



# STAFF REPORT

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**Date:** May 24, 2013

**File No.:** TH-6500-20

**To:** Thetis Island Local Trust Committee  
**For meeting of June 5, 2013**

**From:** Aleksandra Brzozowski, Island Planner

**CC:** Courtney Simpson, Regional Planning Manager

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**Re:** **Thetis Associated Islands Community Plan –  
Draft Plan and Project Update**

## **THE PROPOSAL:**

This project was initiated by the Thetis Island Local Trust Committee (LTC) to create an official community plan and land use bylaw for Ruxton, Whaleboat, Pylades, Tree, Reid, Hudson, Scott, Dayman, Dunsmuir and Bute Islands.

## **BACKGROUND:**

A preliminary report at the April 18, 2012 LTC meeting provided background information. A second report at the May 23, 2012 meeting presented a Terms of Reference for the project, a draft survey on communication and engagement methods, and draft communication materials. At the October 3, 2012 meeting the LTC referred development of a list of project goals to the Ruxton Island Advisory Planning Commission (Ruxton APC). A staff report at the November 21, 2012 LTC meeting presented draft project goals, and a staff report at the April 17, 2013 LTC meeting presented revised project goals based on community feedback.

This report presents the first draft of the Thetis Associated Islands Official Community Plan.

## **SITE CONTEXT:**

Please refer to the Community Profile, September 2012 for site context information.

## **CURRENT PLANNING STATUS OF SUBJECT LANDS:**

Please refer to the staff report presented at the November 21, 2012 LTC meeting for this information.

## **SUMMARY OF DRAFT POLICIES AND REGULATIONS:**

### Draft OCP Policies

This draft Official Community Plan (OCP) contains the basic content of an OCP that synthesizes policies for the various islands within the Thetis Associated Islands Plan Area. The attached draft is intended to be the starting point for further consultation and review. As a result of the on-going consultation process, additional policies may be added and draft policies may be altered.

The draft OCP policies attached (Attachment 1) have been prepared by staff based on:

- the Object of the Islands Trust;
- the Islands Trust Policy Statement directive and recommended policies;
- statutorily required content;
- stakeholder consultation undertaken to date; and,
- current planning practice within the Trust Area and the profession.

The draft does not at present contain background (Section A) or administrative provisions (Section E); these will be incorporated into subsequent versions of the document. The draft plan also excludes mapping; anticipated Schedules are presently noted as “Schedule \_\_\_” in the text.

This draft introduces the potential for Development Permit Areas (DPAs) for environmental protection. These DPAs will be dependent upon mapping and the LTC will be provided with recommendations with respect to DPAs further into the process.

The draft OCP highlights are as follows:

- a. Residential Use Policies:
  - i. Maintain traditional residential uses as the appropriate land use pattern.
  - ii. Limit density to existing development patterns, with exceptions for existing non-conforming situations, lot clustering, and amenity zoning.
- b. Commercial and Industrial Policies: future commercial and industrial zoning would be highly restricted, with home occupations and temporary use permits contemplated as the only provision for such activities.
- c. Marine Uses: protection of the marine environment is of paramount consideration; commercial marinas would not be permitted; community docks are encouraged in place of private docks.
- d. Park and Conservation Uses: the draft places a focus on identifying and prioritizing rare ecosystems and features; introduces the possibility of amenity zoning for areas of environmental significance.
- e. Sensitive Ecosystems: the plan supports voluntary, regulatory and incentive-based approaches to protecting sensitive areas; identifies Riparian Areas Regulation as a future initiative.

- f. Climate Change: directs the LTC to consider cumulative impacts and global climate change in its decision-making.
- g. Community Services are currently minimal and land use designations would be used to recognize existing locations. Halls and emergency facilities could also be permitted by this land use provision.

**REMAINING TOPICS IN PROCESS:**

A number of topics are currently being researched and will be added to subsequent versions of the OCP. These include:

- 1) Nuanced policy stemming from technical community dock study and subsequent community discussion regarding communal docks
- 2) Protection tools and policies for areas of environmental importance (sensitive ecosystems, rare occurrences)
- 3) Possible development permit area designations for protection of the natural environment
- 4) Septic fields and on-site sewage disposal
- 5) Further work on Climate Change policies

**MAPPING:**

The following table shows maps that are under development, expected completion date, and how they can inform the Thetis Associated Islands OCP.

<b>Map</b>	<b>Completion Date</b>	<b>Potential Use</b>
Sensitive ecosystems and priority areas	Summer 2013	Possible DPAs for protection of the natural environment
Conservation Areas	Fall 2013	Generally assist in policy decisions
Watersheds and Streams	Fall 2013	Generally assist in policy decisions

**NEXT STEPS:**

Based on the Project Work Plan, found in the Terms of Reference, staff will be proceeding with the following steps over the next six months:

- 1. Refer draft plan to Ruxton Advisory Planning Commission for input.
- 2. Continue with informal consultation with property owners and residents.
- 3. Report to LTC with further drafts.
- 4. Make draft documents available for public review.
- 5. Schedule community information meetings for late summer / early fall.
- 6. Refer drafts to agencies for comment.

As per the Communications Plan, consultation with community stakeholders, including First Nations, regarding the preliminary draft is scheduled to take place over Summer 2013.

**RECOMMENDATIONS:**

1. THAT the LTC provide staff with any general or specific revisions to the draft Thetis Associated Islands OCP dated May 2013.
2. THAT the LTC refer the draft Official Community Plan to the Ruxton APC for recommendations on refining policies relevant to Ruxton Island.

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Prepared and Submitted by:

*Aleksandra Brzozowski*

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Aleksandra Brzozowski  
Island Planner

May 27, 2013

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Date

Concurred in by:

*Courtney Simpson*

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Courtney Simpson  
Regional Planning Manager

May 28, 2013

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Date

Attachments:

1. Thetis Associated Island Official Community Plan Draft 1.1

THETIS ASSOCIATED ISLANDS  
OFFICIAL COMMUNITY PLAN BYLAW No. \_\_\_\_\_, 2013

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# SECTION A: BACKGROUND AND GOALS

## SCHEDULE A

Local Government Act requires that Official Community Plans be adopted as schedules to a bylaw. Schedule 'A' is the policy document; subsequent schedules are maps.

### 1.0 BACKGROUND

### 2.0 PLAN GOALS

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

## SECTION B: LAND USE DESIGNATIONS

### 3.0 RESIDENTIAL LAND USES

#### 3.1 Residential Land Use Objectives

- 3.1.1 To guide and regulate growth and change in a manner that protects sensitive ecosystems, encourages sustainability, and .
- 3.1.2 To maintain the traditional development patterns of the Thetis Associated Islands.
- 3.1.3 To manage development in a manner that minimizes hazards.

#### 3.2 Residential Land Use Policies

- 3.2.1 Local Trust Committee bylaw provisions should preserve the relatively low density residential character of the area, so as to remain compatible with the environmental carrying capacity and traditional land use in the plan area.
- 3.2.2 The Local Trust Committee should continue to permit single family residential uses as the principal use.
- 3.2.3 Local Trust Committee bylaw provisions should ensure that uses customarily considered accessory to residential uses are permitted and regulated.
- 3.2.4 Residential density should be limited to one single family dwelling unit and structures accessory to a dwelling unit for each lot.
- 3.2.5 Despite Policy 3.2.4, zoning should permit existing densities in established communities.
- 3.2.6 Despite Policy 3.2.4, Local Trust Committee bylaw provisions may permit an increased density on the Reid Island lot identified in Schedule \_\_\_.
- 3.2.7 Subdivision regulations should establish an average lot size of 4 hectares (10 acres), consistent with the historic 4 hectare (10 acre) minimum lot size, while allowing for the clustering of lots in future subdivisions to protect rare, threatened, or sensitive ecosystems.
- 3.2.8 The Local Trust Committee should encourage the consolidation of small lots (less than 0.5 hectares).
- 3.2.9 Applications for additional higher density for new development may only be considered subject to the following:
- the application would result in the preservation and protection of a sensitive ecosystem, significant natural feature, or a heritage resource;

*Policies 3.2.1, 3.2.2, and 3.2.4 support the maintenance of existing development patterns and residential land uses and addresses Islands Trust Policy Statement policies 5.2.3 and 5.2.4. Also consistent with AIOCP project goals.*

*3.2.3 authorizes LUB provisions to permit and regulate accessory uses.*

*3.2.4 supports existing residential densities on Ruxton and Hudson Islands. Unzoned islands currently also allow for one recreational cottage <400sq ft.*

*3.2.5 supports existing residential densities.*

*3.2.6 addresses the historic Local Trust Committee resolutions granting permission for 26 cottages on 32 hectare lot on Reid.*

*3.2.7 would retain the existing subdivision density in unzoned areas, but would replace the minimum with average lot sizes in order to allow clustering of lots in future subdivisions and addresses Islands Trust Policy Statement policy 5.2.5. Addresses subdivision potential on Pylades and Reid Islands.*

*3.2.8 addresses the issue of islands that were over subdivided before the Islands Trust came into*

- the additional density takes the form of residential lots or dwellings;
- the additional development would be sited away from sensitive ecosystems, would minimize visual impacts, would mitigate potential natural hazards, and would address the sustainability of new development;
- would not adversely impact groundwater resources; and,
- would not adversely impact adjacent properties.

*existence. Also consistent with AIOCP goals concerned with water resources.*

3.2.10 The Local Trust Committee may consider zoning for the provision of affordable, rental and special needs housing if a community need can be demonstrated.

*3.2.9 establishes that the Local Trust Committee may consider amenity zoning applications provided such applications are residential, support ecosystem protection, and the increase is equivalent to the density permitted on the area being protected. This policy addresses Islands Trust Policy Statement policy 5.2.5.*

3.2.11 The Local Trust Committee should undertake initiatives to identify areas that are hazardous to development, including areas subject to flooding, erosion or slope instability.

*3.2.10 addresses Local Government Act s. 877(2) required content and addresses Islands Trust Policy Statement policies 5.8.6.*

3.2.12 The Local Trust Committee should use appropriate tools, including setbacks and development permit area designations, to restrict and manage development in areas known to be subject to hazardous conditions.

*3.2.11 addresses Islands Trust Policy Statement policy 5.2.6 and Local Government Act required content 877(1)(d).*

### 3.3 Advocacy Policies

*3.2.12 addresses Islands Trust Policy Statement policy 5.2.6 and Local Government Act required content 877(1)(d).*

3.3.1 The Cowichan Valley Regional District is encouraged to implement sustainable building standards initiatives.

*3.3.1 addresses Islands Trust Policy Statement policy 5.2.6 and Local Government Act required content 877(1)(d).*



## 4.0 COMMERCIAL AND INDUSTRIAL LAND USES

### 4.1 COMMERCIAL AND INDUSTRIAL OBJECTIVES

4.1.1 To ensure that commercial uses are compatible with the goals of this plan.

4.1.2 To ensure that industrial activity is compatible with the goals of this plan.

### 4.2 COMMERCIAL AND INDUSTRIAL POLICIES

- 4.2.1 There are currently no locations in which commercial uses are a permitted principal use. Zoning for any future commercial uses should be limited to those necessary to provide for the daily needs of residents.
- 4.2.2 Home occupations should be permitted as a use accessory to residential use and should be regulated to minimize impacts.
- 4.2.3 Commercial visitor accommodation should be limited to temporary overnight accommodation that is accessory to residential use.
- 4.2.4 Industrial uses should be limited to accessory home occupations.
- 4.2.5 The Local Trust Committee may consider temporary use permits for short-term commercial or industrial uses where appropriate. Applications may be considered for temporary industrial use where such uses are of a short-term and fixed duration, and would not negatively impact the environment and natural resources in the Plan Area.

*4.2.1 addresses Local Government Act s. 877(1)(b) required content. It also re-affirms the existing zoning (there are no commercial zones in the plan area) and addresses Islands Trust Policy Statement policies 5.7.2 and 5.5.3. Addresses goals set for Ruxton Island.*

*4.2.2 would direct the Local Trust Committee to establish home occupation regulations and addresses Islands Trust Policy Statement policy 5.7.2.*

*4.2.3 would preclude vacation rentals and others forms of commercial guest accommodation in the area, other than temporary overnight accommodation as a home occupation.*

*4.2.4 addresses Local Government Act s. 877(1)(b) required content. It also re-affirms the existing zoning, where there are no industrial zones in the plan area and addresses Islands Trust Policy Statement policy 5.7.2.*

*4.2.5 would permit applications for temporary commercial or industrial uses in order to provide for specific needs on a case by case basis.*

## 5.0 MARINE USES

### 5.1 MARINE OBJECTIVES

- 5.1.1 To maintain the integrity of the marine ecosystem and the coastal areas in the Plan Area.
- 5.1.2 To allow for traditional marine uses by residents and other users without unduly compromising the marine or foreshore ecosystems or the visual appearance of the islands in the Plan Area.

### 5.2 MARINE POLICIES

- 5.2.1 The Local Trust Committee should identify and protect ecologically sensitive marine areas. *5.2.1 addresses Islands Trust Policy Statement policy 3.4.4. Also consistent with AIOCP project goals.*
- 5.2.2 The Local Trust Committee should recognize and support the marine dependent nature of land uses in the Plan Area. *5.2.2 addresses Islands Trust Policy Statement policy 4.5.8 and the nature of development in the planning area.*
- 5.2.3 The Local Trust Committee should use bylaw provisions to protect public access to, from, and along the marine shoreline. *5.2.3 addresses Islands Trust Policy Statement Policies 4.5.10 and 5.5.5.*
- 5.2.4 Excepting properties on Ruxton Island, the Local Trust Committee may permit individual private docks accessory to residential uses. These docks should be regulated by zoning. Community or communal docks, where feasible, should be encouraged in order to limit the need for private dock development along the shoreline. *5.2.4 recognizes the need to provide safe and secure access to the islands in the planning area, but directs the Local Trust Committee to consider regulating the impacts of private dock development. The Ruxton Island exception reflects existing zoning and community comment. It also addresses Islands Trust Policy Statement policies 4.5.11 and 5.5.5. Also addresses issue of discussion for Ruxton and Hudson Island residents.*
- 5.2.5 The Local Trust Committee should use bylaw provisions to locate docks in locations with minimum environmental impact, and should encourage dock design that is sensitive to marine ecosystems and habitat. *5.2.5 addresses Islands Trust Policy Statement 5.5.4. Also consistent with AIOCP project goals and encouraging of best practice.*
- 5.2.6 The Local Trust Committee should not permit commercial marinas intended for use by non-residents. *5.2.6 confirms the existing zoning and addresses Islands Trust Policy Statement Policy 4.5.9.*
- 5.2.7 The Local Trust Committee may consider rezoning applications for leases for aquaculture, other than finfish farms. *5.2.7 addresses Islands Trust Policy Statement policy 4.5.1 and creates a policy that any aquaculture proposals should be reviewed through the rezoning process, while recognizing the*
- 5.2.8 The Local Trust Committee should, through zoning, the use of setbacks, and the use of development permit areas:
- (a) protect the integrity of the foreshore, shoreline, and natural coastal and intertidal processes;
  - (b) discourage uses that disrupt natural features and processes;
  - (c) allow for natural erosion and accretion processes, without endangering structures;
  - (d) encourage owners of shoreline properties to retain, wherever possible, natural vegetation and natural features on areas adjacent to the foreshore;

and

(e) discourage filling, deposit, excavation, or removal of foreshore and seabed materials, except for maintenance of navigational channels and existing facilities.

*provincial interest..*

*5.2.8 addresses Islands Trust Policy Statement policies 3.4.4, 3.4.5, 4.5.3, 4.5.5, 4.5.10. This policy directs the Local Trust Committee to maintain setbacks from the natural boundary and consider the impacts of development on the foreshore.*

5.2.9 The Local Trust Committee should encourage and facilitate education around shoreline stewardship.

*5.2.9 addresses AIOCP goals and emerging best practice around shoreline protection tools.*

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

*5.2.10 is based on best practices.*

### 5.3 Advocacy Policies

5.3.1 Transport Canada is encouraged to monitor the regulation of mooring buoys in the Plan Area.

5.3.2 Property owner associations are encouraged to assist with coordination efforts to share docks and mooring buoys.

## 6.0 PARK AND CONSERVATION USES

### 6.1 CONSERVATION USE OBJECTIVE

6.1.1 To preserve and protect special or significant areas in the Plan Area considered important for environmental, low impact recreational, or aesthetic reasons.

### 6.2 CONSERVATION USE POLICIES

6.2.1 The Local Trust Committee should support the preservation of ecologically sensitive areas through land use regulation, conservation covenants, park land dedication, or conveyance to conservation agencies.

*6.2.1 addresses Islands Trust Policy Statement policies 3.1.1, 3.1.3, and 5.2.4 and Local Government Act required content.*

6.2.2 The Local Trust Committee may undertake or support initiatives to identify locations that are a priority for the creation of safe public access to beaches, parks, areas of recreational significance, linear parks and trails, and public anchorages, in cooperation with other agencies and community groups.

*6.2.2 addresses Islands Trust Policy Statement policies 5.5.5 and 5.5.7.*

6.2.3 The Local Trust Committee should identify potential networks of protected areas in the Plan Area.

*6.2.3 addresses Islands Trust Policy Statement policy 3.1.4. Consistent with AIOCP goals for Ruxton Island.*

6.2.4 Local Trust Committee bylaw provisions may include in this designation lands that are protected by conservation covenant, park dedication, by donation to a conservancy organization or have been protected by other means.

*6.2.4 addresses AIOCP goals to increase area of protected land on islands that are fully subdivided and at maximum density.*

6.2.5 The Local Trust Committee is encouraged to require dedication of land, rather than cash-in-lieu, where parkland dedication is required at the time of subdivision, as authorized by the Local Government Act.

*6.2.5 is required in order to ensure that the Local Trust Committee rather than the owner can determine whether land or cash is provided for parkland dedication at the time of subdivision (Local Government Act s. 941(2)).*

6.2.6 Land provided as a conservation amenity in exchange for an increase in density as part of an amenity rezoning application may be included in this designation.

*6.2.6 enables the Local Trust Committee to secure conservation and park land as part of amenity zoning.*

### 6.3 Advocacy Policies

6.3.1 The Local Trust Committee should encourage the Cowichan Valley Regional District and provincial agencies to ensure that the location and type of recreational, park, and conservation areas would not result in the degradation of environmentally sensitive areas, including sensitive marine or wetland areas.

*6.3.1 addresses Islands Trust Policy Statement policies 3.4.4 and 5.5.4.*

6.3.2 The Local Trust Committee should encourage the Cowichan Valley Regional District to identify and designate areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities in the planning area.

*6.3.2 addresses Islands Trust Policy Statement policy 5.5.6.*

6.3.3 The Local Trust Committee should encourage the Cowichan Valley Regional District to establish a management strategy for the wetland on Ruxton Island.

*6.3.3 addresses AIOCP goals set for Ruxton Island.*

## 7.0 NATURAL RESOURCES USES (AGRICULTURAL, FOREST LAND USE, AND SOILS AND AGGREGATES)

### 7.1 NATURAL RESOURCES USE OBJECTIVE

7.1.1 To maintain traditional land use as it concerns natural resources in the Plan Area.

### 7.2 NATURAL RESOURCES USE POLICIES

7.2.1 There is currently very little land suitable for agricultural use in the Plan Area. A need to designate land for agriculture is not anticipated.

7.2.2 The Local Trust Committee should ensure that its bylaw provisions:

- (a) minimize any adverse affects on identified or potential agricultural land;
- (b) encourage the design of any road systems and servicing corridors to avoid identified agricultural lands;
- (c) support the economic viability of farming; and
- (d) permit the use of Crown lands for agricultural leases where there is agricultural potential.

7.2.3 The Local Trust Committee should consider favourably any applications to include land with farming potential into the Agricultural Land Reserve.

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

7.2.5 The Local Trust Committee should identify any of productive soil in the Plan Area. A need to designate land for productive soils is not anticipated.

*7.2.1 addresses Local Government Act s. 877(1)(b) required content. It also re-affirms the existing zoning, where there are no agricultural zones in the plan area and addresses Islands Trust Policy Statement policies 4.1.4, 4.1.5, 4.1.8.*

*7.2.2 addresses the provincial interest with respect to farming and addresses Islands Trust Policy Statement policies 4.1.5, 4.1.6, 4.1.7, 4.1.8 and 4.1.9. Amended Nov. 09.*

*7.3.3 addresses how the Local Trust Committee would consider any possible future ALR inclusion applications.*

*7.2.4 addresses Islands Trust Policy Statement policies 3.2.2 and 4.2.6.*

*7.2.5 addresses Islands Trust Policy Statement policy 4.6.3 and Local Government Act required content 877(1)(c).*

### 7.3 Advocacy Policies

7.3.1 The Local Trust Committee encourages landowners to protect sensitive forest ecosystems through donation, conservation covenants or careful management.

7.3.2 The Local Trust Committee encourages voluntary stewardship to ensure protection and maintenance of adequate forested areas for the sustenance of groundwater supplies, as well as retention of characteristic forested landscapes, habitat for wildlife, and significant trees or stands.

## 8.0 COMMUNITY SERVICE AND INSTITUTIONAL USE POLICIES

### 8.1 Community Service Use Objective

8.1.1 To maintain traditional land use as it concerns community service and institutional use in the Plan Area.

### 8.2 Community Service Use Policies

8.2.1 The Local Trust Committee may establish zoning within this designation, or within the residential designation, to permit and regulate local community services such as meeting halls, infrastructure, and emergency service facilities.

*8.2.1 allows the Local Trust Committee to establish separate zones for community services and infrastructure facilities and addresses Islands Trust Policy Statement policy 5.8.6*

8.2.2 Local Trust Committee bylaw provisions should maintain the traditional designation of the Hudson Island airstrip as a community service use.

*8.2.2 affirms existing use and is consistent with AIOCP goals for Hudson Island.*

8.2.3 Given the seasonal residential nature of the islands in the plan area, there is currently minimal demand for school facilities. A need to designate land for school is not anticipated.

*8.2.3 addresses Local Government Act required content and addresses Islands Trust Policy Statement policy 5.8.6.*

### 8.3 Advocacy Policies

8.3.1 Regional districts are encouraged to provide facilities for disposal of waste in appropriate locations.

*8.3.1 addresses Local Government Act required content and Islands Trust Policy Statement policy 5.4.4*

8.3.2 The Local Trust Committee should work with communities and the Coast Guard to establish suitable helicopter landing areas for use in cases of medical emergency.

*8.3.2 addresses AIOCP goals to improve emergency response.*

# SECTION C: NATURAL ENVIRONMENT

## 9.0 SENSITIVE ECOSYSTEM POLICIES

### 9.1 Sensitive Ecosystem Objectives

9.1.1 To encourage the preservation and protection of rare and sensitive ecosystems in the Plan Area.

9.1.2 To maintain the natural beauty and biodiversity in the Plan Area.

### 9.2 Sensitive Ecosystem Policies

9.2.1 The Local Trust Committee should support and undertake initiatives to protect environmentally sensitive areas and significant natural sites, features and landforms in the Plan Area.

*9.2.1 addresses Local Government Act Required content 877(1)(d) and Islands Trust Policy Statement policies 3.1.3, 3.1.4, 5.2.1, 5.2.4*

9.2.2 The Local Trust Committee should support and undertake initiatives to plan, establish, and maintain a network of protected areas that preserves the representative ecosystems of the area and maintains its ecological integrity.

*9.2.2 addresses Islands Trust Policy Statement policy 3.1.4*

9.2.3 The Local Trust Committee should protect environmentally sensitive areas, significant natural sites, features, views, scenic areas and landforms in the planning area through:

*9.2.3 addresses Islands Trust Policy Statement policy 3.1.3, 5.2.1, 5.2.4, 5.13. Consistent with AIOCP goals.*

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

*9.2.4 addresses Islands Trust Policy Statement policies 5.2.3, 5.2.4*

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

9.2.5 The Local Trust Committee should, in its bylaw provision, implement provincial riparian area regulations to protect potentially fish-bearing watercourses in the plan area.

*9.2.5 Addresses provincially mandated requirements to comply with Riparian Area Regulation.*



## 10.0 GROUNDWATER POLICIES

### 10.1 Groundwater Objective:

10.1.1 To protect the quality and quantity of groundwater resources in the Plan Area.

### 10.2 Groundwater Policies:

10.2.1 Land use designations, zoning, subdivision regulations and other planning tools should be used to ensure that neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater.

*10.2.1 addresses Islands Trust Policy Statement policy 4.4.2.*

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

*10.2.2 addresses Islands Trust Policy Statement policy 4.4.2 and 4.4.3. The policy would direct the Local Trust Committee place a priority on ensuring that new development address the quality and quantity of potable water.*

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

*10.2.3 and 10.2.4 address AIOCP goals.*

10.2.4 The use of alternative technology to the traditional septic field, and the safe recycling of gray water, should be supported subject to compliance with other government regulations.

10.2.5 As it is Trust Council policy that islands in the Trust Area should be self-sufficient in regard to their water supply, no water line connections to the mainland should be permitted.

*10.2.5 addresses Policy Statement policy 4.4.1.*

### 10.3 Advocacy Policies:

10.3.1 The Local Trust Committee should encourage the BC Ministry of Forests, Lands and Natural Resource Operations and the Vancouver Island Health Authority to protect the quality and quantity of existing wells in the plan area.

*10.3.1 and 10.3.2 address AIOCP goals regarding groundwater resources.*

10.3.2 The Local Trust Committee should encourage the Vancouver Island Health Authority to ensure sewage disposal protects the quality of groundwater supply on islands in the plan area.

10.3.3 The Local Trust Committee should encourage the Vancouver Island Health Authority and Cowichan Valley Regional District to:

*10.3.3 addresses AIOCP goals regarding sewage disposal on Ruxton Island.*

- a) permit waste water treatment systems of demonstrated efficacy that are alternative to conventional septic disposal systems;
- b) implement studies on alternate systems for waste water treatment;

- c) develop a regular septic system maintenance program requirement; and
- d) develop a program to detect and correct failing septic systems.

## 11.0 CLIMATE CHANGE POLICIES

### 11.1 CLIMATE CHANGE OBJECTIVES

- 11.1.1 To understand the likely impacts of and vulnerabilities to regional climate change in the Plan Area.
- 11.1.2 To support actions to minimize greenhouse gas emissions.
- 11.1.3 To recognize the importance of forested lands and wetlands in removing carbon dioxide from the atmosphere.

### 11.2 CLIMATE CHANGE POLICIES

- 11.2.1 The Local Trust Committee should, in its bylaw provisions and review of development applications, consider the potential impacts on global climate change and greenhouse gas (GHG) reduction targets.
- 11.2.2 The LTC should investigate new methods of measuring GHG emissions that are relevant to the Plan Area.
- 11.2.3 The Local Trust Committee should work with other government agencies, stakeholders and residents to achieve energy conservation and emissions reduction goals.
- 11.2.4 The Local Trust Committee should identify significant unfragmented forest and wetland ecosystems within the planning area and ensure that these areas are noted on mapping for both their environmental value and as carbon sequestration areas.
- 11.2.5 The Local Trust Committee should encourage and support initiatives to upgrade woodburning appliances.
- 11.2.6 The Local Trust Committee should, through bylaw provisions, support residential renewable energy (e.g. microhydro, solar, wind, waste heat, etc.) potential in the Plan Area.

*11.2.1 through 11.2.6 address requirements of Local Government (Green Communities) Statutes Amendment Act, (Bill 27) 2008*

### 11.3 Advocacy Policies

- 11.3.1 When considering transportation options by air, water or land, both residents and agencies with jurisdiction over services and infrastructure are encouraged to:
  - a) reduce fuel requirements

- b) reduce the extent of infrastructure; and
- c) limit the impact on the natural environment.

11.3.2 Residents are encouraged to:

- a) Incorporate high energy efficiency into building design and construction and use carbon-efficient materials in new construction;
- b) Use non-fossil fuel energy sources where possible; and
- c) Limit the burning of refuse.

11.3.3 Government agencies, when considering changes to infrastructure on the Islands, are strongly encouraged to mitigate impacts on the natural environment for any proposals for park, trail, road, ferry, dock, or infrastructure development.

11.3.4 The Local Trust Committee should work with the Trust Fund Board and other conservation organizations to promote the conservation of forested lands and wetlands as a cost effective and important climate change mitigation strategy.

## SECTION D: COMMUNITY SERVICES

### 12.0 CULTURE AND HERITAGE POLICIES

#### 12.1 Culture and Heritage Objectives

12.1.1 To recognize the historical presence of First Nations people in the Plan Area.

12.1.2 To identify, protect, preserve and enhance important cultural and historical resources in the Plan Area.

#### 12.2 Culture and Heritage Policies

12.2.1 The Local Trust Committee should support initiatives to identify lands and structures of natural, historic, archaeological, cultural, aesthetic, educational or scientific heritage value or character.

*12.2.1 addresses Islands Trust Policy Statement policy 5.6.2 and 5.6.3*

12.2.2 The Local Trust Committee may amend this plan to designate any real property as a heritage conservation area under Part 27 of Local Government Act.

*12.2.2 directs that Local Trust Committee may designate heritage buildings or sites.*

12.2.3 All development applications will be reviewed by planning staff for the presence of known and recorded archaeological sites. Applicants will be notified if the site includes a known, protected archaeological site. Notification may include direction to engage a professional consulting archaeologist to determine if an archaeological impact assessment is necessary to manage development related impacts.

*12.2.3: Archaeology Branch recommended policy wording.*

12.2.4 Applicants should modify or revise proposed development plans to avoid archaeological site impacts as the best means of preserving archaeological resources. Alteration of a protected archaeological site requires a Provincial Heritage Alteration Permit prior to land altering activities.

*12.2.4: Archaeology Branch recommended policy wording*

12.2.5 The Local Trust Committee will cooperate with First Nations to identify significant archaeological or cultural sites in the planning area.

12.2.6 Lands identified as containing heritage resources may be provided as an amenity in exchange for an increase in density as part of an amenity rezoning.

*12.2.6 references possible amenity zoning, and directs Local Trust Committee to consider a heritage site as an applicable amenity.*

#### 12.3 Advocacy Policies

12.3.1 The Local Trust Committee may advocate for the designation and protection of eligible heritage sites under the Heritage Conservation Act.

*12.3.1 Archaeology Branch recommended policy wording.*

12.3.2 Landowners are encouraged to contact and work with First Nations to protect archaeological and cultural sites.

## 13.0 SERVICES AND INFRASTRUCTURE POLICIES

### 13.1 Services and Infrastructure Objectives

13.1.1 To support responsible servicing and waste management in the Plan Area.

13.1.2 To promote the development of effective community safety plans.

### 13.2 Services and Infrastructure Policies

13.2.1 As islands in the Plan Area are mostly self sufficient with respect to power, water and septic disposal, the Local Trust Committee shall recognize the challenges associated with providing services in the Plan Area.

*13.2.1 acknowledges existing uses and procedures to provide services on the various islands.*

13.2.2 Local Trust Committee bylaw provisions should support the provision of power through small-scale, passive means such as solar collector, wind generation, and waste heat.

*13.2.2 and 13.2.3 address requirements of Local Government (Green Communities) Statutes Amendment Act, (Bill 27) 2008 and are consistent with AIOCP goals.*

13.2.3 Local Trust Committee bylaw provisions should permit small-scale geothermal heating for individual dwellings.

13.2.4 The use of alternative technology to the traditional septic field, and the safe recycling of grey water, is supported by the Local Trust Committee if methods can provide effective non polluting and energy efficient means to treat and dispose of effluent and are in compliance with all other government regulations.

*13.2.4 is consistent with AIOCP goals to address sewage disposal.*

13.2.5 The Local Trust Committee should require any new development or subdivision include provisions for fire fighting equipment, and for emergency water storage on the island in question.

*13.2.5 addresses AIOCP goals concerning improved emergency response.*

### 13.3 Advocacy Policies

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

13.3.2 The RCMP, Canadian Coast Guard, fire protection, CVRD, as well as search and rescue organizations are requested to be responsive to planning area needs and to assist residents in establishing adequate safety, protection and communication mechanisms for the public.

## 14.0 TRANSPORTATION POLICIES

### 14.1 TRANSPORTATION OBJECTIVES

- 14.1 To allow appropriate transportation conveyances for residents.
- 14.2 To ensure that transportation facilities do not have an unduly negative impact upon the ecosystems of the Plan Area.

### 14.2 TRANSPORTATION POLICIES

- 14.2.1 In its bylaw provisions and decision-making, the Local Trust Committee should recognize the challenges associated with accessing, living on and constructing on the islands in the Plan Area. *14.2.1 acknowledges existing uses and procedures to provide services on the various islands.*
- 14.2.2 The Local Trust Committee should, through bylaw provisions, provide for facilities for float plane and emergency helicopter access in appropriate locations. *14.2.2 addresses Islands Trust Policy Statement policy 5.3.6 and AIOCP goals concerning improved emergency response.*
- 14.2.3 No island or islet in the plan area should be connected to the mainland or to another island or islet by a bridge, causeway or tunnel.
- 14.2.4 The Local Trust Committee should encourage the maintenance of low level road classification and support pedestrian and/or bicycle paths as inter-community transportation systems. *14.2.4 addresses Islands Trust Policy Statement policies 5.3.4 and 5.3.7 and is consistent with AIOCP goals.*

### 14.3 Advocacy Policies:

- 14.3.1 The Local Trust Committee should encourage the Ministry of Transportation and Infrastructure to maintain the low level of road classification on islands in the Plan Area.
- 14.3.2 The Ministry of Transportation is requested to retain natural vegetation along road right-of-ways, and to carry out road ditching and maintenance with minimal impact to groundwater and surface water flow patterns.
- 14.3.3 Water taxi services are encouraged to provide access for residents and visitors travelling to and from islands in the Plan Area.

## 15.0 Temporary Commercial and Industrial Use Permit Guidelines

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

Temporary Commercial or Industrial Use Permits may be issued for any area covered by this plan, except for areas designated Park and Conservation on Schedule \_\_\_.

Temporary Commercial and Industrial Use Permits should only be issued for activities that are of short and fixed duration.

An application for a Temporary Commercial or Industrial Use Permit should only be considered if the proposal can be demonstrated to have minimal negative impact on the environment of the plan area.

In issuing a Temporary Commercial or Industrial Use permit, the Local Trust Committee should specify conditions under which the use may be carried on that would mitigate any impacts of the use, including restoration of land upon completion of the permit.

## SECTION E: ADMINISTRATION AND INTERPRETATION

Section E is to contain the administrative and legal provisions of the OCP. In this draft Section E and its various sections are reserved for completion in a subsequent draft.

16.1 PURPOSE

16.2 ISLANDS TRUST AUTHORITY

16.3 AREA OF JURISDICTION

16.4 ADVOCACY POLICIES

16.5 PUBLIC FACILITIES

16.6 IMPLEMENTATION

16.7 INTERPRETATION

16.8 AMENDMENT PROCEDURE

16.9 SEVERABILITY