

**Date:** March 4, 2010

**File No.:** Lasqueti-OCP-2010.1  
(Climate Wise Islands)

**To:** Lasqueti Island Local Trust Committee  
For the meeting of March 11, 2010

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

**CC:** Linda Prowse, Acting Planner 2

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**Re: Climate Wise Islands Project**

Attached is a draft bylaw for the LTC's consideration. This report provides background and information related to consideration of the draft bylaws.

## **BACKGROUND**

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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**

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### ***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 Lasqueti 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 of having a LTC discussion prior to providing draft bylaw wording, the list of options may appear raw and unrefined.

For the Lasqueti Island Local Trust Committee, a special LTC meeting was held on November 21, 2009 and a Community Meeting was held on December 3, 2009.

Staff seek LTC direction on what bylaw wording options to keep, which to reword, new ones to add and so on. The draft bylaw is attached (*Attachment 3*).

### **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 follow 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 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 at the Earth Festival Society, that LTC is likely the most informed in terms of initial inventory work, particularly with regard to energy. 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.

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 level. Their policies and actions are detailed and comprehensive.

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 to greenhouse gas (GHG) emissions. 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 is similar to other communities.

For Lasqueti Island, being similar to other communities may not be a top priority. The Island was not included in the provincial emission inventory as the data used to construct the inventory (including hydro use and licensed vehicles) was not applicable to Lasqueti Island. To the community's credit, instead of focusing on the lack of provincial inventory information, the local community created a made-at-home solution. Members of the Advisory Planning Commission (APC) drafted a community survey that asked a series of questions on the use of fossil fuels for home heating and travel, home building techniques and materials (such as the use of double paned windows), and reliance on alternative energy sources. The survey was distributed to about 150 households. Approximately 30% of recipients responded to the survey, and APC members continue to collect and collate the data obtained from the surveys.

Discussions are ongoing in the community on implementing simple yet effective ways for residents to track their fuel purchases and calculate their GHG emissions. For example, participants at the community meeting suggested including a tear strip on the Lasqueti calendar

that is prepared annually by local residents. This tear strip would offer spaces to track the purchase of fuel, record travel practices, and estimate GHG emissions. The tear strip could be filled out monthly, and since the calendar would likely be hanging in an accessible place in a household, it would increase the likelihood that the information would be recorded and then submitted to the APC for data compilation. Other ideas discussed following the meeting include the preparation of a log book that would be distributed to all households, or the development of a website for recording fuel purchases and fuel use. The results obtained from any of these methods will result in a highly accurate inventory of GHG emissions, and allow for the development of Island-specific actions to reduce emissions. The development and distribution of survey and ongoing documentation is an idea that has application to other Islands, and Lasqueti Islanders should be commended on their efforts.

Recommended changes to the “Lasqueti Island Official Community Plan, 2005” include the following:

### 1. New Vision Statement

At the community meeting, a Lasqueti Islander read a vision statement to participants that was written as a newspaper article in the “Our Isle and Times” paper 20 years in the future. This new Vision Statement is contained in its entirety in the draft bylaw amendment and is proposed to be inserted at the end of the preamble to the OCP, immediately following the paragraph on page 9 with the heading **Approach**. The Vision Statement would begin on the next page and would be formatted in a three column format to appear as an excerpt from a newspaper.

### 2. Targets

A new section titled “Climate Change Adaptation and Mitigation” is proposed to be inserted at the end of **PART 3 – OFFICIAL COMMUNITY PLAN** as a new section 3.9.

The title of the proposed section addresses the broader topic of *Climate Change Adaptation and Mitigation* instead of the more defined topic of greenhouse gas emission reductions. This broader title incorporates anticipated 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.

Two targets are proposed for the OCP. While this approach differs from that used in other Plan Areas, it is intended to fit with community discussions and direction obtained from the community meeting and written correspondence received on the project. The first target speaks to the community’s objectives and the second provides a baseline measure:

1. *To promote the use of renewable energy and the development of renewable energy sources, and consider the impacts of climate change in all land use decisions; and*
2. *To reduce greenhouse gas emissions by 33% by 2020 and 85% by 2050 from 2009 levels, as estimated from the 2009 Lasqueti Island Energy and Emissions Survey.*

The development of a specialized target(s) is also an option available to the Lasqueti 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.

### **3. Policies and Actions**

The climate change amending policies and actions for the Lasqueti OCP are developed from community input received at meetings and from written submissions provided on the project. The Lasqueti Island draft amending bylaw is attached to this report.

## **NEXT STEPS**

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

- March 11 LTC meeting: LTC review of staff report and draft bylaw, amending as appropriate. The LTC could then consider giving first reading to the draft bylaw amendment and sending it to public hearing. The LTC could also authorize sending referrals on the proposed amendment.
- May 6 LTC meeting:
  - public hearing held prior to LTC meeting;
  - consider further readings of bylaw, and referral to Executive Committee (EC) and Ministry of Community and Rural Development;
- Late May: EC consideration and referral to Ministry of Community and Rural Development.

### ***Amendment Bylaw Referral***

After first reading, staff will refer the draft amending bylaw to government agencies and First Nations as per standard procedures. Further, the *Local Government Act* provides that when amending an OCP, the local government consider consultation with a number of agencies, as listed below. Staff recommends the LTC review this list and provide specific direction after considering first reading.

- 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**

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Staff recommends that the Lasqueti Island Local Trust Committee:

1. Give First Reading to Bylaw No. \*\*, cited as “Lasqueti Island Official Community Plan, 2005, Amendment No. 1, 2010”, including any revisions deemed appropriate;
2. instruct staff to forward Bylaw No. \*\*, cited as “Lasqueti Island Official Community Plan, 2005, Amendment No. 1, 2010” to public hearing; and,

3. Direct staff to proceed with agency referrals including the Agricultural Land Commission, and the Sliammon First Nation.

Prepared and Submitted by:

*Pamela Shaw*

*March 4, 2010*

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Contract Planner

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Date

Prepared and Submitted by:

*Chris Jackson*

*March 4, 2010*

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Regional Planning Manager

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Date

Attachments:

1. Trust Council Suggested Timeline
2. Briefing Note from Pamela Shaw, December 7, 2009
3. Draft *Lasqueti Island Official Community Plan, 2005, 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

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

## BACKGROUND

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Trust Council identified Climate Change as a top strategic plan priority and each of the northern LTCs (Hornby, Denman, Lasqueti, Gabriola, Thetis, 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

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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 – Denman Island LTC
- November 6 – Gabriola Island LTC
- November 9 – Gambier Island LTC (including Keats and the Associated Islands)
- November 19 – Thetis 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 Denman 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 Thetis 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**

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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 –**

**LASQUETI ISLAND LOCAL TRUST COMMITTEE**

**BYLAW NO. 86**

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**A BYLAW TO AMEND THE LASQUETI ISLAND OFFICIAL  
COMMUNITY PLAN BYLAW, 2005**

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

AND WHEREAS Section 29 of the *Islands Trust Act* gives the Lasqueti 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 Lasqueti Island Local Trust Committee wishes to amend the Lasqueti Island Official Community Plan Bylaw, 2005;

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

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

1. CITATION

This Bylaw may be cited for all purposes as “Lasqueti Island Official Community Plan Bylaw No. 86, Amendment No. 1, 2010.”

2. SCHEDULES

Lasqueti Island Official Community Plan Bylaw, 2005 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.

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**SECRETARY**

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**CHAIR**

**LASQUETI ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 86**

**SCHEDULE A**

1. "Lasqueti Island Official Community Plan Bylaw, 2005" is amended as follows:

- a. A new Vision Statement is inserted immediately following the paragraph titled **Approach** at the end of the Preamble of the Official Community Plan. The new section will be headed by a title stating **VISION STATEMENT** and will appear as follows:

"

**VISION STATEMENT**

**December 2029  
Our Isle and Times  
Congratulations Lasqueti –  
BC's first carbon-neutral postal  
code!**

As oil climbed above the \$1000 / barrel this past year, and conflicts continue to flare up over the last precious reserves of that most fantastic energy resource, we can be very proud of our little community for weaning ourselves from dependence on fossil fuels. Of course, in making this achievement, we had a pretty big head start over other communities in the province. But hasn't it been amazing to see so many other communities modeling their own transitions on the small-scale, self-reliant sustainable energy, transportation, and local food production systems we created for ourselves right here on our beloved little island

There were many small steps that brought us to this point, starting with Lasqueti's unique geography which imposes a measure of self-reliance, and the people who settled here, who have been consistently clear about the benefits of self-reliance, and the hidden social costs associated with a car ferry, centralized electricity grid, and other infrastructure that create dependence.

But I want to look back 20 years to the Fall of 2009 when a couple of plucky young Islands Trust

reps. began taking a serious look at how Lasqueti might transition from the Age of Oil. One of their first initiatives was to ask the Advisory Planning Commission to assess Lasqueti's carbon footprint. We launched a modest survey on household energy use that served as a foundation for many of the community initiatives that followed. I came across the preliminary survey results the other day, and thought it'd be interesting to look back at some of them:

- Of 150 surveys sent out, almost a third were returned as completed – a very high and encouraging response rate at the time.
- Of those who responded, an overwhelming majority expressed an interest in reducing their carbon footprint and / or learning more about ways we might transition to a post-carbon society.
- Over 95% of cabins and homes covered by the survey had at least some insulation in the ceilings and walls, but only 65% had thermal windows, and many were only partially insulated or had inefficient building envelopes.
- Every household reported wood as the primary heat source, with propane being used for heating in a small number of homes.
- Over 90% of households were also using wood to heat water, at least in winter, but surprisingly, only 40% had solar hot water systems for summer. While half were using propane to heat water.
- At that time, we burned an average of 3.5 cords of wood per household per year, with some using as much as 7 cords.
- For generating electricity, almost 80% of respondents were using a generator to meet at least part of their needs, and burning, on average, over 300 l of fuel annually. However, all but 1 respondent, nearly 100%, already had solar panels to supply at least a portion of their electrical needs. Half also used a micro-hydro water wheel and about 15% were harnessing wind energy. It's important to recall that these kinds of adoption rates for alternate energy systems were unprecedented in 2009 – while most of the world was still dreaming about harnessing renewable energy, we had been quietly and actively getting on with it for decades!
- You'll have to remember that this survey was taken before our fantastic plug-in electric hybrid bio-fuelled island shuttle service was running. At that time, over 80% of respondents owned at least

one vehicle on island, and each was using an estimated average of about 400 l of fuel annually (although, the APC suspected that these and other fuel-use numbers were grossly underestimated at the time).

- Promisingly, over 65% of respondents used bicycles for at least a portion of their transportation needs, and over 85% indicated at least some interest in implementing some kind of public transportation or vehicle co-op on Lasqueti.
- Off-island was where the majority of travel-miles were used, with thousands of km racked up in personal vehicles, buses, trains, and planes. Adoption rates for public transport were generally low, but many longer-distance trips were taken on buses and trains.

One of the most interesting set of responses were related to the obstacles and impediments to reducing greenhouse gas (GHG) emissions. The majority of people who responded to this question cited a lack of funds as the primary obstacle. Of course, those concerns represented a very real issue then, largely manifested by such low fuel costs at the time. But isn't it quaint from our current perspective to imagine 'saving money' by burning more fuel! Lasquetians did catalogue a host of other challenges that we've had to face over the ensuing decades, including elements of human nature and culture, like greed, selfishness, inertia, and lifestyle, along with some of our local challenges like the energy

intensive grow-ops (remember when growing marijuana was illegal?!), our dependence on the ferry service, an out-of-touch government bureaucracy, and an economy dominated by big-industry and globalized corporations.

I found it amazing to look back at this humble starting point and see how it laid a foundation by beginning to identify where we could make reductions and engaging the entire community in thinking about how to make a transition to a lower-carbon lifestyle while maintaining our quality of life. In 2009 it was hard to imagine the local electric co-op that now runs the tidal plant at Johnson's Lagoon and the Finnerty wind farm, which now powers a good portion of the North end and provides community charging stations for our island shuttle service and our personal electric vehicles. And those small-scale ultra-efficient wood burning heat/electric co-generation plants that keep many of us cozy in winter were virtually unheard of outside engineering circles.

What has struck me most were all those fears we shared about how the coming transition would reduce our quality of life. And while life is certainly different now, perhaps a little less 'convenient', it seems that we lost nothing irreplaceable, and some things have no doubt improved. With so few vehicles on the road, it is much more enjoyable to bike and walk, and I believe few of us miss those long-gone giant pot-holes and the choking dust. In fact, our road maintenance costs are so low now that the Regional District

just gave us all yet another tax break last year. The expense of shipping has meant we eat more local - fresher, healthier, and mostly organic – food, and we support our friends and neighbors by buying locally produced goods and services. And who would want to go back to putting up a half dozen cords of firewood every year? Its remarkable to see how those energy efficiency retrofits we all did back then have so easily paid for themselves over the decades, not least in saved trips to out to the woodshed in the pouring rain!

I'll finish with a couple of quotes to give a small sample of the many interesting and thoughtful written responses we received:

"I am setting up a large gravity fed rain water catchments so we don't need gas powered pumps for water. Our alt. energy system is small and humble, but we haven't run a generator in over a year."

"Hitchhike regularly on island – thanks to everyone who gives me rides, it helps me, the planet, lessens the road dust and promotes community feeling. I let the sheep do most of my lawn mowing."

In these and the many other responses to the survey, it is easy to see the seeds of change that were sown all those years ago. And equally clear how Lasqueti made the transition so relatively painlessly - the ethic of self-reliance, frugality, and conservation, along with the open minds and creative energy were here all along."

- b. Immediately following **PART 3 – OFFICIAL COMMUNITY PLAN Section 3.8**, a new **Section 3.9** will be inserted as follows:

### **“3.9 – Climate Change Adaptation and Mitigation**

Climate change refers to the 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. A 2007 report from the Intergovernmental Panel on Climate Change reveals that between 1970 and 2004, GHG emissions have increased by 70%. This dramatic rise in atmospheric GHG 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 GHG 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 Lasqueti Island Local Trust Committee supported this direction, as did community members who attended a special community meeting on reducing GHG emissions in November 2009.

The following targets, policies and actions are proposed to ensure that the reduction of GHG emissions specifically and the impact of climate change in general become part of the planning process for Lasqueti Island.

### **Climate Change Adaptation and Mitigation Objectives**

*Objective 1 To promote the use of renewable energy and the development of renewable energy sources, and consider the impacts of climate change in all land use decisions; and*

*Objective 2 To reduce greenhouse gas emissions by 33% by 2020 and 85% by 2050 from 2009 levels, as estimated from the 2009 Lasqueti Island Energy and Emissions Survey.*

### **Policies**

Policy 1 The Local Trust Committee should consider the development of new criteria for assessing official community plan or zoning 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 GHG 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.

Policy 2 The Local Trust Committee should support community efforts to record and measure the use of fossil fuels and GHG emissions through an annual survey and/or log book.

Policy 3 The development of cycling and walking trails to permit non-automobile based forms of travel is strongly encouraged, separated from the road grade where possible.

Policy 4 When key parcels of land becomes available, the community is encouraged to consider options to purchase these lands to protect open space and the character of Lasqueti Island.

Policy 5 The Local Trust Committee should encourage local food production as a significant step to reducing food transportation costs and reducing GHG emissions created by food transport. Vacant lands with high agricultural potential may be considered for community gardens or food co-ops.

Policy 6 The implementation of high-efficiency building techniques is strongly encouraged. Double paned windows and adequate insulation are two effective ways to reduce energy consumption. Islanders are encouraged to investigate other building techniques to reduce energy use, such as siting dwelling units to benefit from passive solar energy.

Policy 7 The Local Trust Committee and Island residents are strongly encouraged to consider a ban on slash burning.

### **Advocacy Policies**

Policy 8 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.

Policy 9 The Province is strongly encouraged to support water conservation, rainwater catchment, and alternative forms of septic treatment for dwelling units.

Policy 10 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

- Local community groups are encouraged to build on the community inventory completed in 2009 by developing a method for continuing the collection of data on an ongoing basis. The inventory could collect data both on fuel use and estimated GHG emissions, and also record actions that are being taken to reduce GHG emissions (such as the installation of energy efficient stoves, windows, or improved insulation). This inventory could then be re-assessed in 2020 to provide evidence that Lasqueti Island has achieved the stated target of a 33% reduction in GHG emissions.
- The method of inventorying fuel use and emissions should be provided at no charge to each household on Lasqueti Island. This may take the form of a log book or a tear strip on the Lasqueti Island calendar. Either format would allow residents to accurately record their fuel use, travel patterns, and actions taken to reduce GHG emissions.
- The implementation of fuel saving measures at False Bay School should be investigated by a team of island residents, and new methods proposed to reduce GHG emissions through the use of new energy sources. A clear, measurable target must be developed for the School and surrounding uses.
- Given the level of knowledge on Lasqueti Island on alternative energy sources, ranging from solar systems to Sterling engines, an annual “learn to reduce your

carbon footprint” event should be held, with residents sharing information on energy production.

- To encourage ride sharing, a chalkboard should be placed at the Lasqueti Ferry (on the Lasqueti Island side), allowing drivers to write down where they are going and how many passengers they could carry. This would offer a simple way for passengers without a vehicle on the French Creek side to know who to approach for a ride share.
- A culture of “a loonie or toonie for a ride” is encouraged on the Island. Car stops may be designated in specific places, where people needing a ride to the ferry or other points on the Island could stand and wait for the next passing vehicle with space for a passenger.
- A car share system and a shuttle bus should be investigated by a transportation committee.
- Education is the most powerful tool in reducing energy use, and Islanders are strongly encouraged to share their knowledge and assist Lasqueti Islanders in meeting the inspirational goals of the Vision Statement contained in this Plan.