



Islands Trust

STAFF REPORT

Date: October 16, 2013 File No: 6500-20
Secondary Suites Implementation Program
X-Ref: Bylaw 471

To: Salt Spring Island Local Trust Committee

For the meeting of: October 24, 2013

From: Justine Starke, Island Planner, Local Planning Services

Re: **OCP Amendment – Temporary Use Permits**

PURPOSE

The Secondary Suites Implementation Program is a Salt Spring Island Local Trust Committee (SSI LTC) top priority.

The purpose of this report is to present draft amendments to the Official Community Plan for consideration of first reading. The suggested amendments would allow a Temporary Use Permit (TUP) to be used for a residential use. Please see Appendix 1 to review Draft Bylaw 471.

BACKGROUND

The Salt Spring Island Local Trust Committee last reviewed this work program project on September 06, 2013. The following resolution was passed:

The SSI LTC direct staff to prepare a bylaw to amend Part G of the 'Salt Spring Island Official Community Plan Bylaw No. 434, 2008,' in order to incorporate draft guidelines that would allow a Temporary Use Permit to be used for a residential use, as presented in the staff report dated August 27, 2013.

It was noted that Trustees asked staff to consult with the community, referral agencies, and APC about the possibility of using a Temporary Use Permit to permit a secondary suite in an accessory building such as a garage or barn on a temporary basis.

ADVISORY PLANNING COMMISSION:

The Advisory Planning Commission is scheduled to review the previous staff report (dated August 27 2013), on October 17, 2013. Due to the timing of deadlines for the current report, the SSI LTC will be updated on the outcome of APC deliberations at the October 24, 2013 LTC meeting.

PLANNING CONTEXT:

Please see Appendix 2 to review the legislations, regulations, and policies relevant to Bylaw 471.

Appendix 3 includes the Islands Trust Policy Directives Only Checklist for the consideration of the Salt Spring Island Local Trust Committee at this time.

COMMUNITY CONSULTATION:

Amendments to the Official Community Plan require a public hearing and are often subject to additional community consultation processes. There is a Community Information Meeting currently being scheduled for November to invite public input into Bylaw 471. The exact date has yet to be confirmed.

STAFF COMMENTS:

- Bylaw 471 amends the *Salt Spring Island Official Community Plan Part G: Temporary Commercial and Industrial Use Permits* and would enable a Temporary Use Permit (TUP) to be used to permit a secondary suite or care cottage on properties not zoned to allow suites. This would enable people to become part of the secondary suites pilot program on a case by case basis, and those with existing suites to pursue voluntary compliance in the case of a bylaw infraction notice.
- It should be noted that Bylaw 471 changes the section heading from “Temporary Commercial and Industrial Use Permits” to “Temporary Use Permits.” It is for this reason that in Bylaw 471, the TUP section of Part G is being replaced, rather than just adding new policies that address residential uses. The guidelines in Part G that address temporary commercial and industrial uses are not proposed for amendment by Bylaw 471 and remain the same as before. Staff are not providing comment or analysis of these existing guidelines, as they are not proposed to be changed.
- A TUP is the ideal tool to allow people to legalize their secondary suites until further phases of the pilot program are considered. It allows the LTC to “pilot” secondary suites on a case by case basis on properties that may be outside of the pilot area, but can accommodate a secondary suite without negatively impacting environmentally sensitive or vulnerable areas.
- By permitting “care cottages” to be considered by the Salt Spring Island Local Trust Committee, Bylaw 471 would also implement a provision of the SSI OCP and enable small scale, accessory buildings to be used as temporary affordable care cottages for the disabled or those in need of family care.
- Bylaw 471 also extends the potential for Temporary Use Permits to authorize secondary suites in accessory buildings (the secondary suite regulations in the Salt Spring Island Land Use Bylaw 355 limit secondary suites to be located in the principal dwelling unit). This component of Bylaw 471 will be deliberated on by the Advisory Planning Commission and will be highlighted for input during the public consultation session.
- Each application for a Temporary Use Permit is subject to statutory requirements for notifying neighbours and requires approval by a resolution of the Local Trust Committee.
- Temporary Use Permits are valid for three years and eligible for one renewal. The application cost for a Temporary Use Permit is \$1100, with one renewal permitted, for a cost of \$165.

RECOMMENDATIONS:

1. THAT the Salt Spring Island Local Trust Committee give First Reading to Bylaw No. 471, cited as "Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2013".
2. THAT the Salt Spring Island Local Trust Committee consider and endorse the Trust Policy Statement Directives Only Checklist attached as Appendix 3 of the staff report dated October 16, 2013.
3. THAT the Salt Spring Island Local Trust Committee direct staff to schedule a Community Information Meeting to take place before the end of November, 2013.

Respectfully submitted by:

Date:

October 16, 2013

Justine Starke, Island Planner

Concurred by:

Date:

Leah Hartley, Regional Planning Manager

Appendices:

Appendix 1: Bylaw 471

Appendix 2: Planning Context

Appendix 3: Islands Trust Policy Statement Directives Only Checklist

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SALT SPRING ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 471

**A BYLAW TO AMEND SALT SPRING ISLAND OFFICIAL COMMUNITY PLAN
BYLAW NO. 434, 2008**

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

AND WHEREAS Section 29 of the *Islands Trust Act* gives the Salt Spring 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 Section 27 of the *Islands Trust Act* requires that the Executive Committee of the Islands Trust must approve an Official Community Plan prior to adoption;

AND WHEREAS the Salt Spring Island Local Trust Committee wishes to amend the Salt Spring Island Official Community Plan Bylaw No. 434, 2008;

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

NOW THEREFORE the Salt Spring Island Local Trust Committee enacts as follows:

CITATION

1. This Bylaw shall be cited as "Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2013".

ORGANIZATION

2. Salt Spring Island Local Trust Committee Bylaw No. 434, 2008 is altered as shown on Schedule 1 of this amending bylaw.

SEVERABILITY

3. 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.

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SALT SPRING ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 471

SCHEDULE 1

Salt Spring Island Official Community Plan Bylaw No. 434, 2008 is amended as follows:

1. By replacing the words “Temporary Commercial and Industrial Use Permits” with the words “Temporary Use Permits” wherever they appear in Official Community Plan Bylaw No. 434, 2008.
- 2, By amending Schedule A, Volume 2, Part G – Temporary Commercial and Industrial Use Permits and Development Approval Information – by replacing Parts G.1.1, G.1.2, and G.1.3 with new Parts G.1.1, G.1.2, and G.1.3.as follows:

“PART G TEMPORARY USE PERMITS AND DEVELOPMENT APPROVAL INFORMATION

G.1.1 Areas where Temporary Use Permits can be issued

The following Designations are areas where the Local Trust Committee may issue Temporary Use Permits.

Agriculture Designation
Channel Ridge Village Designation
Educational Designation
Forestry Designation
Fulford Harbour Village Designation
Ganges Village Designation
Health Services Designation
Industrial and Commercial Services Designation
Park and Recreation Designation
Residential Neighbourhoods Designation
Rural Neighbourhoods Designation
Shoreline Development Designation
Uplands Designation

G.1.2 Objectives for issuing Temporary Use Permits

Permits for temporary uses should only accommodate uses that are consistent with this Plan. Permits could be issued for uses such as:

- G.1.2.1 The temporary use of land for commercial community events such as festivals, fairs or markets on land where commercial use may not be appropriate permanently.
- G.1.2.2 The temporary use of land by local businesses to provide essential community services not provided by local government. Such uses may include waste disposal or transfer, communications or transportation.

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- G.1.2.3 The temporary use of land for industrial or commercial uses that are compatible with land use designations, but are not specifically allowed by the local zoning bylaw. Such uses may be transitional or there may be uncertainty as to their appropriateness or viability. It may be premature or inappropriate to decide upon rezoning and long-term land use changes.
- G.1.2.4 Farm-oriented commercial uses consistent with agriculture which enhance the economic viability of an existing farm operation. Examples may include farm fairs, farm-oriented tourism or educational activities, and food service or market events serving local farm products. Such uses are subject to approval of the Agricultural Land Commission for property in the Agricultural Land Reserve.
- G.1.2.5 The temporary use of a secondary suite for residential use. For the purpose of this section, a secondary suite means an accessory, self-contained dwelling unit, located within a permitted accessory building or single-family dwelling unit, and having a lesser floor area than the principal dwelling unit. This use may be transitional or there may be uncertainty as to its appropriateness outside of the area where secondary suites are permitted by zoning. It may be premature or inappropriate to decide upon rezoning and long-term land use changes, and the use may be considered as part of a pilot program to permit secondary suites.
- G. 1.2.5 Temporary affordable housing units such as care cottages for those that are disabled or in demonstrated need of family care may be considered.

G.1.3 Permit Guidelines

Conditions included in Temporary Use Permits should follow the guidelines below to achieve the objectives of this Plan.

- G.1.3.1 Permits can be issued for any period up to three years and could be considered for renewal once for any further period up to three years.
- G.1.3.2 Permit conditions should be generally consistent with applicable Development Permit Area guidelines, while recognizing the temporary nature of structures and site development.
- G.1.3.3 Permit conditions should ensure that temporary uses are compatible with adjacent land uses. Noise, traffic, parking, general activity levels and any disturbance that may be apparent beyond the property's boundaries should be considered.
- G.1.3.4 Applications for Temporary Use Permits should ensure that where a lot is supplied by groundwater there is sufficient available groundwater for the temporary use, as required by the Capital Regional District building permit process.
- G.1.3.5 Applications for Temporary Use Permits should ensure that where a lot is supplied by rainwater collection, the rainwater system is capable of supplying a sufficient quantity of potable water for the temporary use, as required by the Capital Regional District building permit process.

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- G.1.3.6 Applications for Temporary Use Permits should ensure that where a lot is supplied by a combination of sources, a written plan permit for the supply of water is attached to the permit that demonstrates an adequate supply of potable water for the temporary use, as required by the Capital Regional District building permit process.
- G.1.3.7 Applications for Temporary Use Permits should ensure that where a lot is supplied by a community water system, the operator of the community water system must provide written confirmation that it has sufficient capacity for the temporary use.
- G.1.3.8 Applications for Temporary Use Permits should ensure that where a lot is supplied from a surface water body, a water license, issued or amended after November 30, 1994, must permit the withdrawal of the required amount of water for the temporary use.
- G.1.3.9 Applications for Temporary Use Permits should ensure that where a lot is serviced by an on-site septic disposal system that it has sufficient capacity for the temporary use, as required by the Vancouver Island Health Authority; and where serviced by a community sewer system, the operator of the community sewer system must provide written confirmation that it has sufficient capacity to service the temporary use.
- G.1.3.10 Permit conditions should ensure that the entrance to the secondary suite from the exterior of the building is separate from the entrance to the principal dwelling unit.
- G.1.3.11 Permit conditions should ensure that the maximum floor area of a secondary suite is 90m² (968 ft²).
- G.1.3.12 Permit conditions should ensure that care cottages are limited in floor area, and subject to the Salt Spring Island Local Trust Committee agreeing on a mechanism to ensure the use of the unit is affordable for someone who is disabled or in need of family care.
- G.1.3.13 Permit conditions should ensure that that the owner or a person other than the owner with responsibility for managing the property, including dealing with complaints of neighbours, is resident on the property where a Temporary Use Permit is for a residential use.
- G.1.3.14 Permit conditions should ensure that a care cottage or a secondary suite is not used for short term commercial accommodation.
- G.1.3.15 Permit conditions should ensure that a care cottage or a secondary suite is not located in a sensitive ecosystem.
- G.1.3.16 Permit conditions should ensure that a care cottage or a secondary suite should not be allowed in areas that are community water system supply watersheds or in community well capture zones.
- G.1.3.17 Permit conditions should ensure that building safety issues are addressed through compliance with the B.C. Building Code and applicable health standards.

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- G.1.3.18 Permit conditions should ensure that off-street parking is provided in a way that is consistent with local bylaws.
- G.1.3.19 Permits applications should include evidence that suitable alternate sites with appropriate zoning are not available.
- G.1.3.20 Permits should not be issued for uses in excess of 60 days unless it is a new venture that does not directly compete with an existing business in a legal zone and there is a demonstrated need or market for the proposed use. Consideration could also be given to the temporary relocation of an existing business in emergency or hardship situations.
- G.1.3.21 Permitted uses should be consistent with the objectives of this Plan.
- G.1.3.22 Permitted uses should not preclude or compromise future permitted uses on the land parcel affected.
- G.1.3.23 Uses should not be allowed if they conflict with any on-going or intended planning policies or programs.
- G.1.3.24 Where appropriate, permit conditions should outline operational plans, including hours and days of operation and staffing to ensure compatibility with neighbouring land uses.
- G.1.3.25 Permits can include, as a condition, the provision of an undertaking by the owner of the affected land to remove buildings or a secondary suite and restore the land to a condition specified in the permit by a date specified in the permit.
- G.1.3.26 Permits can include, as a condition, the provision of security to guarantee the performance of the terms of the permit.”

PLANNING CONTEXT:

LOCAL GOVERNMENT ACT

Section 921 of Part 26 of the British Columbia Local Government Act (LGA) enables local governments to issue Temporary Use Permits to do one or more of the following:

- a) *allow a use not permitted by a zoning bylaw;*
- b) *specify conditions under which the temporary use may be carried on;*
- c) *allow and regulate the construction of buildings or structures in respect of the use for which the permit is issued.*

The LGA also contains a number of other provisions which speak to notifying neighbours, requiring security, and removing a building or restoring the land once the permit has expired. Please see Section 921 of Part 26 of the Local Government Act for a complete set of Temporary Use Permit regulations.

http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96323_00

OFFICIAL COMMUNITY PLAN

The Salt Spring Island Official Community Plan Bylaw 434 – Part G contains guidelines for Temporary Commercial and Industrial Use Permits.

The guidelines are outdated in that:

- They do not reflect the fact that the LGA no longer limits Temporary Use Permits to be used for commercial and industrial uses. Residential uses may now be permitted by a TUP.
- They do not reflect the fact that the LGA time limit for a TUP is now 3 years and not 2 years, with one renewal of up to 3 years.

The Salt Spring Island Official Community Plan Section B.2 contains “Residential Land Use Objectives and Policies:”

B.2.2.1.1 OBJECTIVES

B.2.1.1.1 To support a mix of housing types in appropriate locations without compromising protection of the natural environment.

B.2.1.1.2 To develop zoning that allows many different types of housing and accommodates a diverse population.

B.2.1.1.3 To acknowledge that a framework that limits growth may restrict housing choices as supply is limited; to respond to the challenge of fostering socioeconomic diversity within such a framework.

The Salt Spring Island Official Community Plan Section B. 2.2.2.15 has policies for secondary suites and was the basis by which Bylaw 461 was adopted to permit secondary suites within certain areas of Salt Spring Island:

- a. A maximum of one suite is allowed per dwelling.
- b. The owner occupies either the principal dwelling or the suite.
- c. Suites should only be allowed in areas with an adequate supply of potable water.
- d. Suites should not be allowed in areas that are community water system supply watersheds or in community well capture zones.
- e. New construction of dwellings with suites in areas containing sensitive ecosystems or areas that are hazardous for development should be managed by development permit.
- f. The use of suites will not be for short-term rental, in accordance with the Land Use Bylaw.
- g. Regulations should limit suites to 40% of the floor area of the principal dwelling and no more than 90 m² of floor area.
- h. Building safety and waste disposal issues are addressed through compliance with the B.C. Building Code and applicable health standards.



Islands Trust

POLICY STATEMENT DIRECTIVES ONLY CHECK LIST

Bylaw and File No: Salt Spring Island Bylaw 471

PURPOSE

To provide staff with the Directives Only Checklist to highlight issues addressed in staff reports and as a means to ensure Local Trust Committee address certain matters in their official community plans and regulatory bylaws and Island Municipalities address certain matters in their official community plans and to reference any relevant sections of the Policy Statement.

POLICY STATEMENT

The Policy Statement is comprised of several parts. Parts I and II outline the purpose, the Islands Trust object, and Council's guiding principles. Parts III, IV and V contain the goals and policies relevant to ecosystem preservation and protection, stewardship of resources and sustainable communities.

There are three different kinds of policies within the Policy Statement as follows:

- Commitments of Trust Council which are statements about Council's position or philosophy on various matters;
- Recommendations of Council to other government agencies, non-government organizations, property owners, residents and visitors; and
- Directive Policies which direct Local Trust Committees and Island Municipalities to address certain matters.

DIRECTIVES ONLY CHECK LIST

The Policy Statement Directives Only Checklist is based on the directive policies from the Policy Statement (Consolidated April 2003) which require Local Trust Committees to address certain matters in their official community plans and regulatory bylaws and Island Municipalities to address certain a matters in their official community plans in a way that implements the policy of Trust Council.

Staff will use the Policy Statement Checklist (Directives Only) to review Local Trust Committee and Island Municipality bylaw amendment applications and proposals to ensure consistency with the Policy Statement. Staff will add the appropriate symbol to the table as follows:

- ✓ if the bylaw is **consistent** with the policy from the Policy Statement, or
- ✘ if the bylaw is **inconsistent (contrary or at variance)** with a policy from the Policy Statement, or
- N/A** if the policy is not applicable.

Part III Policies for Ecosystem Preservation and Protection

CONSISTENT	NO.	DIRECTIVE POLICY
	3.1	Ecosystems
N/A	3.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.
N/A	3.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning, establishment, and maintenance of a network of protected areas that preserve the representative ecosystems of their planning area and maintain their ecological integrity.
N/A	3.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the regulation of land use and development to restrict emissions to land, air and water to levels not harmful to humans or other species.
	3.2	Forest Ecosystems
N/A	3.2.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of unfragmented forest ecosystems within their local planning areas from potentially adverse impacts of growth, development, and land-use.
	3.3	Freshwater and Wetland Ecosystems and Riparian Zones
N/A	3.3.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or watercourses, wetlands and riparian zones and to protect aquatic wildlife.
	3.4	Coastal and Marine Ecosystems
N/A	3.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.
N/A	3.4.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.

PART IV: Policies for the Stewardship of Resources

CONSISTENT	NO.	DIRECTIVE POLICY
	4.1	Agricultural Land
N/A	4.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.
N/A	4.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation, protection, and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses.
N/A	4.1.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the

		use of adjacent properties to minimize any adverse affects on agricultural land.
CONSISTENT	NO.	DIRECTIVE POLICY
N/A	4.1.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the design of road systems and servicing corridors to avoid agricultural lands unless the need for roads outweighs agricultural considerations, in which case appropriate mitigation measures shall be required to derive a net benefit to agriculture
N/A	4.1.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the economic viability of farms without compromising the agriculture capability of agricultural land.
N/A	4.1.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.
	4.2	Forests
N/A	4.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the need to protect the ecological integrity on a scale of forest stands and landscapes.
N/A	4.2.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the retention of large land holdings and parcel sizes for sustainable forestry use, and the location and construction of roads, and utility and communication corridors to minimize the fragmentation of forests.
N/A	4.2.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity.
	4.3	Wildlife and Vegetation
	4.4	Freshwater Resources
✓	4.4.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure 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, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for.
N/A	4.4.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses
	4.5	Coastal Areas and Marine Shorelands
N/A	4.5.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.
N/A	4.5.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas.
N/A	4.5.10	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.
N/A	4.5.11	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.

	4.6	Soils and Other Resources
N/A	4.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of productive soils.

PART V: Policies for Sustainable Communities

CONSISTENT	NO.	DIRECTIVE POLICY
	5.1	Aesthetic Qualities
N/A	5.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
	5.2	Growth and Development
✓	5.2.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
N/A	5.2.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.
✓	5.2.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.
N/A	5.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.
	5.3	Transportation and Utilities
N/A	5.3.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.
N/A	5.3.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.
N/A	5.3.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.
N/A	5.3.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private automobile use.
	5.4	Disposal of Waste
N/A	5.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.

CONSISTENT	NO.	DIRECTIVE POLICY
	5.5	Recreation
N/A	5.5.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.
N/A	5.5.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location and type of recreational facilities so as not to degrade environmentally sensitive areas, and the designation of locations for marinas, boat launches, docks and anchorages so as not to degrade sensitive marine or coastal areas.
N/A	5.5.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of sites providing safe public access to beaches, the identification and designation of areas of recreational significance, and the designation of locations for community and public boat launches, docks and anchorages.
N/A	5.5.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.
N/A	5.5.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for bicycle, pedestrian and equestrian trail systems.
	5.6	Cultural and Natural Heritage
N/A	5.6.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification, protection, preservation and enhancement of local heritage.
N/A	5.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation and protection of the heritage value and character of historic coastal settlement patterns and remains.
	5.7	Economic Opportunities
N/A	5.7.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.
	5.8	Health and Well-being
✓	5.8.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address their community's current and projected housing requirements and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services.

POLICY STATEMENT COMPLIANCE	
✓	COMPLIANCE WITH TRUST POLICY
	NOT IN COMPLIANCE WITH TRUST POLICY for the following reasons: