

**Date:** February 21, 2010

**File No.:** GB-OCP-2010.1, .2 and .3  
(Climate Wise Islands)

**To:** Gabriola Island Local Trust Committee  
For the meeting of February 25, 2010

**From:** Pamela Shaw, Contract Planner and  
Chris Jackson, Regional Planning Manager

**CC:** Pat Maloney, Island Planner

---

**Re: Climate Wise Islands Project**

Attached are three draft bylaws for consideration. This report provides background and information related to these draft bylaws.

## BACKGROUND

---

At September 2009 Trust Council, it was resolved that all Local Trust Committees (LTC) establish greenhouse gas emission reduction targets, policies and actions in their Official Community Plans (OCP) by May 31, 2010. This resolution furthers the Islands Trust Strategic Plan 2008-2011 and Provincial legislation. The project is referred to as "Climate Wise Islands".

At the Northern Team session during Trust Council, trustees discussed how this project should unfold. From that discussion, staff identified three principles that should be observed when carrying out the Climate Wise Islands project for the Northern Region:

- there must be minimal impact on existing LTC work program items;
- the project must be community based, with the public involved early and throughout the process; and
- the project should be advanced immediately with active observance that it will be completed by the May 31, 2010 deadline.

Subsequently, all Northern Local Trust Committees amended their work programs with this project as the number one priority.

## NORTHERN REGION LOCAL TRUST COMMITTEES

---

### *Timeline*

At September Trust Council a proposed timeline was provided (please see *Attachment 1*). At this time, all Northern Region LTCs are on track.

In order for any OCP amendment to become law at final reading, the amending bylaw must be given three readings, go to a public hearing, and be approved by the Executive Committee and the Minister of Community and Rural Development.

All OCP amendment bylaws must be before the Minister by May 31. Later in this report is a proposed timeline for the Gabriola Island LTC, however it is important to keep in mind all Northern LTCs, some with several OCPs, are going through the same process and staff resources are shared. The following dates should be kept in mind.

- Executive Committee (EC) will likely hold a special meeting the final week of May to consider bylaws (as discussed with Executive Coordinator, Marie Smith); proposed bylaws should be submitted no later than Friday, May 21.
- Third reading of a bylaw must occur after public hearing and within a LTC meeting (i.e. third reading can not be conducted by Resolution Without Meeting (RWM)). Public hearing and the follow-up LTC meeting should occur no later than Wednesday, May 19.
- A resolution of the LTC is required in order for a bylaw to be sent to public hearing (this resolution may be conducted by RWM). There should be at least a month between this resolution and holding the hearing so that proper notification and advertising occurs, as directed by Provincial statute and case law. A resolution to send a bylaw to public hearing should occur no later than early April.
- First reading of a bylaw starts the legislative portion of the bylaw amendment process. In total, there are four readings of an amendment bylaw before it can become law. At any of these readings, elected officials can make changes to the bylaw. After first reading however, the bylaw has a formal status that requires different approaches to process. Time permitting, it is preferred to have at least 30 days for referral agencies to comment on proposed bylaws before sending a bylaw to public hearing. First reading should occur no later than early April.

Staff request LTC consideration of staff resources when establishing a timeline for the remainder of this project.

### ***Actions to Date***

Contract planner Pamela Shaw circulated an October 6, 2009 staff report to all LTCs. At various LTC meetings the report was discussed and community forums held. In total, 13 meetings specific to this climate change project were held in the Northern Region from November 2 through to December 6. Additionally, staff worked with each LTC to provide a newsletter tailored for each community. Depending on the LTC, the newsletter was either mailed to all property owners in a given area or added as an insert in a local paper, posted to the Local Trust Area and Climate Wise Islands webpage, delivered to residents or all of the above. Attachment 2 provides a Climate Wise Islands briefing for the Northern Region as of December 7, 2009.

From mid-December to early January, contract staff reviewed all public comments and started work on staff reports and developing draft wording for bylaws. The order of report preparation depended upon the LTC meeting schedule for the beginning of 2010.

Typically, community input is received, discussed by trustees and staff at a follow up meeting and then staff instructed to provide a report with direction provided from the LTC. From there, a follow up report is provided with draft bylaw wording presented, as discussed and directed by the LTC.

With the strict deadline of the Climate Wise Islands project, staff accelerated the process by providing several LTCs with a report containing draft bylaw wording based largely on public comments received from the November/December consultation period. That wording was provided as a list of options for a LTC to choose from. Some LTCs have met and discussed the 'menu' of choices for a bylaw and others have not at this time. Staff ask that trustees keep in mind that without the benefit having a LTC discussion prior to providing draft bylaw wording, the list of options may appear raw and unrefined.

For the Gabriola Island Local Trust Committee, a special LTC meeting was held on November 6, 2009 and a Community Meeting for the Gabriola (but not Mudge or DeCourcy) Island Climate Wise Islands work was held on November 26, 2009. The LTC reviewed the draft bylaw January 29 and passed resolutions directing changes and seeking clarification.

Staff seek LTC direction on what bylaw wording options to keep, which to reword, new ones to add and so on. Three draft bylaws are attached (attachments 3, 4 and 5) to this report specific to the Gabriola Island Local Trust Area: the Gabriola Island Official Community Plan, the Mudge Island Official Community Plan, and the DeCourcy Island Official Community Plan.

### **Greenhouse Gas Emission Reduction Targets**

The Province amended the *Local Government Act* directing that local governments amend their OCPs to address greenhouse gas emission reductions by May 31, 2010. The legislation states that:

*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.*

For reference, the following are a few examples of targets set elsewhere. For a more comprehensive list, please refer to the "Meeting Bill 27 Requirements" document provided at Trust Council, September 15, 2009.

Kyoto Protocol (Canada):	6% reduction by 2012 based on 1990 levels
Government of Canada:	20% reduction by 2020 based on 2006 levels (i.e. 3% reduction by 2020 based on 1990 levels)
Province of BC:	6% reduction by 2012 based on 2007 levels 18% reduction by 2016 based on 2007 levels 33% reduction by 2020 based on 2007 levels 80% reduction by 2050 based on 2007 levels
Dawson Creek:	14% reduction by 2012 based on 2006 levels 33% reduction by 2020 based on 2006 levels 85% reduction by 2050 based on 2006 levels
Cowichan Valley RD:	80% reduction by 2050 based on 2007 levels
Prince George:	2% reduction by 2012 based on 2002 levels
Bowen Island:	33% reduction by 2020 based on 2007 levels 80% reduction by 2050 based on 2007 levels

Current greenhouse gas emission inventories lack the detail for staff to recommend a permanent target. Instead, as monitoring programs and inventories are established targets may be refined. It is important to keep in mind that the Province directs all local governments to set a target by law, and OCPs not amended accordingly may lack validity.

As indicated above, communities are setting reduction targets in a similar format as set out in the Kyoto Protocol (1997). This meets the legislation in terms of setting a quantifiable target over a specified period of time. Other options considered by other communities include setting targets for: increasing length of bike trails within a community by a stated year; decreasing traffic emissions by # tonnes by 20##; setting an upper limit of no more than 350 ppm of carbon dioxide in the atmosphere; encouraging each person to produce not more than ## tonnes of emissions per year and so on.

The Salt Spring LTC included climate change as part their OCP review in 2008 and are now advancing more detailed policy and action work. With support from active community groups, such as the Earth Festival Society, that LTC is likely the most informed in terms of initial inventory work, particularly with regard to energy use. The Salt Spring LTC is proposing the following target: *15% reduction by 2015 and 85% reduction by 2050 based on 2007 levels.*

The Galiano Island LTC recently gave first reading to a brief bylaw on climate change. Meant to serve as a 'placeholder' amendment, the bylaw sets out the following target:

*To reduce greenhouse gas emissions by 33% by 2020 from 2007 levels. Within the local trust 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.*

As the Galiano Island LTC is moving through an OCP review, they decided to have greenhouse gas policy and action discussions as part of that review rather than addressing them at this time. The first part of their target is consistent with one of the targets committed to by the Province. The second part of the target recognizes that a LTC can not meet emissions reduction targets independently. Instead, others are part of the solution.

The Gambier Island LTC is also advancing the Gambier Island Associated Islands Official Community Plan. That OCP recently had first reading and includes a number of specific policies and actions along with the same target as proposed on Salt Spring.

Most recently, the Denman Island LTC gave first reading to a bylaw on climate change. Their bylaw includes a target of reducing greenhouse gas emissions by 33% by 2020 and 85% by 2050 based on 2007 levels. Their policies and actions are detailed and comprehensive.

While preferred, Local Trust Committees are not obligated to set the same target and implement the same policies and actions.

Staff recommend that the LTC consider a target that is both aspirational and realistic. Aspirationally, a target should be outcome oriented and motivating. Realistically, a target should be conservative and achievable. While greenhouse gas emission inventories will be available in the future, staff recommends referring to credible sources when setting current targets.

In addition to the list noted above, the 2009 United Nations Climate Change Conference (*often referred to as the Copenhagen Summit*) may be helpful to LTC deliberation. This UN document proposed a range of updated targets with developed countries asked to commit to greater reductions. For Canada, emission reductions were proposed from 25 to 45% reduction by 2020 based on 1990 levels. Developing countries were asked to commit to reductions from 15 to 30%.

The Provincial target of 33% reduction by 2020 based on 2007 levels works out to approximately a 5% reduction by 2020 based on 1990 levels. The UN proposal asked for a 25 to 45% reduction. Without large scale industry or other large point sources of pollution, how can small rural island communities reduce greenhouse gas emissions to the scale required? What can realistically be reduced depends on understanding how these communities are contributing. This subject needs further research and should be part of monitoring and inventory programs.

While the Provincial target is lower than the Kyoto Protocol or UN Copenhagen proposal, it provides a starting point that appears similar to other communities.

Staff recommends the Gabriola Island LTC consider setting the following target, which is similar to the Provincial target, for all three official community plans:

*Target: to reduce greenhouse gas emissions by 33% by 2020 and 85% by 2050 based on 2007 levels. Within the local trust 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.*

### **Greenhouse Gas Emission Reduction Policies and Actions**

As noted in the targets section above, the Galiano Island LTC is proposing to insert a 'placeholder' policy and action section in order to satisfy the legislation, and provide further climate change discussions later in the OCP process. There are five of 11 Northern Region OCPs under review at this time. Depending upon the stage and scope of the process being undertaken, an OCP review may provide opportunity to extend climate change discussions after the May 31 deadline, and after the draft climate change bylaw is adopted.

For those OCPs not being reviewed, a similar method as above can be established. A possible action could be that climate change discussions should occur when the OCP is reviewed at a later date. This serves as a placeholder, or reminder, to revisit matters that do not have opportunity to be discussed in detail prior to the May 31 deadline.

Most of the climate change amending bylaws for the Northern Region include several policies and actions based on specific community input received at meetings and through submissions. These proposed policies and actions are specific to each LTC. Three draft amending bylaws are attached to this report.

## **DRAFT OFFICIAL COMMUNITY PLAN AMENDMENT BYLAWS**

---

The Gabriola Island Local Trust Area includes Gabriola Island as well as several other associated islands. Of these other islands, DeCourcy Island and the Mudge Island planning area have community plan policies requiring amendment. Below are discussions for each required amendment bylaw.

### ***Gabriola Island Official Community Plan (Gabriola Island) Bylaw No. 166, 1997***

The Gabriola Island Official Community Plan was adopted in 1998 and is currently under review with likely completion in 2011. The climate change amendment bylaw cannot wait for this review to be completed. Instead, staff suggests that this the OCP be amended to include a separate climate change section. The current plan follows a pattern of background, objectives, policies and advocacy policies; this structure is mirrored in the proposed OCP amendment.

The title of the proposed section addresses the broader topic of *Climate Change Adaptation and* greenhouse gas emission reductions instead of the more defined topic of greenhouse gas emission reductions. This broader title incorporates community direction on a broad range of topics, including water use and availability, the impacts of sea level rise, and changes to agricultural practices.

The opening text addresses Provincial requirements for implementing targets, policies and actions. This is followed by several objectives that relate to community comments at the November 26, 2009 meeting.

The development of a specialized target(s) is also an option available to the Gabriola Island LTC, but this would require detailed greenhouse gas emission data that is not currently

available. It is noted that the proposed targets are suggested only as the initial text necessary to meet legislative requirements, and these targets can be refined and adjusted over time.

### ***DeCourcy Island Official Community Plan Bylaw, 1981 & Mudge Island Official Community Plan, 2007***

A community information meeting is scheduled for Saturday, March 20, 2010 for DeCourcy, Link and Mudge Island residents and land owners to have opportunity to participate directly. Until the outcome of this meeting is discussed and the LTC provides staff direction, a placeholder amendment is included in both these draft Official Community Plan amendments. These placeholder amendments meet Provincial requirements and could be considered by the LTC at this time. However, staff suggests that the LTC consider community comments from the information meeting, modify the attached draft bylaws and then consider first reading.

### **NEXT STEPS**

---

In order to meet the May 31 deadline, staff recommends the following schedule:

- February 25 LTC meeting: LTC review of staff report and all draft bylaws, amending as appropriate; (alternative is to consider first reading of Gabriola Island OCP draft bylaw only, as DeCourcy and Mudge draft bylaws should wait until after March 20 community meeting; if first reading occurs for the Gabriola amendment, there will have to two separate processes required: one for the Gabriola OCP and the other for the associated island OCPs); confirmation on referral to Advisory Planning Commission;
- Staff will research the two resolutions put forward by the LTC at a previous LTC meeting: 1) additional information is requested on the financial and emission reporting obligations in relation to the recommended targets; and 2) clarification on the relationship between Trust Committee and RDN requirements specific to Bill 27. Staff will report to the LTC on these as soon as possible;
- March 20: community information meeting for DeCourcy, Link and Mudge Islands residents and land owners;
- March 30: LTC meeting, consider first reading of all three OCP draft amendment bylaws; consider sending these bylaws to public hearing;
- April 29 LTC meeting: too early to hold a public hearing at this meeting;
- Week of Monday, May 10: hold public hearing for proposed bylaws; hold special meeting after public hearing in order to consider further readings and referrals to Executive Committee and Ministry of Community and Rural Development; and
- Late May: Executive Committee consideration and referral to Ministry of Community and Rural Development.

### ***Amendment Bylaw Referrals***

Staff suggest that early referral of these bylaws to government agencies and First Nations occur. The *Local Government Act* provides that when amending an OCP, the local government consider consultation with a number of agencies, as listed below. Typically, referrals occur after first reading and before public hearing; however, given the Provincial deadline, referrals should occur earlier. Staff recommends the LTC review this list and provide specific direction.

- Agricultural Land Commission;
- the board of any regional district that is adjacent to the area covered by the plan;

- the council of any municipality that is adjacent to the area covered by the plan;
- first nations;
- school district boards; and,
- Provincial and Federal governments and their agencies.

**RECOMMENDATIONS**

---

Staff recommends that the Gabriola Island Local Trust Committee:

1. review the draft bylaws and consider amendments, and
2. direct staff to proceed with agency referrals on the three amendment bylaws, including confirmation regarding Advisory Planning Commission referral.

Prepared and Submitted by:

*Dr. Pamela Shaw*

*February 21, 2010*

---

Contract Planner

---

Date

Prepared and Submitted by:

*Chris Jackson*

*February 21, 2010*

---

Regional Planning Manager

---

Date

Attachments:

1. Trust Council Suggested Timeline
2. Briefing Note from Pamela Shaw, December 7, 2009
3. Draft *Gabriola Island Official Community Plan Bylaw No. 166, 1997, Amendment No. 1, 2010*
4. Draft *DeCourcy Island Official Community Plan Bylaw, 1981, Amendment No. 1, 2010*
5. Draft *Mudge Island Official Community Plan Bylaw, 2007, Amendment No. 1, 2010*

### ATTACHMENT 1 - Trust Council Suggested Timeline

Sept 15 2009	Trust Council workshop on Bill 27 climate change requirements – DONE
Sept 16 2009	Regional Team Meetings focused on Bill 27 climate change requirements – DONE
Sept 16 2009	Trust Council RFD on Bill 27 climate change requirements - DONE
Sept-Oct 2009	LTC resolutions making Bill 27 OCP amendments a work program priority and directing Island Planners to report with options on OCP climate change policies appropriate for individual LTC - DONE
October 24 2009	Two all-islands community climate change events on Salt Spring Island – an opportunity to network with residents working on local climate change initiatives. – DONE
Oct-Dec 2009	Island Planners provide LTC with customized climate change policy options for OCP amendment. - DONE
Nov-Mar 2009	Public, agency, and First Nation consultation on OCP policy amendments to meet Bill 27 requirements.
Dec 2009 Trust Council	First LTC report-back on progress made towards meeting Bill 27 requirements. - DONE
Jan 2010 – May 2010	Bylaw process: information meetings, agency and First Nations referrals, readings, and public hearings.
Mar 2010 Trust Council	Second LTC report-back on progress made towards meeting Bill 27 requirements.
Mar 31, 2010	Budget cut-off. 2009/10 Budget allocation for public consultation on Bill 27 OCP amendments must be used by the end of the fiscal year.
May 31, 2010	Goal for submission of OCP amendments to Minister of Community and Rural Development for approval.
Jun 2010 Trust Council	Final LTC report-back on completion of Bill 27 requirements.



# BRIEFING NOTE

**Date:** December 7, 2009

**File No.:** Bill 27 Climate Change

**To:** Chris Jackson  
Regional Planning Manager  
Islands Trust Northern Office

**From:** Pamela Shaw  
Contract Planner

---

**Re: Northern LTCs Implementation of Bill 27**

## **BACKGROUND**

---

Trust Council identified Climate Change as a top strategic plan priority and each of the northern LTCs (Hornby, Gabriola, Lasqueti, Gabriola, Gabriola, and Gambier) have amended their work programs to make “targets and policies for the reduction of greenhouse gas (GHG) emissions” the Work Program Top Priority.

This briefing note provides an update on actions to date and a suggested program for the early months of 2010.

## **ACTIONS TO DATE**

---

Building on the information presented by climate colleagues noted above, each of the Northern LTCs scheduled a Special Meeting to consider available climate change materials and consider the most effective method for involving citizens in amending the official community plans.

The meetings were scheduled as followed:

- November 2 – Hornby Island LTC
- November 4 – Gabriola Island LTC
- November 6 – Gabriola Island LTC
- November 9 – Gambier Island LTC (including Keats and the Associated Islands)
- November 19 – Gabriola Island LTC
- November 21 – Lasqueti Island LTC

At each meeting, contract staff outlined the requirements from the province, discussed community engagement tools, and presented a template of a newsletter that could be used to provide information on the project and hopefully attract citizens to local meetings on the initiative. The newsletter was tailored for each LTC, ranging from a generalized approach that was used on Hornby and Gabriola, a more detailed approach for Gabriola, Gambier, and Gabriola, and a much more casual approach (*come for tea and cookies!*) on Lasqueti. Each of the six LTCs determined that a facilitated community meeting was a good approach for the first phase of the project, and this meeting was advertised in the newsletters. For the Gambier LTC, two community meetings were scheduled, one on Gambier Island and one in North Vancouver.

The community meetings were scheduled as follows:

- November 15 – Hornby Island Community Meeting
- November 16 – Denman Island Community Meeting
- November 26 – Gabriola Island Community Meeting
- November 28 – Gambier Island Community Meeting
- November 29 – North Vancouver Community Meeting for the Associated Islands
- December 3 – Lasqueti Island Community Meeting
- December 6 – Thetis Island Community Meeting.

A total of 13 extra meetings were scheduled for the Northern LTCs between November 2<sup>nd</sup> and December 6<sup>th</sup>. This was an enormous commitment for Local Trustees and the Chairs, given that these meetings were unrolling at the same time as the eco-mapping initiative and in addition to the already scheduled program of LTC, Committee, and Council meetings. It was also an onerous task for staff involved in scheduling the meetings, and Becky McErlean and Valerie Sonstenes are strongly commended for their willingness to make this happen.

The purpose of the community meetings was strictly focused on discussing Bill 27 requirements, the Islands Trust commitment to addressing climate change, and then onto the implementation of targets, policies and actions. At each meeting, participants were asked to delay discussion peripherally related topics, such as climate change in general, the inventories (or lack thereof), and the province's implementation process for Bill 27. It was agreed at each meeting that these topics would be left either to the end of the meeting or to be discussed at a later date.

In pre-meeting planning, it was anticipated that participants would break into six topic groups based on the six policy areas identified on the Climate Wise Fact Sheets (land use, transportation, buildings and landscaping, energy use, food and agriculture, and natural areas). In theory, participants would be assigned to discussion topic tables as they entered the venue, participate in a 20 minute discussion, then move twice more to different tables. The meeting would end with a facilitated "report back" to the larger group.

The meetings did not turn out as planned. Given levels of attendance and participant's interest in a range of issues, each meeting evolved into a facilitated group discussion so all participants could hear and speak to all issues. Generally, most time was spent brainstorming locally applicable actions, although discussion at the Gabriola meeting delved into strategies behind target setting. Comments from participants after the meetings were generally positive, and suggestions were used to further refine the meetings as they unfolded.

Meeting attendance ranged from 19 to 27 participants, not including staff and LTC members. In total, more than 150 citizens came out to speak to the Climate Wise initiative.

Highlights from the meeting included:

- A discussion at the North Vancouver meeting on using education as part of a target - finding a way to equate changed behaviour from either attending an IT meeting or reviewing materials with reductions in GHG emissions
- Attendance on Gabriola from a number of climate experts who freely shared information on actions that could be taken at a community level
- A conversation at the Gabriola meeting on Salt Spring's "phantom bus route" and how community vision can result in change
- A vision statement read out at the Lasqueti meeting that spoke to how the community would look, feel, and be twenty years in the future
- An animated discussion on Hornby on food security and encouraging local food production
- An offer from a participant at the Gabriola meeting, inviting local residents to share in a bounty of apples and manure from a local horse breeding facility.

At the end of each meeting, the commitment was made for consulting staff to work with the local planner to produce a draft amendment for the LTCs consideration at the first available meeting in 2010. For the Gambier LTC, this deadline has been moved forward to December 18, 2009 to better fit with the Associated Islands OCP review schedule.

## **SUGGESTED PROGRAM AND ISSUES FOR 2010**

---

Each LTC will receive proposed OCP(s) amendments at the first available meeting in January 2010. It is anticipated that these will be available for LTC comment well in advance of the meeting, to ensure that the proposal is acceptable to the LTC and reflects their understanding of the local community.

Should the amendments be found acceptable, the text will be drafted as formal bylaw amendments and proceed to 1<sup>st</sup> and 2<sup>nd</sup> reading and then a public hearing. Where possible, this work will be coordinated with ongoing OCP reviews or other projects to minimize the number of meetings in the first few months of the New Year. Following 3<sup>rd</sup> reading, the amendments would then be referred to the province and could be considered for adoption as soon as confirmation is received from the province. It is anticipated that the Islands Trust Timeframe circulated at the September 2009 Council Meeting will be achieved and all the Northern OCPs will be amended to fully reflect the Trust's commitment to this initiative.

However, there are a number of issues that will need to be addressed in the drafting of the amendments:

**Targets:** There has been some discussion on whether an overarching target or a specific target is a preferred approach. One possibility is to accept the provincial target, but a more interesting approach would be developing a target that is specific to the Trust, as has been suggested by Brodie Porter. It would also be possible to add specific targets where important to Islanders underneath this overarching target. Discussion is needed both at the local level and Trust-wide to determine a best approach to target setting.

A second unknown relating to targets are the implications. It is not known if it is better to set an optimistic, far reaching target to indicate a high level of commitment or to set a much more limited target to ensure that the Islands Trust is not caught out by over-reaching. Specifically, the financial implications relating to the purchase of carbon offsets to achieve stated targets is an issue that must be carefully considered by the Trust. Further research on this is required.

**Policies:** There has been some discussion on whether it is preferable to adopt generalized policies that would relate to all the Islands or to craft specific policies as they flow from community discussions. It is anticipated that a combination of both generalized and specific policies will likely be proposed, although this cannot be fully determined until the amendments are drafted for the LTCs' consideration.

Three policy types are expected to be drafted: those that relate to approaches under the Islands Trust authority and mandate; those that advocate approaches to other levels of government or agencies; and finally those that encourage individual action.

At three of the Community Meetings, participants noted that Islanders should be commended in the policies for already taking actions to reduce their human footprint on the landscape through the use of solar generated power, high efficiency wood stoves, and limited travel. The recommended amendments will attempt to incorporate wording that celebrates the actions of Island residents.

**Actions:** Again, there may be Trust-wide actions that are supported by all LTCs and some very finely-grained actions that make sense only for certain Islands. The Community Meetings produced a wide range of ideas on actions that make sense for the Islands; efforts are now focused on bringing these ideas into the OCPs.

**Inventories:** There was limited community discussion on the inventories as this information was unavailable to participants in advance of the meetings. This is a critical issue, however, as many participants correctly noted that is difficult to set targets without baseline information. Lasqueti Island, in particular, is at a disadvantage in that no inventory information will be made available for this project. It was requested by participants at this meeting that funding be made available to Islanders to complete their own inventory, building on an Energy Survey that was recently completed by the APC. While no commitment was made at the meeting, the Islanders did raise an important issue that needs to be addressed by the Islands Trust, the regional district (as project sponsors), and/or the province.

**Roll out:** It is anticipated that some communities may be interested in community meetings in advance of the public hearing to discuss proposed amendments to the OCPs. Again, these will be coordinated with other scheduled meetings were possible to minimize costs and fit into the already full schedules of the LTCs.

Every attempt will be made to accurately reflect the comments of meeting participants and from individuals who have provided additional written comments in the proposed amendments. This has been an interesting project so far, both due to the importance of the topic and to witness the differences among the Islands. Seeing porpoises from the Lasqueti Ferry remains a highlight!

**ATTACHMENT 3 –**

**GABRIOLA ISLAND LOCAL TRUST COMMITTEE**

**BYLAW NO. 253**

\*\*\*\*\*

**A BYLAW TO AMEND THE GABRIOLA ISLAND OFFICIAL  
COMMUNITY PLAN BYLAW NO. 166, 1997**

\*\*\*\*\*

WHEREAS the Gabriola Island Local Trust Committee is the Local Trust Committee having jurisdiction on and in respect of the Gabriola Island Local Trust Area, pursuant to the Islands Trust Act;

AND WHEREAS Section 29 of the *Islands Trust Act* gives the Gabriola Island 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 Gabriola Island Local Trust Committee wishes to amend the Gabriola Island Official Community Plan Bylaw No. 166. 1997;

AND WHEREAS the Gabriola Island Local Trust Committee has held a Public Hearing;

NOW THEREFORE the Gabriola Island Local Trust Committee enacts in open meeting assembled as follows:

1. CITATION

This Bylaw may be cited for all purposes as “Gabriola Island Official Community Plan Bylaw No. 166, 1997, Amendment No. 1, 2010.”

2. SCHEDULES

Gabriola Island Official Community Plan, 1997 is amended as shown on Schedule A, attached to and forming part of this bylaw.

3. 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.

READ A FIRST TIME this	day of	, 2010.
PUBLIC HEARING HELD this	day of	, 2010.
READ A SECOND TIME this	day of	, 2010.
READ A THIRD TIME this	day of	, 2010.
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST this	day of	, 2010.
APPROVED BY THE MINISTER OF COMMUNITY AND RURAL DEVELOPMENT this	day of	, 2010.
ADOPTED this	day of	, 2010.

---

**SECRETARY**

---

**CHAIR**

**GABRIOLA ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 253**

**SCHEDULE A**

Gabriola Island Local Trust Committee Bylaw No. 166, cited as, “Gabriola Island Official Community Plan Bylaw No. 166, 1997” is amended by adding a new section, immediately following Section 8-Transportation and Servicing as follows:

**“Section 9 – Climate Change Adaptation and Mitigation**

Background: Climate change refers to the increasing concentration of heat-trapping greenhouse gases 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, greenhouse gas emissions have increased by 70%. This dramatic rise in atmospheric greenhouse gas 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 amends the *Local Government Act* and other Provincial regulations to provide new tools for local governments. Most significantly, Bill 27 requires that all local governments include greenhouse gas emission reduction targets—and policies and actions to achieve those targets— in their Official Community Plans.

The following targets, objectives, policies and actions are the first step to ensuring that the reduction of greenhouse gas emissions specifically and the impact of climate change in general become part of the planning process for Gabriola Island.

**Climate Change Adaptation and Mitigation Objectives**

1. *To give consideration to the impacts of climate change in all land use decisions;*
2. *To promote the use of renewable energy and the development of renewable energy sources;*
3. *To support actions in land use, site planning, and construction that reduce greenhouse gas emissions;*
4. *To advocate support from other agencies and levels of government to achieve significantly higher levels of energy conservation and significantly lower levels of greenhouse gas emissions;*
5. *To consider new ways to support alternative transportation, both on the Island and for traveling to the Island; and*
6. *To reduce greenhouse gas emissions by 33% by 2020 and 85% by 2050 from 2007 levels. Within the local trust 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.*

**Climate Change Adaptation and Mitigation Policies**

- a) The Local Trust Committee should consider ways of balancing competing interests, such as encouraging concentration of density with protecting the rural character of the Island, by considering these issues from a perspective of reducing greenhouse gas emissions and adapting to or mitigating the impacts of climate change.

- b) The Local Trust Committee should consider the development of new criteria for assessing official community plan or land use bylaw amendment applications from the perspective of climate change adaptation and mitigation. This criteria will address issues such as the impact of the density proposed on reducing greenhouse gas 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 truly result in a decreased footprint on the landscape.
- c) The Local Trust Committee should consider new development permit area guidelines that promote low impact land uses, alternative transportation, energy conservation, water conservation, and reduction of greenhouse gas emissions.
- d) The Local Trust Committee should continue to work with the Trust Fund Board and other conservation organizations to promote land conservation as a cost effective and important climate change mitigation strategy.
- e) The Local Trust Committee should encourage local food production as a significant step to reducing food transportation costs and reducing greenhouse gas emissions created by food transport.
- f) The Local Trust Committee should consider the fit of alternative forms of housing with existing development on Gabriola Island, where they can be shown to reduce greenhouse gas emissions.
- g) The Local Trust Committee should encourage local, small-scale generation of alternative non polluting energy sources.
- h) The Local Trust Committee should identify significant unfragmented forest ecosystems within the planning area and ensure that these areas are noted on mapping both for their environmental and as carbon sequestration areas.
- i) The Local Trust Committee should consider mechanisms to transfer densities to the Village and ferry neighbourhoods, to consider greater clustering of development where it can be shown to reduce greenhouse gas emissions.
- j) The Local Trust Committee should consider amendments to Village Commercial zoning and the Village Development Permit Area guidelines to increase walkability.
- k) The Local Trust Committee should consider amendments to commercial parking regulations to encourage public transit, smaller vehicles and non-polluting vehicles.
- l) The Local Trust Committee should consider amending the Land Use Bylaw to measure the footprint of buildings and structures from the interior walls instead of the outer perimeter of the foundation of the building, so increased insulation is encouraged.
- m) The Local Trust Committee should consider amending the Land Use Bylaw to consider setbacks from the ocean in relation to sea level rise.
- n) The Local Trust Committee should develop improved methods of determining and assessing the energy efficiency and climate change impacts of proposed development when it is processing land use applications. Application checklists should be revised to include climate change mitigation and adaptation criteria, such as energy efficiency, renewable energy and carbon sequestration impacts.

### **Advocacy Policies**

- o) A number of Climate Change adaptation and mitigation actions are identified that can only be achieved through cooperation and initiatives resulting from individuals and the community, the actions of other levels of government, technological changes, and changes to land use policies and regulations. The following activities are encouraged as possible actions that can be taken to reduce greenhouse gas emissions:

- Islands Trust Natural Area Protection Tax Exemption Program should be widely advertised, including the Islands Trust website, to ensure all residents are aware of the benefits (both financial and from an environmental perspective) of protecting natural areas.
- The Local Trust Committee encourages the Islands Trust to add a “carbon neutral calculator” to the Islands Trust Climate Wise Islands to assist residents in calculating their personal and household greenhouse gas emissions. Ideally, residents should 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.
- The Local Trust Committee encourages the development of public transit, cycling and walking trails to permit non-automobile based forms of travel, as stated in the *Transportation* section of this Plan.
- Provincial agencies, when considering changes to infrastructure on the Islands, are strongly encouraged to take a “small footprint” approach to any proposals for park, road, ferry, dock, or infrastructure development. The investigation of opportunities to share resources or develop common facilities is strongly encouraged.
- The Province is strongly encouraged to support water conservation, rainwater catchment, and alternative forms of septic treatment, as stated in the *Water Supply* section of this Plan.
- The use of electric vehicles is strongly encouraged on Gabriola Island. Provincial agencies are encouraged to consider amendments to traffic regulations and to consider the provision of free or low-cost electricity to service electric vehicles.
- Residents are encouraged to work beyond the requirements of Provincial and National Building Codes and find new ways to incorporate high energy efficiency into building design and construction. In addition, residents are encouraged to seek out new ways of reducing their own greenhouse gas emissions through alternative transportation methods, reduced use of fossil-fuel burning engines or generators, and increased use of alternative energy sources.
- Residents are encouraged to avoid backyard burning, and the Regional District of Nanaimo is encouraged to support recycling of organic debris to reduce fire hazard.
- The Province is encouraged to implement sustainable forestry practices as requirements on public and private lands.
- BC Ferries is encouraged to retain signage in the ferry waiting area indicating that Gabriola Island is an idle-free zone.
- Community groups are encouraged to develop and manage a website to encourage ride sharing both on the Island and for traveling to and from the Island. A link to the website should be provided on the Local Trust Committees webpage.
- When landscaping and replanting, Community groups, individuals, businesses and government agencies should consult experts regarding tree species that most efficiently sequester carbon or that should be planted to adapt to future conditions from climate change.
- The production of energy for local consumption on Gabriola Island is encouraged, and residents with successful and appropriate alternative energy production methods are asked to share their methods with other residents.”

**ATTACHMENT 4**

**GABRIOLA ISLAND LOCAL TRUST COMMITTEE**

**BYLAW NO. 255**

\*\*\*\*\*

**A BYLAW TO AMEND THE DECOURCY ISLAND  
OFFICIAL COMMUNITY PLAN, 1981**

\*\*\*\*\*

WHEREAS the Gabriola Island Local Trust Committee is the Local Trust Committee having jurisdiction on and in respect of the Gabriola Island Local Trust Area, pursuant to the *Islands Trust Act*;

AND WHEREAS Section 29 of the *Islands Trust Act* gives the Gabriola Island 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 Gabriola Island Local Trust Committee wishes to amend the DeCourcy Island Official Community Plan, 1981;

AND WHEREAS the Gabriola Island Local Trust Committee has held a Public Hearing;

NOW THEREFORE the Gabriola Island Local Trust Committee enacts in open meeting assembled as follows:

**2. CITATION**

This Bylaw may be cited for all purposes as “DeCourcy Island Official Community Plan Bylaw, 1981, Amendment No. 1, 2010.”

**2. SCHEDULES**

The “DeCourcy Island Official Community Plan Bylaw, 1981” is amended as shown on Schedule A, attached to and forming part of this bylaw.

**3. 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.

READ A FIRST TIME this	day of	, 2010.
PUBLIC HEARING HELD this	day of	, 2010.
READ A SECOND TIME this	day of	, 2010.
READ A THIRD TIME this	day of	, 2010.
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST this	day of	, 2010.
APPROVED BY THE MINISTER OF COMMUNITY AND RURAL DEVELOPMENT this	day of	, 2010.
ADOPTED this	day of	, 2010.

**SECRETARY**

**CHAIR**

**GABRIOLA ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 255**

**SCHEDULE A**

1. Gabriola Island Local Trust Committee Bylaw No. 16, cited as, “DeCourcy Island Official Community Plan Bylaw, 1981” is amended by adding a new section, immediately following Section 7. SUBDIVISION POLICY, as follows:

“8. CLIMATE CHANGE ADAPTATION AND MITIGATION

Climate change refers to the increasing concentration of heat-trapping greenhouse gases 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, greenhouse gas emissions have increased by 70%. This dramatic rise in atmospheric greenhouse gas 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 amends the *Local Government Act* and other Provincial regulations to provide new tools for local governments. Most significantly, Bill 27 requires that all local governments include greenhouse gas 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 following targets and objectives are the first step to ensuring that the reduction of greenhouse gas emissions specifically and the impact of climate change in general become part of the planning process for DeCourcy Island. Future amendments will add policies and actions.

The objectives of this subsection are:

- 1) To establish climate change as a fundamental factor in land use decision-making.
- 2) To support efforts and policies to help our community adapt to climate change impacts.
- 3) To work with others to support actions to limit emissions.
- 4) To reduce greenhouse gas emissions by 33% by 2020 and 85% by 2050 from 2007 levels. Within the local trust 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.

Specific Policies and Actions with respect to climate change mitigation will be considered as part of a future review of this Official Community Plan and incorporated into this Bylaw when it is amended.”

**ATTACHMENT 5 -**

**GABRIOLA ISLAND LOCAL TRUST COMMITTEE**

**BYLAW NO. 254**

\*\*\*\*\*

**A BYLAW TO AMEND THE MUDGE ISLAND OFFICIAL  
COMMUNITY PLAN BYLAW, 2007**

\*\*\*\*\*

WHEREAS the Gabriola Island Local Trust Committee is the Local Trust Committee having jurisdiction on and in respect of the Gabriola Island Local Trust Area, pursuant to the Islands Trust Act;

AND WHEREAS Section 29 of the *Islands Trust Act* gives the Gabriola Island 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 Gabriola Island Local Trust Committee wishes to amend the Mudge Island Official Community Plan, 2007;

AND WHEREAS the Gabriola Island Local Trust Committee has held a Public Hearing;

NOW THEREFORE the Gabriola Island Local Trust Committee enacts in open meeting assembled as follows:

**3. CITATION**

This Bylaw may be cited for all purposes as "Mudge Island Official Community Plan Bylaw, 2007, Amendment No. 1, 2010."

**2. SCHEDULES**

The "Mudge Island Official Community Plan Bylaw, 2007" is amended as shown on Schedule A, attached to and forming part of this bylaw.

**3. 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.

READ A FIRST TIME this	day of	, 2010.
PUBLIC HEARING HELD this	day of	, 2010.
READ A SECOND TIME this	day of	, 2010.
READ A THIRD TIME this	day of	, 2010.
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST this	day of	, 2010.
APPROVED BY THE MINISTER OF COMMUNITY AND RURAL DEVELOPMENT this	day of	, 2010.
ADOPTED this	day of	, 2010.

**SECRETARY**

**CHAIR**

**GABRIOLA ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 254**

**SCHEDULE A**

Gabriola Island Local Trust Committee Bylaw No. 227, cited as, "Mudge Island Official Community Plan Bylaw, 2007" is amended by adding a new section to PART 3- COMMUNITY OBJECTIVES AND POLICIES immediately following Section 3.5 Commercial and Industrial, as follows:

---

**"3.6 Climate Change Adaptation and Mitigation"**

---

Climate change refers to the increasing concentration of heat-trapping greenhouse gases 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, greenhouse gas emissions have increased by 70%. This dramatic rise in atmospheric greenhouse gas 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 amends the *Local Government Act* and other Provincial regulations to provide new tools for local governments. Most significantly, Bill 27 requires that all local governments include greenhouse gas 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 following targets and objectives are the first step to ensuring that the reduction of greenhouse gas emissions specifically and the impact of climate change in general become part of the planning process for Mudge Island. Future amendments will add policies and actions.

**Objectives**

Objective 1 To establish climate change as a fundamental factor in land use decision-making.

Objective 2 To support efforts and policies to help our community adapt to climate change impacts.

Objective 3 To work with others to support actions to limit emissions.

Objective 4 To reduce greenhouse gas emissions by 33% by 2020 and 85% by 2050 from 2007 levels. Within the local trust 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.

**Policies**

Policy 1 Specific Policies and Actions with respect to climate change mitigation will be considered as part of a future review of this Official Community Plan and incorporated into this Bylaw when it is amended."