading, Public hearing, Second and Third Reading, Ministerial Approval: Currently scheduled for July to September 2011. With an additional meeting to consider a draft LUB and revised draft OCP, this timeframe should still be achievable.

RECOMMENDATIONS:

THAT the Executive Committee acting as a Local Trust Committee direct staff to amend Draft Bylaw No. 27 as per the February 1, 2011 meeting minutes and to bring it back to the next meeting for consideration.

THAT the Executive Committee acting as a Local Trust Committee direct staff to bring forward a draft Land Use Bylaw to the next meeting for consideration.

THAT the Executive Committee acting as a Local Trust Committee direct staff to schedule a special meeting for the consideration of the Draft Bylaws No. 27 and 28.

Prepared and Submitted by:



Planner 2

January 27, 2011

Date

Concurred in by:

David Marlor, MCIP
Regional Planning Manager

January 27, 2011

Date

DRAFT

EXECUTIVE COMMITTEE ACTING AS A LOCAL TRUST COMMITTEE BYLAW NO. 27

A BYLAW TO ADOPT AN OFFICIAL COMMUNITY PLAN FOR THE EXECUTIVE ISLANDS AREA

WHEREAS Section 29 of the *Islands Trust Act* gives the Executive Committee Acting as a Local Trust Committee the same power and authority of a Regional District under Part 26 except sections 932 to 937 and 939 of the *Local Government Act*;

AND WHEREAS the Executive Committee Acting as a Local Trust Committee wishes to adopt an Official Community Plan;

AND WHEREAS the Executive Committee Acting as a Local Trust Committee has held a Public Hearing;

NOW THEREFORE the Executive Committee Acting as a Local Trust Committee enacts as follows:

1. TITLE

This Bylaw may be cited for all purposes as the “Executive Islands Area Official Community Plan Bylaw, 2010”.

2. APPLICATION

The Plan applies to the land, the water on the land and the surface of the sea adjacent to the land in the Executive Islands Area as shown on Schedule “B” of this Bylaw.

3. SCHEDULES

The following schedules attached to and forming part of this Bylaw, are adopted as “Executive Islands Area Official Community Plan Bylaw 2010”:

SCHEDULE “A” – Official Community Plan Policy Document

SCHEDULE “B” – Bylaw Area Map

SCHEDULE “C” – Land Use Designations

SCHEDULE “D” – **Lands Subdividable and Potentially Subject to Future Parkland Dedication**

READ A FIRST TIME this	day of	, 201x
PUBLIC HEARING HELD this	day of	, 201x
READ A SECOND TIME this	day of	, 201x
READ A THIRD TIME this	day of	, 201x
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST this	day of	, 201x
APPROVED BY THE MINISTER OF COMMUNITY AND RURAL DEVELOPMENT this	day of	, 201x
ADOPTED this	day of	, 201x

SECRETARY

CHAIRPERSON



Islands Trust

DRAFT

EXECUTIVE ISLANDS AREA
OFFICIAL COMMUNITY PLAN
BYLAW No. 27, 2010

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SCHEDULE A – Policy Document

1. BACKGROUND

1.1 THE OBJECT OF THE ISLANDS TRUST

The Islands Trust has responsibility for conservation through land use planning and regulation and for leadership in stewardship – that is, voluntary, cooperative actions that nurture and take responsibility for the long-term integrity of the environment and amenities of the Trust Area. The Islands Trust seeks to integrate ecosystem preservation and protection, sustainable communities and stewardship of resources.

The *Islands Trust Act* provides the following definition of the purpose of the Islands Trust, which is referred to in legislation as its “object”:

“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 British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, other persons and organizations and the Government of British Columbia.”

1.2 OFFICIAL COMMUNITY PLAN

The purpose of the Executive Islands Area Official Community Plan (hereafter referred to as the “Plan”) is to provide direction for governmental, non profit and individual decisions, regarding management of the Executive Islands Area. The Plan is a statement of objectives and policies to guide decisions on planning and land use management and should provide direction to resolve existing and possible future conflicts within the island communities.

The Plan is a document prepared and adopted, in accordance with the *Local Government Act* and the *Islands Trust Act*, by the Executive Committee Acting as a Local Trust Committee (LTC) being the land use authority for the Executive Islands Area.

Once the Plan has been adopted, all bylaws enacted or works undertaken by the LTC must be consistent with it. The Plan can be amended on the initiative of the LTC or on application by an outside party subject to LTC approval. All amendments require consultation with persons, organizations and authorities that the LTC considers will be affected.

The Plan must include statements and map designations related to the following topics:

- The location, type and density of residential development;
- Restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- Agricultural, recreational, commercial, industrial, institutional, and public utility uses;
- Affordable, special needs and rental housing;

- The location and phasing of roads, sewer and water systems;
- Targets for the reduction of greenhouse gas emissions and policies and actions of the local government proposed with respect to achieving those targets;
- The location of public facilities, including schools, parks and waste treatment sites; and
- Sand and gravel deposits suitable for extraction.

The Plan may include policies related to social needs, social well being and social development, the maintenance and enhancement of farming and the regulation of the preservation, protection, restoration and enhancement of the natural environment, its ecosystems and biological diversity.

1.3 THE EXECUTIVE ISLANDS PLANNING AREA

The Executive Islands Planning Area encompasses over 19 islands and numerous other islets and rocks that make up the Ballenas-Winchelsea archipelago located in the waters of the Strait of Georgia adjacent to Nanoose on Vancouver Island. This area was first settled by the Coastal Salish people. All of the islands are jurisdictionally part of the Executive Islands Area of the Islands Trust. Additionally, all of the islands fall within Electoral Area E of the Regional District of Nanaimo.

The area covered by the Plan is shown on “Schedule B -Bylaw Area Map”, and includes the following land and water areas:

- Ada Islands (East)
- Ada Islands (North)
- Ada Islands (West)
- Amelia Island
- Ballenas Island (West)
- Ballenas Island (South)
- Douglas Island
- Gerald Island
- Maude Island
- Mistaken Island
- Ruth Island
- Southey Island
- Winchelsea Island
- Winchelsea Islands A,B,C and D
- Yeo Island (West)
- Yeo Island (East)

Much of the area is held by the federal or provincial Crown and is therefore not under local government jurisdiction. Land Use designations and applicable policies will only apply on these lands if the government sells or disperses these lands to private owners in the future.

Where the terms “Executive Islands Planning Area” or “planning area” or “Executive

Islands Area” are used in this Plan, these terms shall be interpreted to mean the area covered by this Plan. Where specific geographic references are made (e.g. Gerald Island), that reference shall be interpreted to mean the specific geographic area.

1.4 NATURAL FEATURES

The islands are part of the coastal Douglas-fir biogeoclimatic or ecological zone which results from a rainshadow effect of the Vancouver Island and Olympic mountains. This zone is characterized by coniferous forests and open meadows and woodlands that are adapted to conditions that are drier than most other coastal regions of British Columbia. The climate of this area is considered temperate with mild wet winters and relatively cool but dry summers. Douglas-fir is common throughout the region with arbutus and Garry oak also present. Rocky outcrops and coastal bluff habitat are also predominant on the islands in this region.

The islands of the Ballenas-Winchelsea Archipelago are known to have high biodiversity value. There are several occurrences of endangered species and ecosystems on these islands. The islands are part of the Nanaimo Lowland physiographic region which is bounded by the Georgia Depression to the east and the Vancouver Island Mountains to the west. Soils tend to be gravely and sandy and are very shallow with significant amounts of exposed sandstone bedrock.

1.5 ACCESS AND SERVICES

The islands are not served by power, water or telephone land-lines. There are no stores or commercial visitor accommodation facilities in the area, and no garbage pickup or publicly-funded fire protection services on these islands.

Landowners are required to provide water and sewage disposal on-site. To date, the use of the islands has been largely seasonal and recreational. There are no ferries, no paved roads, and limited year-round moorage. Access to the islands is by private boat, water taxi or float plane.

1.6 POPULATION AND SETTLEMENT PATTERNS

Census population data from Statistics Canada are not adequate to determine the permanent populations as data have been aggregated with data from other locations. However, only three of the islands are under private ownership, with the remainder being held either by the provincial or federal Crown, and this likely has a curtailing effect on the overall population of the area.

1.7 DEVELOPMENT POTENTIAL

The existing subdivision regulations establish a minimum lot size of 4 hectares (10 acres) on most islands. As of 2011, none of the islands had been subdivided, with the exception of West Ballenas which contains a federal Crown lot for the lighthouse on the northern end in addition to the privately held remainder. The number of lots in the Executive Islands Area therefore nearly corresponds with the number of islands and islets. Under the existing regulations if subdivisions were approved the total number of potential additional lots could be 18, bringing the total number of lots to 38. However, seven of these additional lots are on Crown land, and therefore the total number of lots which could potentially be created on privately held lands is 11 or a total number of 31.

2. PLAN GOALS

- 2.1 To preserve and protect the ecosystems, habitat, and natural resources of the Executive Islands Planning Area.
- 2.2 To ensure that human activities and the scale, rate and type of development contribute to the preservation of the character of the Executive Islands Planning Area.
- 2.3 To work cooperatively with other local governments, the federal and provincial government and their agencies and First Nations to advance the mandate of the Islands Trust and the Goals and Objectives of this Plan.

3. OBJECTIVES AND POLICIES

3.1 LAND USE OBJECTIVES

- 4.3.1 To guide and regulate growth and development in a manner that protects sensitive ecosystems, encourages sustainability, and adapts to the potential effects of climate change.
- 4.3.2 To provide for the economic and social needs of residents and visitors while preserving ecosystem integrity and the character of the area.
- 4.3.3 To manage development in a manner that minimizes hazards.
- 4.3.4 To guide and regulate growth and development in a manner that builds on existing physical and social infrastructure where possible and minimizes adverse impacts on neighbouring communities.

3.2 RESIDENTIAL LAND USE POLICIES

- 4.3.1 The traditional land use in the plan area has been largely seasonal residential and recreational, and LTC bylaw provisions should preserve the relatively low density residential character of the area.
- 4.3.2 The LTC should continue to permit single family residential uses as the principal use on privately held lands.
- 4.3.3 LTC bylaw provisions should ensure that uses customarily considered accessory to residential uses are permitted and regulated.
- 4.3.4 Commercial vacation rentals should not be permitted.
- 4.3.5 Density should be limited to one dwelling and one cottage per lot for lots larger than 4 hectares (10 acres), and one dwelling per lot for lots smaller than 4 hectares.
- 4.3.6 Subdivision regulations should establish a minimum average lot size of 4 hectares (10 acres), consistent with the historic 4 hectare (10 acre) minimum lot size, while allowing for the clustering of lots in future subdivisions.
- 4.3.7 The LTC should support applications to rezone to permit the development of dwellings without subdividing, where the proposal would result in clustered development that minimizes the ecological and visual impacts of development and directs development away from hazardous areas.
- 4.3.8 The LTC may consider zoning for the provision of affordable, rental and special needs housing if a community need can be demonstrated.

Advocacy Policies

4.3.9 The Regional District of Nanaimo and the Vancouver Island Health Authority are encouraged to implement sustainable building standards initiatives as appropriate for the low density rural nature of development in the Plan area.

3.3 COMMERCIAL AND INDUSTRIAL LAND USE POLICIES

4.3.1 There are currently no locations in which commercial uses are a permitted principal use. The LTC may only establish zoning for future commercial uses where the proposed uses are necessary to provide for the daily needs of residents.

4.3.2 Home occupations should be permitted as a use accessory to residential use and should be regulated to minimize impacts.

4.3.3 Commercial visitor accommodation should be limited to temporary overnight accommodation that is accessory to residential use.

4.3.4 Industrial uses should be limited to home occupations that are accessory to residential use.

4.3.5 The LTC may consider temporary use permits for short-term commercial or industrial uses where appropriate.

3.4 AGRICULTURAL POLICIES

4.3.1 There is currently no land identified as having agricultural potential on the islands. However, the LTC should consider favourably any applications to include land with farming potential into the Agricultural Land Reserve.

3.5 FOREST LAND USE POLICIES

4.3.1 The LTC should identify significant unfragmented forest ecosystems within the planning area and consider establishing zoning to limit inappropriate development in these areas and to cluster development elsewhere.

Advocacy Policies

4.3.2 The LTC encourages other agencies and levels of government to designate, acquire, or establish forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity.

4.3.3 The LTC encourages landowners to protect sensitive forest ecosystems through donation, conservation covenants or careful management.

3.6 COMMUNITY AND PUBLIC SERVICE USE POLICIES

- 3.6.1 The LTC may establish zoning within this designation, or within the residential designation, to permit and regulate local community services such as meeting halls, infrastructure, and emergency service facilities.
- 3.6.2 Zoning should recognize existing public uses, such as light stations and public wharves.
- 3.6.3 As it is Trust Council policy that islands in the Trust Area should be self-sufficient in regard to their water supply, no water line connections to the mainland should be permitted other than those in place at the time of this Plan.
- 3.6.4 Given the seasonal residential nature of the islands in the plan area there is currently minimal demand for school facilities. A need to designate land for school is not anticipated.

Advocacy Policies

- 3.6.5 The Regional District of Nanaimo is encouraged to provide facilities for disposal of waste in appropriate locations.
- 3.6.6 The RCMP, Canadian Coast Guard, fire protection, regional districts and search and rescue organizations are requested to be responsive to the planning area needs and to assist residents in setting up adequate safety, protection and communication mechanisms for the public.
- 3.6.7 Water taxi services are encouraged to provide access for residents and visitors travelling to and from islands in the Plan area.

3.7 POLICIES FOR PARKS, RECREATION, AND CONSERVATION AREAS

- 3.7.1 The LTC should support the preservation of ecologically sensitive areas through land use regulation, conservation covenants, park land dedication, or conveyance to conservation agencies.
- 3.7.2 The LTC is encouraged to require dedication of land, rather than cash-in-lieu, where parkland dedication is required at the time of subdivision, as authorized by the *Local Government Act*.
- 3.7.3 The LTC may undertake or support initiatives to identify locations that are a priority for the creation of safe public access to beaches, areas of recreational significance, linear parks and trails, and public anchorages, in cooperation with other agencies and community groups.

- 3.7.4 The LTC should, in cooperation with community groups and other agencies, undertake planning for the establishment and maintenance of a network of protected areas.

Advocacy Policies

- 3.7.5 The LTC should encourage the regional district and provincial agencies to ensure that the location and type of recreational facilities would not result in the degradation of environmentally sensitive areas, including sensitive marine or coastal areas.

- 3.7.6 The LTC should encourage the regional district to identify and designate areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities in the planning area.

3.8 POLICIES FOR MARINE AND SHORELINE USES

- 3.8.1 The LTC should identify and give consideration to protecting ecologically sensitive marine areas.
- 3.8.2 The LTC may consider rezoning applications for leases for aquaculture, other than finfish farms.
- 3.8.3 The LTC should recognize and support the marine dependent nature of land uses in the executive islands area.
- 3.8.4 The LTC should permit and encourage the construction and use of common, community, or communal docks where feasible in order to limit the need for multiple private dock development along the shoreline.
- 3.8.5 The LTC should permit individual private docks accessory to residential uses where required for access. These docks may be regulated by zoning.
- 3.8.6 The LTC should not permit commercial marinas intended for use by non-residents.
- 3.8.7 The LTC should use bylaw provisions to protect public access to, from, and along the marine shoreline.
- 3.8.8 The LTC should use bylaw provisions to limit structures within the setback from the sea to those related to permitted marine use and those necessary for access to the foreshore or to permitted docks.
- 3.8.9 The LTC should, through zoning, the use of setbacks and, where there is supporting mapping, the use of development permit areas:
- (a) protect the integrity of the foreshore, shoreline, and natural coastal and intertidal processes;

- (b) discourage uses that disrupt natural features and processes;
- (c) allow for natural erosion and accretion processes, without endangering structures;
- (d) encourage owners of shoreline properties to retain, wherever possible, natural vegetation and natural features on areas adjacent to the foreshore; and
- (e) discourage filling, deposit, excavation, or removal of foreshore and seabed materials, except for maintenance of navigational channels and existing facilities.

3.8.10 The LTC should only give consideration to permitting structural modification of the shoreline, such as seawalls, where it can be demonstrated to be necessary to support or protect a permitted or existing use or structure. Preference should be given to shoreline structures that have a lesser impact or enhance ecological functions, including vegetation enhancement, drainage control, beach enhancement, anchor trees, and gravel placement. Shoreline stabilization should not interrupt natural processes solely to reduce erosion of undeveloped land. Vegetation which helps stabilize banks, reduce erosion and provide habitat should be retained or enhanced.

3.8.11 The LTC should not support ocean disposal applications within the Plan area for the purposes of creating artificial reefs.

3.9 TRANSPORTATION POLICIES

3.9.1 In its bylaw provisions and decision-making, the LTC should recognize the challenges associated with accessing, living on and constructing on the islands in the plan area.

3.9.2 Zoning should permit and encourage the construction and use of common, community, or communal docks where feasible in order to limit the need for multiple private dock development along the shoreline; however, individual private docks accessory to residential uses should be permitted where required for access, but may be regulated by zoning.

3.9.3 Zoning may provide for facilities for float plane and emergency helicopter access in appropriate locations.

Advocacy Policies

3.9.4 The LTC should support efforts by residents, local governments and agencies to ensure that reasonable access including safe passage and moorage is provided to the plan area from adjacent regional districts and municipalities.

- 3.9.5 Public beach access points should be identified that provide appropriate routes in times of accident, emergency or medical evacuation.

3.10 CULTURE AND HERITAGE POLICIES

- 3.10.1 The LTC should support initiatives to identify lands and structures of natural, historic, archaeological, cultural, aesthetic, educational or scientific heritage value or character.
- 3.10.2 The LTC may amend this plan to designate any real property as a heritage conservation area under Part 27 of *Local Government Act*.
- 3.10.3 All development applications will be reviewed by planning staff for the presence of known and recorded archaeological sites. Applicants will be notified if the site includes a known, protected archaeological site. Notification may include direction to engage a professional consulting archaeologist to determine if an archaeological impact assessment is necessary to manage development related impacts.
- 3.10.4 Applicants should modify or revise proposed development plans to avoid archaeological site impacts as the best means of preserving archaeological resources. Alteration of a protected archaeological site requires a Provincial Heritage Alteration Permit prior to land altering activities.
- 3.10.5 The LTC will cooperate with First Nations to identify significant archaeological or cultural sites in the planning area.

Advocacy Policies

- 3.10.6 The LTC may advocate for the designation and protection of eligible heritage sites under the *Heritage Conservation Act*.
- 3.10.7 Landowners are encouraged to contact and work with First Nations to protect archaeological and cultural sites.

3.11 SENSITIVE ECOSYSTEM POLICIES

- 3.11.1 The LTC should support and undertake initiatives to identify environmentally sensitive areas and significant natural sites, features and landforms in the planning area.
- 3.11.2 The LTC should support and undertake initiatives to plan, establish, and maintain a network of protected areas that preserves the representative ecosystems of the area and maintains its ecological integrity.
- 3.11.3 The LTC should protect environmentally sensitive areas, significant natural sites, features, views, scenic areas and landforms in the planning area through:

- (a) zoning regulations that encourage the siting and clustering of new development away from sensitive areas;
- (b) the implementation of development permit areas where accurate mapping identifying sensitive ecosystems at an appropriate scale is available and where the administration of development permit areas is feasible;
- (c) acquisition of land by the Trust Fund Board, other conservancies, regional districts, and government agencies;
- (d) park dedication at the time of subdivision;
- (e) encouragement of voluntary stewardship including the use of tools such as conservation covenants; and
- (f) the use of incentives such as the Natural Area Protection Tax Exemption Program, lot clustering, density transfer and amenity zoning.

3.11.4 The LTC should, in its bylaw provisions and in considering applications, consider the cumulative effects of existing and proposed development on sensitive ecosystems and groundwater supplies.

3.11.5 The LTC should undertake an initiative to map and identify potentially fish-bearing watercourses and implement provincial riparian area regulations through the use of development permit areas or zoning regulations.

3.12 GROUNDWATER POLICIES

3.12.1. Land use designations, zoning, subdivision regulations and other planning tools should be used to ensure that 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.

3.12.2. The LTC, in its bylaw provisions and in considering applications, should ensure that water quality is maintained, that existing, anticipated and seasonal demands for water are considered and addressed, and that new uses do not affect water availability to the detriment of existing uses.

3.12.3. The precautionary principle should be applied with respect to the planning, utilization and protection of potable water supplies, so that property owners, developers and government agencies act with a conservative approach regarding the impacts of land use on island water supplies.

3.13 SOILS AND AGGREGATES POLICIES

- 3.13.1. The LTC should use zoning and other applicable planning tools to protect identified areas of productive soil.
- 3.13.2. There are no known deposits of aggregates suitable for extraction in the Plan area. Mineral or mining activity is regulated under provincial acts and statutes and is not affected by policies contained within the OCP.

3.14 NATURAL HAZARDS POLICIES

- 3.14.1. The LTC should undertake initiatives to identify areas that are hazardous to development, including areas subject to flooding, erosion or slope instability.
- 3.14.2. The LTC should use appropriate tools, including setbacks and development permit area designations, to restrict and manage development in areas known to be subject to hazardous conditions.

3.15 SERVICES AND INFRASTRUCTURE POLICIES

- 3.15.1. As islands in the plan area are mostly self sufficient with respect to power, water and septic disposal, the LTC shall recognize the challenges associated with providing services on the islands.
- 3.15.2. LTC bylaw provisions should support the provision of power through small-scale, passive means such as solar collectors and wind generation.
- 3.15.3. LTC bylaw provisions should permit small-scale geo-thermal heating for individual dwellings.
- 3.15.4. The use of alternative technology to the traditional septic field, and the safe recycling of grey water, is supported by the LTC if methods can provide effective non-polluting and energy efficient means to treat and dispose of effluent and are in compliance with all other government regulations.

Advocacy Policies

- 3.15.5. Landowners undertaking new construction are encouraged to install rainwater catchment systems.

4. CLIMATE CHANGE ADAPTATION AND MITIGATION

Background:

Climate change is the result of 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 made possible through advances in technology and industrialization. The amount of GHGs in the atmosphere has increased in the last 200 years, and has caused a rise in average temperature of air and ocean water. Around the world, people interested in reducing GHG emissions are finding ways to reduce their carbon footprint and decrease or reverse the rate of temperature rise.

The Province of British Columbia, in response to public interest in reducing GHG emissions, adopted Bill 27, the Local Government (Green Communities) Statutes Amendment Act. The intent of the Act is to reduce GHGs, conserve energy, and create more sustainable communities. Most significantly, Bill 27 amended the Local Government Act, requiring that all local governments include GHG emission reduction targets, and policies and actions to achieve those targets, in their Official Community Plans.

The Executive Islands Area is unique in that, given the challenges found in living and recreating on the Islands, residents and seasonal visitors typically attempt to live lightly on the landscape. Residents may already use solar or other alternative energy sources, and seasonal occupancy of most homes and cottages means no emissions are produced for significant portions of the year. Reducing GHG emissions in this Plan Area takes on a different meaning when the fact that emissions are considerably lower than would be found in highly developed communities with readily accessible services is taken into consideration.

The following target, objectives, policies and actions are the first step to ensuring that the reduction of GHG emissions specifically and the impact of climate change in general become part of the evaluation process for land use planning in the Executive Islands Plan Area.

4.1 TARGET

- 4.3.1 This Plan commits to a reduction in greenhouse gas emissions by 20% by 2020 and 85% by 2050 from 2007 levels. Within the planning area, this reduction will be achieved by actions resulting from individual and community initiatives, the actions of other levels of government, technological changes, and changes to land use policies and regulations.

4.2 OBJECTIVES

- 4.2.1 To consider the impacts of climate change as a central factor in land use decision-making.
- 4.2.2 To support actions to minimize greenhouse gas emissions.
- 4.2.3 To recognize the importance of forested lands and unfragmented natural ecosystems in removing carbon dioxide from the atmosphere.

4.3 POLICIES

- 4.3.1 The LTC should, in its bylaw provisions and review of development applications, consider the potential impacts on global climate change and GHG reduction targets.
- 4.3.2 The LTC should investigate new methods of measuring GHG emissions that are relevant to the Executive Islands Plan Area.
- 4.3.3 The LTC should work with other government agencies, stakeholders and the residents of the Executive Islands to achieve energy conservation and emissions reduction goals
- 4.3.4 The LTC should identify significant unfragmented forest and non-forest ecosystems within the planning area and ensure that these areas are noted on mapping for both their environmental and carbon sequestration value
- 4.3.5 When considering transportation options by air, water or land, both residents and agencies with jurisdiction over services and infrastructure are encouraged to:
 - (a) Reduce fuel requirements;
 - (b) Reduce the extent of infrastructure (for example, through the development of common docks or road/trail construction that minimizes the right of way); and
 - (c) Limit the impact on the natural environment.

4.4 ACTIONS

- 4.4.1 The LTC should develop improved methods of determining and assessing the energy efficiency and climate change impacts of proposed development when considering land use applications. Application checklists may be developed to encourage climate change mitigation and adaptation criteria, such as energy efficiency, energy security, renewable energy and carbon sequestration impacts.
- 4.4.2 The LTC should work with the Trust Fund Board and other conservation organizations to promote the conservation of forested land as a cost effective and important climate change mitigation strategy.
- 4.4.3 Residents are encouraged to:
 - (a) Incorporate high energy efficiency into building design and construction and use carbon-efficient materials in new construction;
 - (b) Limit the use of fossil-fuel burning engines or generators and use alternative energy sources where possible; and
 - (c) Limit the burning of refuse.
- 4.4.4 Government agencies, when considering changes to infrastructure on the Islands, are strongly encouraged to mitigate impacts on the natural environment for any proposals for park, trail, road, ferry, dock, or infrastructure development.

- 4.4.5 The importation of bulk water adds to GHG emissions through the transportation of water by boat or barge. The LTC encourages alternative methods of increasing water self-sufficiency on the Islands.
- 4.4.6 To encourage alternative energy use, the Islands Trust should investigate the feasibility of the bulk purchase of small scale residential solar or other alternative energy equipment for resale to Island residents.
- 4.4.7 Zoning regulations should support small scale residential solar and wind power generation on residential lots
- 4.4.8 To reduce the need for travel and the production of GHG emissions, the LTC should continue with the investigation of new methods for electronic meetings and consider amending its meeting procedures bylaw to permit electronic virtual business meetings that would be available and open to the public.
- 4.4.9 The LTC should work with Trust Council to add a “carbon neutral calculator” to the Islands Trust Climate Wise Islands website to assist residents in calculating their personal and household GHG emissions. The calculation would be voluntary, and residents would be provided with a printout that compiles a list of suggested personal actions that could be taken to reduce emissions, tailored to the individual conditions entered into the calculator

5. DEVELOPMENT PERMIT AREAS, TEMPORARY USE PERMITS AND DEVELOPMENT APPROVAL INFORMATION

5.1 DEVELOPMENT PERMIT AREAS

The designation of Development Permit Areas and establishment of objectives and guidelines for the issuance of development permits will be incorporated into the Official Community Plan when supportive mapping of the Plan Area is available.

5.2 TEMPORARY USE PERMITS

An Official Community Plan may designate areas where temporary commercial or industrial uses may be allowed. A temporary use permit may, notwithstanding a zoning bylaw, allow a commercial or industrial use, permit the construction or use of buildings or structures to accommodate persons who work at the commercial or industrial enterprise in respect of which the permit is issued and specify conditions under which a temporary commercial or industrial use may be carried on. A permit may be issued for a period of up to three years and may be renewed only once. The issuance of a temporary use permit should be conditional on compliance with the following guidelines:

- 5.2.1 Temporary Use Permits may be issued for any area covered by this plan, except for areas designated Park or Conservation on Schedule C.
- 5.2.2 Temporary Use Permits should only be issued for activities that are of short and fixed duration.
- 5.2.3 An application for a Temporary Use Permit should only be considered if the proposal can be demonstrated to have minimal negative impact on the environment of the Executive Islands Area.
- 5.2.4 In issuing a Temporary Use permit, the LTC should specify conditions under which the use may be carried on that would mitigate any impacts of the use, including restoration of land upon completion of the permit

5.3 DEVELOPMENT APPROVAL INFORMATION

- 5.3.1 The area subject to this bylaw is designated as an area under which development approval information may be required for the purpose of obtaining consistent and comprehensive information on the impacts of proposed development.
- 5.3.2 Trust Council may consider adoption of a development approval information bylaw pursuant to s. 920.1 of the Local Government Act

7. ADMINISTRATION AND INTERPRETATION

7.1 PURPOSE

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 Executive Islands Area. This bylaw provides a statement of local government goals, objectives and policies. It is intended to provide policy guidance for the Executive Committee acting as a Local Trust Committee, government agencies, organizations and the public regarding the existing and proposed land use and development in the Executive Islands Area.

7.2 ISLANDS TRUST AUTHORITY

The *Islands Trust Act* gives the Islands Trust, through its Local Trust Committees, the same land use planning authority as a regional district board under the *Local Government Act*. Bylaws must be approved by the Islands Trust Executive Committee and, in the case of Official Community Plans, also by the Minister of Community and Rural Development before adoption by the Local Trust Committee.

The Executive Committee acting as a Local Trust Committee has the responsibility for land use planning and regulations within the Executive Islands Area. This committee has four members who are elected in other Local Trust Areas and who have been elected by Trust Council as chairperson and vice chairpersons of the Islands Trust Council.

The purpose of the Trust Council, Executive Committee, and Local Trust Committees is to carry out the object of the Islands Trust, which 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 organizations and the government of the province.

The legislated object defines the purpose of providing authority to the Islands Trust for land use regulation. Local trust committees employ the available planning powers of the *Local Government Act* to preserve, protect, and effectively maintain the rural nature, health, natural environment and vitality of the Trust Area.

7.3 AREA OF JURISDICTION

The provisions of this Bylaw apply to the Executive Islands Area as shown on Schedule "B", which forms part of this bylaw.

7.4 ADVOCACY POLICIES

Community goals and objectives included in this bylaw that address matters that are outside the jurisdiction of the Executive Committee acting as a Local Trust Committee are considered “advocacy policies”. These advocacy policies encourage others to take actions that the local trust committee believes would contribute to the goals and objectives of the plan. This bylaw cannot and does not represent a commitment from other agencies or persons to act according to community goals, objectives or policies.

7.5 PUBLIC FACILITIES

Any designation or policy for proposed public facilities on private lands including but not restricted to roads, parks, trails, parking facilities, and public and community facilities that are not available for acquisition through dedication, grants, or as an amenity through a zoning regulation and that are not subject to committed funds either through a capital expenditure plan or other budgeting process of the public agency responsible for the proposed facility, shall be deemed to be a community goal of this bylaw.

7.6 IMPLEMENTATION

Section 884 of the *Local Government Act* specifies that:

"An official community plan does not commit or authorize a municipality, regional district (includes a local trust committee pursuant to Section 27 of the *Islands Trust Act*) or improvement district to proceed with any project that is specified in the plan."

and

"All bylaws enacted or works undertaken by a council, board or greater board (includes a local trust committee pursuant to Section 27 of the *Islands Trust Act*), or by the trustees of an improvement district, after the adoption of an official community plan must be consistent with the relevant plan."

7.7 INTERPRETATION

7.7.1 In the system used for referencing provisions, the single digit number indicates parts, the two digit number sections, the three digit numbers policies and the lower case letters articles:

Part:	1
Section:	1.1
Policy:	1.1.1
Subsection:	(a)

7.7.2 The final interpretation as to the precise location of boundaries on any map schedule shall be defined by:

(a) Where boundaries coincide with lot lines, the boundaries are

the lot lines.

- (b) Where a boundary is shown as following any highway, right-of-way or stream, the centre line of such highway, right-of-way, or stream the centreline of that feature is the boundary.
- (c) Where land based and water based boundaries coincide, the common boundary shall be the surveyed lot line as shown on a plan registered in the Land Title Office, and where there is no such plan the natural boundary of the sea is the common boundary.
- (d) Where a boundary does not follow a legally defined line and no dimensions are shown by which the boundary could otherwise be located, the location of the boundary must be determined by scaling from the map schedule and in that case the boundary is the midpoint of the line delineating the boundary on the schedule.

7.7.3 In interpreting the objectives and policies of the Plan, the term "shall" or "will" denotes that the indicated measure must be taken or applied. The term "should" or "may" indicates that the suggestion is intended as a guideline.

7.7.4 Throughout this Plan, the words listed below shall be defined as follows:

Conservation – actions, legislation or institutional arrangements that lead to the protection or preservation of a given species, group of species, habitat, natural area, or property or area of human heritage value or character.

Ecosystem – a complete system of living organisms interacting with the soil, land, water, and nutrients that make up their environment. An ecosystem is the home of living things, including humans. An ecosystem can be any size—a log, pond, field, forest, or the earth’s biosphere—but it always functions as a whole unit. Ecosystems are commonly described according to the major type of vegetation—for example, old-growth forest or grassland ecosystem.

Environmentally Sensitive Area - places that have special environmental attributes worthy of retention or special care. These areas are critical to the maintenance of productive and diverse plant and wildlife populations. Examples include rare ecosystems, habitats for species at risk and areas that are easily disturbed by human activities. Some of these environmentally sensitive areas are home to species which are nationally or provincially significant, others are important in a more local context. They range in size from small patches to extensive landscape features, and can include rare and common habitats, plants and animals.

Foreshore - the area between the high and low water mark of tidal water.

Local Trust Committee (LTC) - The Executive Committee acting as a Local Trust Committee.

Official Community Plan (OCP) - A community plan adopted pursuant to Part 26, Division (2), Section 876 of the *Local Government Act*.

Park - Park land acquired through dedication of land at time of subdivision, donation or by purchase through a community parks function of a regional district unless otherwise specified in this Bylaw.

Plan - An Official Community Plan adopted by the Executive Committee Acting As A Local Trust Committee.

Precautionary Principle – the recognition that when an activity raises threats of harm to the environment, precautionary measures should be taken even if some cause and effect relationships are not fully established scientifically.

Preserve – to maintain a given condition. Preservation often requires maintaining the processes that generate the desired condition.

Protect – to maintain over the long-term by managing, or if necessary limiting, the type and intensity of development or activity to ensure that valued attributes are not compromised or destroyed.

Sensitive Ecosystem – ecosystems which are fragile and/or rare, or those ecosystems which are ecologically important because of the diversity of species they support.

Stewardship – voluntary, cooperative actions that nurture and take responsibility for the long-term integrity of the environment and amenities of the Trust Area.

Sustainable – capable of meeting the environmental, economic and social needs of current generations without compromising the ability of future generations to meet their needs.

7.8 AMENDMENT PROCEDURE

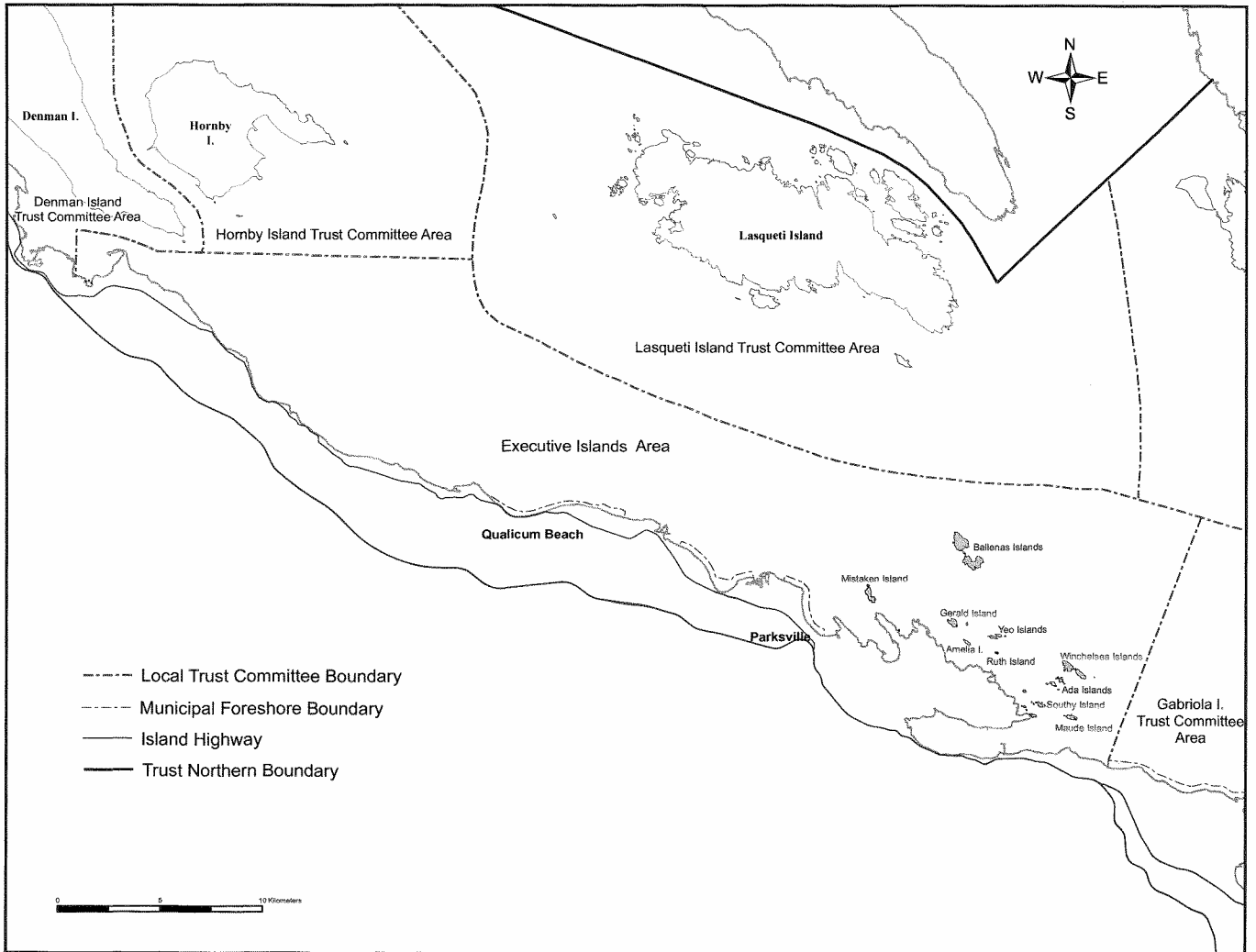
This Bylaw may be amended by the Executive Committee acting as a Local Trust Committee, at its initiative or in response to an application. Individuals seeking amendment shall submit applications in the form provided for in the bylaws of the Local Trust Committee that address fees and procedures.

7.9 SEVERABILITY

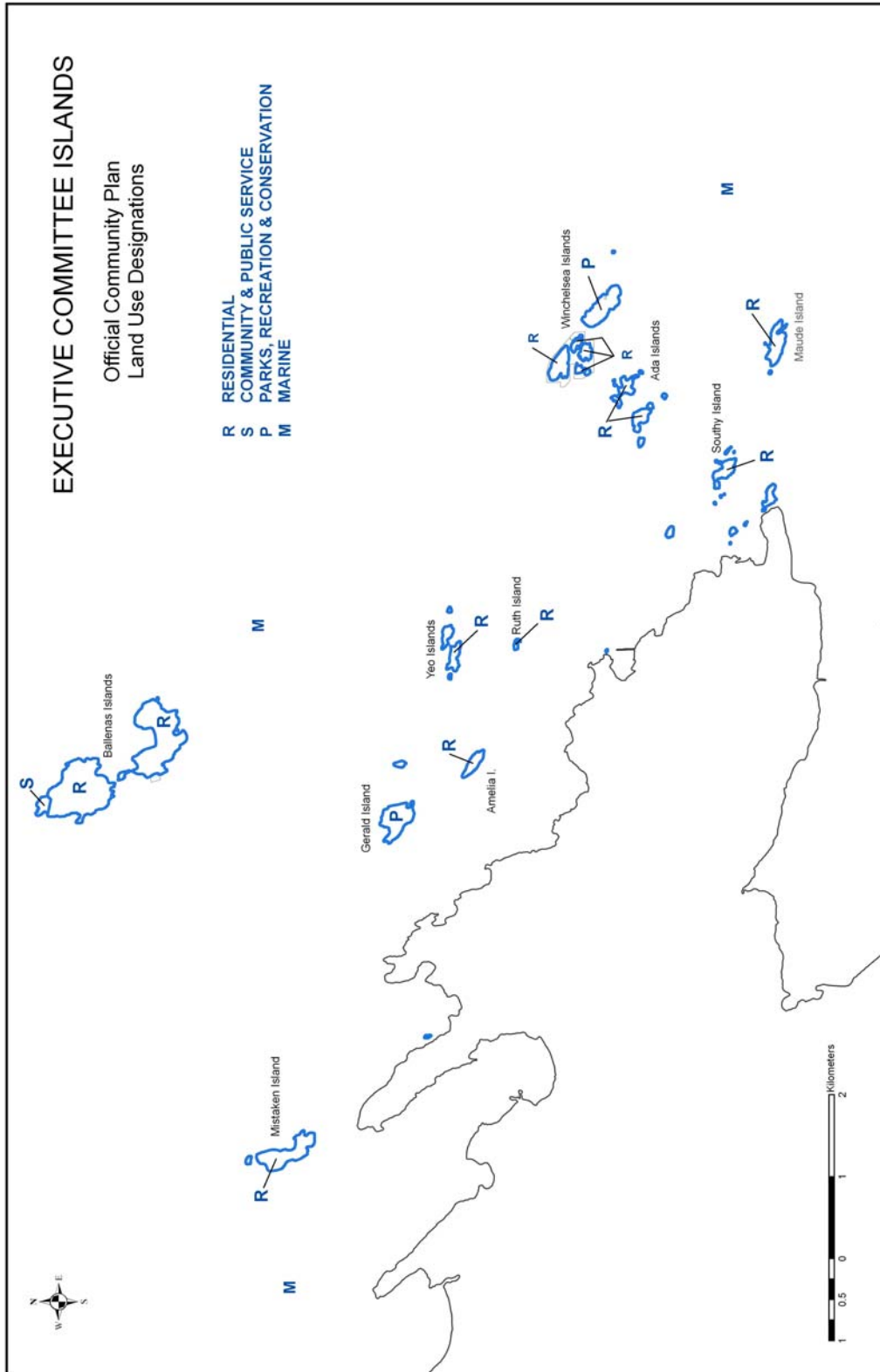
If any provision of this Bylaw is for any reason held to be invalid by a decision

of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

SCHEDULE B - Bylaw area map



SCHEDULE C - Land Use Designation Map



SCHEDULE D –Lands Subdividable and Potentially Subject to Parkland Dedication



Islands Trust

Preserving Island
communities, culture
and environment

Our Provincial Mandate

“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 British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, other persons and organizations and the government of British Columbia”

– Islands Trust Act



Islands Trust Council - Strategic Plan 2008-2011

Adopted: September, 2009 – Updated: Sept. 21, 2010

The Trust Area

The Trust Area covers the islands and waters between the British Columbia mainland and southern Vancouver Island, including Howe Sound and as far north as Comox. This is a unique and special place composed of 13 major islands and more than 450 smaller islands covering approximately 5200 square kilometres.

The beauty, tranquility, and unique natural environment of the islands in the Strait of Georgia and Howe Sound have given the area national recognition.

The islands support strong communities characterized by a mix of lifestyles, livelihoods and individuals. Island residents bring unique skills, viewpoints and sense of place together to sustain a tradition of community involvement.

Our Council

The Islands Trust Council is made up of the 26 locally-elected officials of the Trust Area who are responsible for land use decisions in their island communities. Our Council has a unique mandate from the province to protect the unique environment and amenities of the islands. It meets quarterly to make decisions about overall policy, staff resources and budget. Our current Council was elected for a 3-year term during BC Local General Elections in November 2008. The current term will end in December 2011.

A Strategic Plan for our 2008-2011 term

Since December 2008, we have worked hard to identify the most important goals for the current term. By identifying these goals and developing a strategic plan to achieve them, we can focus finite resources and measure progress. Through adoption of a Strategic Plan, we have confirmed the following focus areas for our 2008-2011 term:

Goal 1 Ecosystem Preservation and Protection

We can create a legacy for the future by preserving and protecting the most significant parts of our natural environment:

- We will identify and protect our most significant riparian areas.
- We will improve the identification and protection of island biodiversity, as well as our most sensitive environments, and significant natural areas.
- We will work to reduce greenhouse gas emissions, both by managing our internal operations and by fostering energy-efficient communities in our land use decisions.

Goal 2 Stewardship of Island Resources

We will work to steward island resources, and to ensure that the scale, rate and type of development is compatible with the maintenance of island ecosystems.

- We will use land use planning tools to address the sustainability and quality of freshwater resources.
- We will support initiatives to achieve reliable, adequate and sustainable funding for the Trust Fund Board, our conservation land trust.
- We will take steps to advance good management of coastal areas, by encouraging landowner stewardship and by considering new planning tools.

Goal 3: Sustain Island Character and Healthy Communities

We recognize that the health of our communities is improved if our islands are safe and secure, if there is strong public involvement in decision-making, and if we accommodate people of differing age groups and income levels.

- We will work to support and restore socio-economic diversity with strategies for affordable, accessible and appropriate community housing.
- We will work to understand and minimize the negative effects that climate change could have on island communities.
- We will cultivate community engagement and participation in land use planning.

Goal 4 Organizational Effectiveness

Our island communities need effective and efficient government services:

- We will continue our work to provide services on an increasingly cost-effective basis.
- We will encourage recognition and support of the Islands Trust object by our communities and by other agencies and levels of government.

(Italics indicate significant changes since last Trust Council meeting; shaded text represents actions in past and future years)

*** See last page for key to abbreviations used in this document**

**EXCERPT FROM 2010
STRATEGIC PLAN**

**AS APPROVED AT SEPTEMBER
2010 TRUST COUNCIL**

Goal 1: Ecosystem Preservation and Protection...

OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS
To identify and protect riparian areas	Implement Riparian Area Regulations throughout the Trust Area	FY 2009/10 Review RAR mapping by UBC	LPC	Funded by 09/10 program budget	By whether RAR mapping contract is complete.	Complete
		FY 2010/11 & 2010/11 Develop bylaws re RAR requirements, subject to RAR mapping completion	LTCs/BIM*	Funded by 09/10 program budget	By whether all islands are RAR compliant through bylaw development	Two islands are RAR compliant RAR stream mapping complete for all southern islands Application processing procedures compliant with RAR for all islands
		FY 2010/11 Develop communications materials about RAR for use in LTC meetings	LPC	Funded by 10/11 program budget	By whether staff have developed communications materials	Funding allocation approved by Council in June
To improve the identification of protection of biodiversity, environmentally sensitive areas and significant natural sites, features and landforms	Continue improvements to mapping data (i.e. ecosystem maps) Protect sensitive and significant land through land use planning decisions Monitor and enforce LTC conservation covenants	FY 2009/10 Complete DEM acquisition & implementation programs for Trust Area	LPC	Funded by 09/10 program budget	By whether DEM program is complete	Complete
		FY 2010/11 & 2011/12 Complete SEM acquisition and implementation programs for Trust Area	LPC	Funded by 10/11 program budget	By whether SEM program is complete	Dependent on TEM, which is now complete. On track for completion this term
		2008-2011 term Optimize opportunities to protect land	LTCs/BIM*	Funded by base budget	By the hectares of land that have been protected	Awaiting opportunity. (Denman bylaws adopted). Relevant OCP policies in development on several islands
		FY 2009/10 & 2010/11 Establish management plan for LTC conservation covenants	LPC	Funded by base budget	By whether a management plan has been finalized	Covenant inventory complete. Covenant monitoring approach reviewed by LPC in August.
		FY 2010/11 Management/monitoring program for LTC conservation covenants	LPC	Funded by base budget	By whether the management plan has been funded and implemented	Not started

<p style="text-align: center;">To reduce greenhouse gas emissions</p>	<p>FY 2009/10 May/June – LPS staff to attend ministry workshops for planners re. TPAs</p>	LPS	Funded by base budget	By whether relevant staff have attended workshops	Complete
	<p>Sept 2009 Develop a Trust-wide work program to include targets, policies and actions for GHG emission reduction in all island OCPs by legislated deadline (May 31/10)</p>	LPC	Funded by base budget	By whether LTCs and BIM have focused work programs to include targets, policies and actions for GHG emission reduction in their OCPs.	Complete
	<p>Jan to May 2010 Establish targets, policies, and actions in OCPs by legislated deadline (May 31/10)</p>	LTCs/BIM*	Funded by 09/10 and 10/11 program budgets. Additional funding may be available through grants	By whether all OCPs have been amended to include GHG emission reduction targets, policies and actions by May 31/10	Targets, policies and action included in seventeen OCPs submitted for ministerial approval. Two OCPs are delayed.
	<p>FY 2009/10 Develop relevant information on a Trust-wide basis that will serve all LTCs</p>	LPC	Funded by program budget (09/10 budget)	By whether we have developed tools to assist LTCs/LIMs in reducing GHG emissions through land use decisions	Complete
	<p>FY 2010/11 Consider the inclusion of the information provided by the LPC into appropriate bylaws and processes</p>	LTCs/BIM*	Funded by 10/11 program budget	By whether GHG emission reduction is achieved in LTC land use decisions	OCP/LUB reviews underway for several islands All future OCP reviews must address GHG emissions reduction
	<p>Amend OCPs to include emission reduction targets, policies and actions (TPAs)</p>				
<p>Foster energy-efficient communities through land use planning decisions</p>					

* Depends upon decisions of the Bowen Island Municipal Council
** Depends upon decisions of the Trust Fund Board

Goal 2: Stewardship of Island Resources...

OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS
To increase the sustainability and quality of freshwater resources		FY 2009/10 OCP/LUB reviews underway on selected islands	LTCs	Funded by 09/10 program budget	By the number of LTCs/IM with new policies and regulations for protection of freshwater resources	Reviews continuing in 10/11
		FY 2010/11 & 2011/12 OCP/LUB reviews underway on selected islands	LTCs	Funded by 10/11 program budget		Reviews underway or planned to begin in 10/11
To advance the stewardship of coastal areas and marine shore lands	Develop and implement new land use planning tools for shoreline and marine protection	FY 2009/10 Develop integrated shoreline and watershed protection mapping for one island to assist OCP process (joint UBC/IT project)	LPC	Funded by 09/10 program budget	By whether mapping is complete	Complete
		FY 2009/10 and 2010/11 Thetis Island LTC – consider the use of integrated shoreline & watershed protection into OCP review process	LTC	Funded by 09/10 & 10/11 program budget	By whether OCP has been amended to include new forms of protection	Background shoreline research almost complete OCP review underway
		FY 2010/11 Provide recommendations to the Trust Council regarding a Trust – wide adoption of an integrated shoreline & watershed protection approach for OCP processes	LPC	Funded by base budget	By whether recommendations have been provided to TC.	RFD with recommendations to Trust Council in Sept 2010
		FY 2011/12 Initiate Green Shores for Homes project: Extend integrated shoreline & watershed protection approach to Islands Trust Area	EC LTC/BIM*	Subject to funding	By whether integrated shoreline and watershed protection mapping is complete	Funding applications in process

Goal 3: Sustain Island Character and Healthy Communities...

OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS	
<p>To support socio-economic diversity of island communities</p>	<p>Support/restore socio-economic diversity through land use planning strategies about affordable/accessibile/appropriate housing</p>	<p>FY 2009/10 Provide recommendations and guidance for LTCs with respect to relevant options for land use planning decisions to advance affordable housing</p>	LPC	Funded by 09/10 program budget	By whether recommendations/guidance has been provided.	Complete	
	<p>Support local food security</p>	<p>FY 2010/11 Consider implementing land use planning decisions to advance affordable housing</p>	LTCs	Funded by 10/11 programs budget	By the number of LTCs have implemented land use planning decisions regarding affordable housing.	Task Force will continue in 10/11 to provide assistance to LTCs regarding implementation	
	<p>Support local food security</p>	<p>FY 2011/12 Measure and report on island housing affordability</p>	TAS	TBD	TBD	Completed for SSI&GB May be included in indicators program	
	<p>Support local food security</p>	<p>FY 2009/2010 Support public education by creating IT resource webpage (e.g. with SSI area farm plan) and encouraging community gardens</p>	TAS	Funded by base budget	By whether IT resource webpage with food security links have been created	Webpage now live. UBCM funding approved for seniors' community garden project	
	<p>Support local food security</p>	<p>FY 2010/2011 Support completion of a second area farm plan (Denman)</p>	LTC	Funded by 10/11 programs budget	By whether a second area farm plan is started	Started. Matching funding received	
	<p>Support local food security</p>	<p>FY 2011/2012 Complete a second area farm plan (Denman)</p>	LTC	Subject to funding (11/12 budget)	By whether a second area farm plan has been completed	Not started	
	<p>Support local food security</p>	<p>FY 2010/2011 Trust Council workshop about local government role in food security</p>	TPC	Funded by base budget	By whether a workshop has been held	Scheduled for Sept 2010	
	<p>Include new policies and regulations about food security in OCPs and LUBs as they are reviewed</p>	<p>FY 2009/10 & 2010/11 Reviews underway on selected islands</p>	LTC	Funded by 09/10 programs budget	By the number of LTCs/IMs with new policies and regulations related to food security	Food security toolkit in preparation OCP/LUB reviews started	
	<p>To minimize the impact of climate change upon islands and communities</p>	<p>Develop climate change adaptation plan</p>	<p>FY 2011/2012 Continue implementation of adaptation planning framework.</p>	TPC	Subject to funding	TBD	Not started. May be delayed.
		<p>Integrate climate change adaptation into land use</p>	<p>FY 2012/2013 Continue implementation of adaptation planning framework</p>	LTCs/BIM*	Subject to funding	TBD	Not started

* Depends upon decisions of the Bowen Island Municipal Council

** Depends upon decisions of the Trust Fund Board

OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS
<p>To cultivate community engagement and participation in land use planning</p>	<p>planning and regulatory decisions</p>					
	<p>Develop new tools and strategies to encourage community engagement in land use planning processes</p>	<p><u>FY 2009/10</u> Develop new tools and strategies to encourage community engagement in land use planning processes</p>	<p>LPC</p>	<p>Funded by base budget</p>	<p>By whether information about new tools and strategies has been circulated to trustees and staff.</p>	<p>World Café demo held during June TC Staff training planned Info circulated as part of Climate Wise Islands materials and regarding sensitive ecosystems. Sensitive ecosystems webpage developed</p>
		<p><u>FY 2010/11</u> Consider new tools and strategies to encourage community engagement in land use planning processes</p>	<p>LTCs</p>	<p>Funded by base budget</p>	<p>TBD</p>	<p>Developing public portal for IT mapping data Affordable housing webpage planned Food security toolkit under development</p>

Goal 4: Organizational Effectiveness...

OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?*	IS FUNDING IN PLACE OR REQUIRED?	HOW WOULD WE MEASURE SUCCESS?	STATUS
To provide services on an increasingly effective basis	Develop cost effective bylaw enforcement tools	FY 2009/10 & 2010/11 Establish a Bylaw Dispute Adjudication System for the Islands Trust	LPC	Funded by base budget	By whether a Bylaw Dispute Adjudication System is established.	Regulatory adjustments approved by province for several islands. Agreement approved by Trust Council Mar 10. Awaiting ministerial approval
		FY 2009/10 & 2010/11 Consider bylaw amendments to allow Bylaw Dispute Adjudication System	LTCs	Funded by base budget	By the number of islands where a Bylaw Dispute Adjudication System is in place	Bylaw drafting in progress
	Review of development application fee levels and cost recovery mechanisms	FY 2010/11 Develop terms of reference and identify budget and data needs for review of application fees	FPC LPC	Funded by base budget	By whether terms of reference has been developed and any necessary budget and data needs have been identified.	Not started
		FY 2011/12 Review of application fees, development of amendments to model fees bylaw and related policies	FPC LPC	Subject to budget (11/12 budget)	By whether application fees and cost recovery mechanisms have been reviewed, policies have been amended and a model fees bylaw has been developed.	Not started
	Adoption of amended fees bylaws	LTCs	Subject to budget (11/12 budget)	By whether all LTCs have adopted amended fees bylaws	Not started	

Abbreviations:
 ADMIN – Administrative Services
 BIM – Bowen Island Municipality
 DEM – Digital Ecosystem Mapping
 EC – Executive Committee
 FN – First Nations
 FY – Fiscal Year
 GHG – Green House Gases
 ID – Identification
 IM – Island Municipality
 IT – Islands Trust
 LPC – Local Planning Committee
 LPS – Local Planning Services

LTA – Local Trust Area
 LTC – Local Trust Committee
 LUB – Land Use Bylaw
 MCRD – Ministry of Community & Rural Development
 MGMT – Management Team
 NA – Not Applicable
 NAPTAP – Natural Area Protection Tax Exemption Program
 OCP – Official Community Plan
 PSSC – Policy Statement Sub Committee
 PMFL – Private Managed Forest Land
 RAR – Riparian Area Regulations
 RCP – Regional Conservation Plan
 RD – Regional District

RFD – Request for Decision document
 RM – Records Management
 SEM – Sensitive Ecosystem Mapping
 SSI – Salt Spring Island
 TAS – Trust Area Services
 TEM – Terrestrial Elevation Mapping
 TBD – To Be Determined
 TC – Trust Council
 TFB – Trust Fund Board
 TPA – Targets, Policies and Actions (re GHG emission reduction)
 TPC – Trust Programs Committee
 UBC – University of British Columbia
 UBCM – Union of BC Municipalities

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Colour Key for fourth column:	
Green	Potential committee/unit/body taking lead for strategy/activity
Blue	Local Planning Committee, Local Planning Services staff, Local Trust Committees or Bowen Island Municipality
Yellow	Trust Programs Committee or Trust Area Services staff
Orange	Executive Committee/CAO's office
White	Financial Planning Committee/Administrative Services staff
Light Green	Management team
Light Blue	Trust Fund Board or Islands Trust Fund staff

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