



**GALIANO ISLAND  
LOCAL TRUST COMMITTEE  
SPECIAL MEETING  
FRIDAY, SEPTEMBER 24, 2010  
TO COMMENCE AT 1:00 PM  
AT THE SOUTH COMMUNITY HALL  
141 STURDIES BAY ROAD, GALIANO ISLAND, B.C**

- 1. CALL TO ORDER**
- 2. APPROVAL OF AGENDA**
  - 2.1 Questions on Agenda Items**
- 3. CORRESPONDENCE (none)**
- 4. OCP REVIEW PROJECT**
  - 4.1 Water Advisory Committee Recommendations – Staff report attached**
- 5. NEW BUSINESS**
  - 5.1 Upcoming Special Meetings – TBA**
- 6. TOWN HALL (time permitting)**
- 7. ADJOURNMENT**

**Date** September 4, 2010

**File No.:** GL-OCP-2009.1

**To:** Galiano Island Local Trust Committee  
For the meeting of September 24, 2010

**From:** Robert Kojima  
Island Planner  
Local Planning Services

**CC:** David Marlor, RPM

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**Re: OCP Review – Water Advisory Group Recommendations**

**BACKGROUND:** The review and update of the Official Community Plan (OCP) is a top priority project of the Galiano Island Local Trust Committee (LTC). This report will provide the LTC with staff comments on changes to the OCP recommended by the Water Advisory Committee. The attached table identifies the recommendations of the advisory committee, along with staff comments and recommendations.

The Water Advisory Committee has submitted a detailed and comprehensive report on the issue of water supply on Galiano. Of particular note is the extent and detail on the context and background concerning the groundwater regime on the island, the best available evidence, and past data and analysis.

## **Summary of Issues**

1. The report identifies the lack of current data and the inconsistency in methods and assumptions in the existing reports. The principle recommendation of the committee is that available funding be used to address the data and methodological gaps and to determine the criteria to be used to define critical groundwater areas. The list of extensive issues the committee would like to see addressed in such a contract would exceed the timeline and budget available to the LTC. However, the LTC should consider directing staff to develop a request for proposals that would address the key issues identified by the committee.
2. Some of the actions recommended in the report would be premature without the standards and criteria for identifying critical groundwater areas and the actual identification of these areas.

3. The report also discusses jurisdictional issues. However, in the recommendations section, many of the specific recommendations are beyond the scope of the LTC's authority. Rather than contemplate a series of advocacy statements on one hand, or ignore the recommendations that are outside the LTC's ability on the other, I have suggested that the main points be captured in a single new advocacy statement in the OCP.
4. A number of recommendations made by the committee are already in the current OCP or the LUB. For example, the regulation in the subdivision servicing section of the LUB requiring a cistern to be installed in new construction in the water management areas identified on Schedule C (subsection 13.22).
5. Many of the recommendations are of a general or advocacy nature and do not provide specific recommendations for new or revised policies or regulations. I have attempted to provide specific policy wording that would lead to consideration of regulatory changes in the staff comments and staff recommendations sections of the table.
6. The OCP should include reference to climate change impacts in the water supply objectives and as rationale for future policies and regulations. I have included this in the staff recommendations.
7. There are number of data sources and background documents that were not considered by the committee:
  - a. Groundwater vulnerability mapping was conducted several years ago by Natural Resources Canada for the southern Gulf Islands. While it is not appropriate for the site scale or for DPA or zoning purposes, it, or at least methodology, could be used to supplement critical area identification.
  - b. The Digital Elevation Model (DEM) mapping currently used by Islands Trust, and its derived products, such as watershed mapping, may be useful in updating the mapping in any new analysis.
  - c. There are current best practices, such as the "Groundwater Bylaws Toolkit" [www.obwb.ca/groundwater\\_bylaws\\_toolkit](http://www.obwb.ca/groundwater_bylaws_toolkit) and the publications on the 'Living Water Smart Website': [www.livingwatersmart.ca](http://www.livingwatersmart.ca), as well as current provincial initiatives to update the Water Act outlined in the "Water Act Modernization Discussion Paper" <http://www.livingwatersmart.ca/water-act>. I have incorporated some this material into the staff comments and staff recommendations sections of the attached table.

### **Recommendations:**

1. THAT the Galiano Island Local Trust Committee review the recommendations in the attached table and provide staff with direction to include appropriate draft policies in the next draft of the OCP.

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Respectfully submitted by:



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Robert Kojima

September 4, 2010

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Date

Attachments:      Table of Recommendations

## RECOMMENDATIONS OF THE WATER ADVISORY COMMITTEE

#	<b>Advisory Group Recommendations</b>	<b>Staff comments</b>	<b>Staff Recommendations</b>
1	<p>The committee recommends that the following issues be incorporated into [a research] project's terms of reference:</p> <p>a) a formula or other means be arrived at to ascertain the location and extent of recharge areas required to supply sufficient water for discharge to a proposed development. What criteria should be employed in defining critical recharge areas? Should such a definition be based on a geographical feature such as a contour line, or on functional categories irrespective of elevation? Functional categories could include such features as depth of soil and silt content, among others.</p> <p>b) a systematic program be designed and implemented to arrive at agreed on definitions, assumptions, standards of measurement and procedures, so as to arrive at a consensus on the state of the water resource.</p> <p>A list of 21 specific questions is included in the recommendation.</p>	<p>This recommendation refers to the budgeted groundwater study. Essentially the committee is recommending a two stage program:</p> <ol style="list-style-type: none"> <li>1. Establish appropriate criteria and standards for determining the quality and quantity of groundwater and recharge areas.</li> <li>2. Once criteria have been established, undertake a program of data collection and analysis.</li> </ol> <p>Given limited time and funding, only the first stage would be feasible within the fiscal year. A Request for Proposals or Expression of Interest could be solicited based on some of the key criteria suggested in the recommendation.</p>	<p>That staff prepare an RFD (or EOI) based on appropriate criteria in recommendation (1).</p>
2	<p>Once appropriate measures are decided on [recommendation 1 above], the Committee recommends that an urgent program of data collection and analysis be undertaken with a view to preparing a profile of the state of groundwater in all regions of the island, but giving priority to areas known to have problems with quantity or quality of groundwater, or which are the subject of proposed development.</p> <p>This recommendation also endorses recommendations in earlier reports calling for further detailed work</p>	<p>This would follow the results of analysis undertaken in (1) above.</p>	<p>A phase two study be considered pending outcome of phase one. The LTC should request that funding for phase two be provided for 2011-12 fiscal year.</p>

#	<b>Advisory Group Recommendations</b>	<b>Staff comments</b>	<b>Staff Recommendations</b>
3	<p>Once a set of measures and standards for ascertaining the state of groundwater is agreed upon, these measures and standards should be incorporated into the Official Community Plan as objective criteria to guide or govern decision-making and the development of legislation</p>	<p>This is a fairly broad recommendation, the specifics are necessarily dependant upon the determination of measures and standards. As it is unlikely that measures and standards will be determined before the draft of the OCP is completed, a general policy supporting future inclusion in the OCP by amendment is probably realistic.</p>	<p>That a policy be included in the draft OCP supporting future amendments with more specific policy direction based the outcome of future groundwater analysis</p>
4	<p>Application should be made to the Minister of Environment, Lands and Parks to establish a Groundwater Management Area (GMA) for Galiano Island and the surrounding small islands and islets</p> <p>A Groundwater Management Strategy (GMS) should be designed and implemented in the proposed Galiano Island Groundwater Management Area (GMA). Such a Management Strategy could address groundwater concerns through local legislation and enforcement, to ensure a sustainable and healthy groundwater supply is preserved for the community</p>	<p>The Water Act provides some limited ability to regulate groundwater through “Water Management Plans”. An order from the Minister of Environment is a requirement of qualification as a water management area. To date only the Township of Langley has been designated as a Water Management Area, with the WMP completed in late 2009 after a multi-year process. The WMP includes a series of recommendations, with implementation to follow. It is unlikely that Galiano would be able to undertake a WMP without significant funding, resources and time. Furthermore, a WMP is a plan, not implementation; in other words, the completion of a WMP would not create new tools or establish new bodies. Rather, use of existing powers, based current best knowledge and on results of additional studies and analysis should be explored first, including: zoning regulations, DPA designations and subdivision servicing regulations. A policy could be established in the OCP to allow the LTC to consider requesting designation as a Water Management Area.</p>	<p>1. Revise the current policy wording in Water supply policy (b) to state that LTC may request that the Minister of Environment designate Galiano as a Water Management Area and initiate the preparation of a Water Management Plan.</p>
5	<p>Committee recommends that it [request to The Ministry of Environment to designate the Galiano Island Trust Area as a Groundwater Management area where a local board can determine the level of controls applied in different areas] be laid before the Ministry again.</p>	<p>The legislation for creation of WMP does not specifically allow for the establishment of local boards. As with (4) above, the LTC should explore use of existing tools to address issues before requesting the significant time and resource commitment of a WMP, which is a planning process, not implementation.</p>	<p>See (4) above</p>

#	<b>Advisory Group Recommendations</b>	<b>Staff comments</b>	<b>Staff Recommendations</b>
6	Recommends that a system of observation wells be established in all the groundwater regions with priority given to those regions currently experiencing problems, likely to experience problems, or under consideration for development. Data could be collected by volunteers.	Recommendation not specific as to which body it is addressed, although it refers to volunteers collecting data. The LTC would not be involved directly in establishing observation wells or collecting data. Islands Trust mapping could provide support a volunteer initiative, no OCP policy would be needed for this.	No OCP policy required for LTC or Islands Trust to support data collection through observation wells. Draft OCP could include a new advocacy policy which incorporates to a series of advocacy statements, including supporting establishment of new observation wells
7	Recommends ascertaining the current status of those observation wells referred to by Kohut and Johanson that lay outside the provincial network. If practicable, those wells should be identified and reactivated as observation wells at the earliest possible date.	Not clear which body is being requested to undertake this recommendation, likely body would be MoE.	Advocacy policy suggested in (6) could include support for identification and activation of existing observation wells
8	The data base of Galiano Island well records should be kept up to date and maintained on a frequent basis.	Not clear which body is being requested to undertake this recommendation	Wording could be incorporated in advocacy policy suggested in 6 above
9	The precautionary principle should be adopted in selecting appropriate groundwater management measures for the Island, with the proviso that a formalized procedure for the application of this principle be established, with explicit standards and benchmarks to guide legislators and administrators.	Precautionary principle already incorporated in draft OCP objectives for 'Water Supply'. Subsequent related policies and regulations provide the specific procedures and standards	No OCP policy amendment required.
10	a preliminary groundwater management plan for Galiano Island [should be] based on the "precautionary principle" and linked to the Official Community Plan. Basing a groundwater management plan on the precautionary principle involves explicitly subjecting its every section to the strictures of the principle. We believe that such a procedure should govern the composition of any such management plan.	See (4) and (9) above	No OCP policy amendment required.
11	Galiano residents Initiate a Groundwater Pilot Project, [as] a permanent program, with procedures for the production and sharing of information among all parties. Further, all public information developed by way of this process should be published on a dedicated website linked to the Islands Trust site.	The recommendation is directed at residents, this is something that an LTC could support	Wording could be incorporated in advocacy policy suggested in 6 above

#	<b>Advisory Group Recommendations</b>	<b>Staff comments</b>	<b>Staff Recommendations</b>
12	Concerning climate change, the LTC investigate the benefits of contact with IRES, a UBC program to research innovative measures to manage groundwater as climate changes	This is the only recommendation that specifically considers climate change. OCP policy is not required for LTC to participate in studies with agencies or groups. OCP should not identify a specific program or body. Rather, the OCP should include reference to climate change impacts in the water supply objectives and as rationale for future policies and regulations	The OCP should include reference to climate change impacts in the water supply objectives.
13	The Committee recommends that the Local Trust Committee take no action that would result in the ouster of Islands Trust jurisdiction over Forest lands. One member of the committee disagrees with this recommendation as he feels this OCP review is the perfect time that to resolve the forest lot issue. He further maintains that the LTC has a mandate to resolve this issue and allow the community to get on to other things	The LTC is aware of the role and potential impact of PMFLA and regulations on OCP amendments and subsequent LUB amendments.	No new OCP policy required
14	With one member dissenting, the Committee further recommends that it be brought to the attention of Ministries involved in drinking water protection that such protection is impossible on Galiano because of our reliance on groundwater flowing in aquifers beneath land regulated under the PMFL Act and Regulations which has predominance over local government's ability to protect with zoning and DPAs. That a review of this situation at Ministry level be requested and relief from PMFL predominance requested for community health and safety to protect with zoning and DPAs. That a review of this situation at Ministry level be requested and relief from PMFL predominance requested for community health and safety	This is a point that has been raised in the past and no doubt would be raised in future with respect to new DPA or possibly other new regulations	No OCP policy required

#	<u>Advisory Group Recommendations</u>	<u>Staff comments</u>	<u>Staff Recommendations</u>
15	The Committee recommends that, once a standard has been arrived at for defining critical recharge areas, measures be put into place to protect them.	<p>This implies future amendments, an assessment of optimal tools and regulations would need to be considered. Specifically, the OCP could amended to include a policy identifying specific regulatory provisions that could be considered:</p> <ul style="list-style-type: none"> <li>- zoning amendments to create groundwater protection zones</li> <li>- zoning amendments to permit lot clustering,</li> <li>- zoning amendments to limit lot size in critical areas</li> <li>- DPA amendments or new designations for critical groundwater areas</li> <li>- Review and update of subdivision and servicing regulations to ensure that appropriate and effective requirements are in place for new subdivisions</li> <li>- Amendment to servicing regulations to extend cistern requirements to additional areas.</li> <li>- Amendment to servicing regulations to require community water systems for certain types of development in specified critical areas</li> </ul>	That the OCP be revised to include a new policy identifying potential regulatory amendments to protect groundwater generally and critical recharge areas specifically.

#	<u>Advisory Group Recommendations</u>	<u>Staff comments</u>	<u>Staff Recommendations</u>
16	The Committee further proposes that critical recharge areas receive a separate zone of 'Groundwater Protection' with a minimum lot size of a dwelling to 50 acres and that siting continue to be controlled within the zone by the present DPAs.	Presumably this would be after completion of new analysis to define critical recharge areas, although this is not specified in the recommendation. It is not clear if the recommendation is referring to minimum lot size at time of subdivision or recommending a minimum lot area before construction of a dwelling be permitted. Rezoning to create a new zone for groundwater protection is one option, but its implementation should be considered based on evidence and consideration of the potential effectiveness of the tool. For example, zoning does not regulate land alteration. So if the goal is limit vegetation removal in order to maximize infiltration and minimize run-off, then zoning is not the optimal tool, a DPA would be more effective. Creation of new zone may be effective in prohibiting undesirable uses (industrial, auto storage, etc) and possibly to direct development away from the recharge area within a large parcel or to cluster new lots in the portion of the parent parcel with the least impact on the recharge area. Most drastically, if current zoning allows for creation of lots that are undesirably small, then minimum lot area could be increased to a more appropriate size (there is no explanation in the recommendation of why 50 acres is considered an appropriate minimum lot size). This should be based on objective delineation of the recharge area and the criteria used to establish it. If the objective, is to limit groundwater extraction for residential use, then requiring cisterns in new construction or major renovations may be as, or more, effective.	OCP Water Supply policy (g) already states that LTC would consider amending zoning to ensure sustainability of potable water resource. No further amendment required.

#	<u>Advisory Group Recommendations</u>	<u>Staff comments</u>	<u>Staff Recommendations</u>
17	In any new development involving density increase, or in any development that is already registered but not rezoned for dwellings, an area of wild land be retained above and around the development in order to supply a water recharge area.	A rezoning for density increase (i.e. an amenity rezoning) would involve review and consideration of a number of criteria. If amenity zoning provisions are included in the OCP, then this should be included in associated criteria. This could also be addressed through DPA guidelines based on future delineation of new recharge areas. Not sure what “already registered but not rezoned for dwellings” means (I assume that this refers to lands in the F1 zone).	That policies be included in the draft OCP establishing that any rezoning application involving an increase in density or intensity of use be required to provide an assessment of the long-term ground-water availability; that additional density or intensity of use in areas known to have a problem with the quality or quantity of groundwater should not be considered; and that the subdivision servicing regulations be reviewed and updated to ensure that subdivisions be required to provide an assessment of the long-term ground-water availability
18	The Committee recommends that areas referred to by Kohut as relying on aquifers that are already overdrawn be protected by placing them in their own zone, and that no further development which would permit further pumping from the aquifer be permitted in this zone.	This would require rezoning of these areas to preclude further development. Cisterns are already required for new construction in these regions through regulation in the LUB, groundwater extraction per se cannot be prohibited. Altering zoning to prevent any additional development based on data from a 12 year-old report, which differs in methodology and conclusion from other reports, would not be recommended. Rezoning that would permit additional density or intensity of use in areas known to have a problem with the quality or quantity of groundwater should not be considered.	See (17) above
19	The use of desalination systems on wells that are contaminated by seawater intrusion should be prohibited or restricted. The Committee endorses and adopts this recommendation. The Committee further recommends that in cases of desalination of ocean water, specific measures be established for the appropriate disposal of waste products.	Desalination systems can be restricted or regulated (as a work or service). A policy establishing direction could be included	That the OCP include a policy stating that desalination systems should be regulated and that their use may be limited.

#	<b>Advisory Group Recommendations</b>	<b>Staff comments</b>	<b>Staff Recommendations</b>
20	With respect to rainwater catchment systems, the Committee recommends that [terms] such as ‘encouraged’ and ‘promoted’ [in the OCP] should be replaced by ‘required’ for new construction in all Groundwater Regions exhibiting signs of stress. Identification of such regions would require an objective standard, such as demand/storage ratio, or inclusion as one of Kohut and Johanson’s ‘Areas of Concern’, updated from 1998	Cisterns for rainwater storage are already required in groundwater management areas for new construction. The OCP should include a policy supporting this regulation.	That the OCP be revised to include a policy requiring installation for cisterns for new construction in areas identified as critical groundwater areas.
21	The Committee recommends that rainwater collection systems be made mandatory for <b>all</b> new construction in groundwater regions 1, 17, 19, 20, 22 and 24, and strongly encourages it for all other regions, in conformity with the Precautionary Principle	A cistern for the storage of rainwater is currently required for all residential construction in water management areas 1, 13, 17, 19, 20, 22 and 24.	See (20) above
22	The Committee also recommends that the Islands Trust explore various forms of assistance, such as tax incentives or direct grants as appropriate for those required to (or desiring to) install such systems	Typically owners would apply for grants directly, not through the LTC. Could be supported by LTC.	Wording could be incorporated in advocacy policy suggested in (6) above
23	The Committee recommends that surface water impoundment be studied by the LTC, or a committee of the LTC, to determine the feasibility of using surface water impoundment as a source of water for Galiano residents, and, if feasible, work with staff to bring forward the necessary bylaw amendments and regulations to facilitate its use as an alternative water supply.	Not really an LTC issue. If a community water system were to use a reservoir it would be subject to provincial regulation and may be operated by CRD as a local service. Individuals can construct ponds as accessory structures currently. Water Supply policy (i) already encourages water catchment for irrigation and landscaping. No bylaw amendments would be needed.	No OCP policies needed

#	<b>Advisory Group Recommendations</b>	<b>Staff comments</b>	<b>Staff Recommendations</b>
24	Well location and construction should be carefully planned by qualified and experienced engineers or geoscientists in groundwater regions with demand/storage percentages between 50 and 100 percent. [The Committee endorses and adopts this recommendation, and further recommends that this measure be required in all regions of the island in which well interference, salt water intrusion or declining water tables are known to occur	LTC does not have authority to directly regulate well-drilling. Well safety and the qualification and standards for well drillers are regulated provincially under the Water Act and the Ground Water Protection Regulation. Changes to GWPR are anticipated, including possible licensing or permitting for groundwater extraction (see <i>Water Act Modernization Discussion Paper</i> ). New wells drilled at the time of subdivision are regulated for proof of potability, quantity and well interference. Potentially an LTC could have some ability to regulate wells in a DPA with appropriate guidelines. In the absence of data and criteria, OCP could include a policy identifying establishment a new or amended DPA for critical recharge areas	Include an OCP policy stating that LTC may consider a DPA for critical groundwater areas (see 15 above)
25	Prohibit well drilling within a pre-set, prescribed and approved distance of the oceanfront (ie. 50 metres). Dug wells within 50 metres of the oceanfront should not be significantly deeper than mean sea level. Restrict well drilling to prescribed depths (ie. No deeper than 30 metres below mean sea level) on wells located within 50 to 100 metres of the oceanfront. The Committee further recommends that well pumps shall be required to be placed no lower than sea level, and be placed on a timer that prevents the pump from operating at any time other than at low tide.	LTC does not have authority to directly regulate well-drilling. Islands Trust does not have the expertise to inspect or monitor wells.	See 24 above
26	The Committee recommends that maximum permeability be maintained in any defined area by permitting only 10% coverage by impermeable material, with the remaining 90% left permeable.	Permeability is an important issue in managing stormwater and encouraging infiltration in build-up areas. Most lots on Galiano are rural and large enough, in combination with current 25% maximum lot coverage, to ensure that run-off is contained and managed on-site. DPA guidelines for commercial form and character would address paving and site layout in any denser or more intensive future commercial developments	Commercial form and character DPA include provisions where applicable and appropriate to manage stormwater on-site.

#	<b>Advisory Group Recommendations</b>	<b>Staff comments</b>	<b>Staff Recommendations</b>
27	The Committee recommends that the cooperation of VIHA and other appropriate agencies be sought in the protection of groundwater from toxic or noxious leaching from gravel pits and other areas being used as illegal dumps	Jurisdiction for contamination would be MoE, which has responsibility for enforcement and compliance under contaminated sites regulation	No OCP amendment required.
28	The Committee recommends that, to the extent that the local government has jurisdiction, it require the use of water-saving appliances for all new construction and promote their use for existing structures and operations	LTC has no jurisdiction. CRD requires low-flow fixtures in new construction and periodically provides incentive programs. Further changes to Building and Plumbing codes are anticipated. 'Water Borne Waste Disposal Policies' in OCP currently includes an advocacy policy encouraging use low flush toilets.	No OCP amendment required.
29	The Committee recommends that to the extent that the local government has jurisdiction, the use of alternative sewage systems be encouraged, or, in 'Areas of Concern', required for new construction	LTC does not have jurisdiction, 'Water Borne Waste Disposal' Policies in OCP currently include advocacy policies encouraging use of grey water systems	No OCP amendment required.
30	The Committee recommends that the use of recycled or grey water for irrigation and non-personal consumption be encouraged or required	LTC does not have jurisdiction, current 'Water Borne Waste Disposal Policies' in OCP include advocacy policies encouraging use of grey water systems	No OCP amendment required.
31	The Committee recommends that in addition to cottage size, house size be regulated, as a means of controlling the intensity of water use and controlling cumulative effects	The LTC could consider limits on floor area for residential dwellings, either as an absolute maximum or as a floor area ratio. Floor area of new construction and water use is not necessarily directly correlated (a more relevant variable is household size) and use of low flow fixtures and efficient appliances would limit water use in new construction regardless of floor area. Water use alone would not be a strong rationale for limiting floor area, but it may be considered as one of several reasons – e.g. in combination with energy efficiency and visual impacts	LTC should provide direction on inclusion of a policy.
32	Public awareness and education relating to groundwater should be promoted through workshops, seminars and meetings held regularly on Galiano Island	The LTC could support such efforts without a specific OCP policy and currently does (e.g. the MIIWSS workshops)	NO OCP amendment required

#	<u>Advisory Group Recommendations</u>	<u>Staff comments</u>	<u>Staff Recommendations</u>
33	In view of the current lack of information respecting water use by short-term visitors, the committee recommends that the Parks Branch keep the Galiano LTC informed of visitor related statistical information (both projections and counts) during the summer months of lowest groundwater recharge and highest demand for water	Not sure why Parks Branch is suggested as source of data. Presumably BC Ferries traffic numbers would be a more accurate reflection of the number of summer residents, visitors and day trippers, and the committee report discusses the limits of the data publicly available from BC Ferries. Any future analysis would likely consider BC Ferries traffic and may be able to obtain more detailed numbers, an OCP policy is not required. Discussion of data sources is not typically included in an OCP policy.	NO OCP amendment required
34	n/a		
35	The committee recommends that the LTC consider creating a Development Permit Area governing ponds. In this manner, local government could regulate their siting, construction and use. The indiscriminate digging of ponds without concern for cumulative effects or legal issues, or the siting of unsafe or environmentally intrusive ponds could also be avoided	Not sure what the rationale for such a DPA would be and what the evidence of concern is: the committee report cites positive effects of ponds for agricultural use (pp 8, 42). Ponds for legitimate agricultural use would be considered a farm use in any event. Land alteration, including excavation for a pond, within any potential sensitive ecosystem DPA would require a DP.	NO OCP amendment recommended
36	In view of the divided jurisdiction over water, the committee believes it imperative that regular public communication be maintained between the community, the LTC, the Trust, and all other Agencies having some level of authority over water. To that end, the committee recommends that some form of advisory body be struck to monitor that process, both during and after the current review. The members of the present Advisory Committee offer their services in that respect.	Such a committee may be desirable, however if it is an LTC appointed body it would only deal with matters referred to it by the LTC and provide advice back to the LTC. An OCP amendment would not required for the LTC appoint such a committee.	NO OCP amendment required
37	That standards such as those of LEED-BC be encouraged and promoted, and that a system of incentives be considered for those electing to proceed in this manner. Further, that a program of public awareness and education be developed in relation to green construction standards and practices.	Reference to encouraging green building standards included in draft OCP. If the LTC elects to limit floor area of residential uses, a policy may be established to permit consideration of larger floor areas where sustainable building standards are included.	NO OCP amendment required