



Islands Trust

DID YOU KNOW?

- There are 238 lots on these islands, with 195 on Ruxton
- Lindley's Microseris and Erect Pygmyweed are red-listed plant species found on Ruxton and Tree Islands respectively.
- The double-crested cormorant nests on the Rose Islets, just north of Reid Island.

INSIDE THIS ISSUE:

Desired Outcomes	2
First Nations Involvement	2
Community Profile	2
Zoning on Ruxton	3
Unzoned areas	3
Meetings on Islands	3

Community Plan

Ruxton, Reid, Pylades, Hudson, Scott, Dayman, Bute and Dunsmuir Islands

VOLUME 1, ISSUE 1

JUNE, 2012

Local Trust Committee begins Community Plan review

The Thetis Island Local Trust Committee is launching a community planning project for the smaller islands in the Local Trust Area. These islands include Ruxton, Reid, Pylades, Hudson, Scott, Dayman, Bute and Dunsmuir. These islands are referred to within the Islands Trust as the "associated islands" of the Thetis Island Local Trust Area.

The goal of this project is to create an Official Community Plan and a Land Use Bylaw for these islands. These documents include objectives, policies and regulations for development, protection of the natural environment, and other topics related to land use planning.

Some of these islands currently have no regulatory bylaws for land use planning, and some have

older bylaws in need of review. We will be seeking input from property owners over the next two years, and hope you will get



Lindley's Microseris a red-listed plant species found on Ruxton Island

involved. To begin, we would like to hear how you would prefer to receive information and provide your feedback. Please respond to

the enclosed survey asking for your input on communications for this project, either in hard copy or online. We will design our communications plan based on the feedback we receive.

The community planning process begins with an assessment of where we are now. We've also asked for your feedback on a community profile about these islands, so please let us know if we have the facts straight.

Finally, we would like to hear about any goals you think should be included in this project, or in other words, what you would like to see addressed in this project. Read on to see the desired outcomes of the project that have been endorsed by the Local Trust Committee, and tell us what you think.

Ruxton Island Advisory Planning Commission

With a much greater number of property owners than on the other islands combined, we expect that Ruxton Island will be a significant focus of this project.

As such, the Local Trust Committee would like to appoint an advisory planning commission (APC) of between five and seven Ruxton Island property owners

to meet over the course of this project and provide the Local Trust Committee with advice regarding Ruxton Island policies and regulations.

The APC will meet approximately 3 times over the next two years, and the meetings will be held in a location most convenient to members. A modest hon-

orarium to contribute to travel expenses is offered.

If interested, please submit a brief resume of your experience sitting on boards or committees, or with community planning to Courtney Simpson, Island Planner by mail, email or fax at the addresses and number on the back page of this newsletter.

Desired outcomes



Double-crested cormorant, a blue-listed species

The Local Trust Committee has endorsed the following desired outcomes of this project:

- Adopt an Associated Islands Official Community Plan in accordance with Islands Trust Policy Statement and relevant legislation.
- Adopt an Associated Islands Land Use Bylaw in accordance with Islands Trust Policy Statement and relevant legislation.
- By engaging with First Nations, avoid infringement on Aboriginal title and rights.
- Address community needs that are within the scope of land use planning.
- Play an advocacy role to help the community achieve goals outside of the Local Trust Committee's authority, when appropriate.
- Adopt policies and regulations to protect sensitive ecosystems.
- Adopt policies and regulations facilitating adaptation to climate change.
- Adopt policies and regulations to advance the stewardship of coastal areas and marine shore lands.
- Adopt policies and regulations to increase the sustainability and quality of freshwater resources.

First Nations involvement

Coast Salish First Nations have inhabited the Gulf Islands since time immemorial.

We are in the process of contacting the First Nations identified by the Province as having Aboriginal rights within the area of this community plan project. We hope to engage with them to better understand the nature of their Aboriginal rights, and how we can

not only avoid infringing upon them, but also how we can assist in achieving any goals they have for continued or future use of the area.

The First Nations and treaty group with Aboriginal rights in the area are:

- Stz'uminus First Nation*
- Cowichan Tribes*
- Halalt First Nation*

- Lake Cowichan First Nation*
- Lyackson First Nation*
- Penelakut Tribe*
- Tsawwassen First Nation*
- Snuneymuxw First Nation*
- Semiahmoo First Nation*
- Hul'qumi'num Treaty Group*

Coast Salish First Nations have inhabited the Gulf Islands since time immemorial

Community Profile on website

As an aide to community deliberation for the creation of a Community Plan, the Islands Trust has compiled background information for these islands into a "Community Profile" document.

The document is available on our website in draft form. We are hoping you might be able to fill in some of the blanks or let us know if we have any incorrect information. You can download the Community Profile from our website at www.islandstrust.bc.ca and by selecting the Thetis

page. Please send your feedback by email to: thetisassociatedislands@islandstrust.bc.ca or by filing out a feedback form on the website. You can request a paper copy of this document through the contact information on the back of this newsletter.



Sunset over Ruxton Island

Zoning on Ruxton, Bute and Dunsmuir Islands



Ruxton, Bute and Dunsmuir Islands have zoning regulations under two separate bylaws.

Ruxton Island has Zoning Bylaw No. 13, adopted in 1983 and amended in 1987 to include Whale-

Herring Bay, Ruxton Island

boat Island, a provincial park. This bylaw should be reviewed to take into account changes to provincial legislation requiring communities to consider things such as greenhouse gas emissions reduction and protection of riparian areas. Some community members have asked for a review of this bylaw to clarify some regulations such as those pertaining to private docks and floats.

Zoning for Bute and Dunsmuir Islands is through Cowichan Valley Regional District Bylaw 110 adopted in 1973, before the Islands Trust was created. The bylaw is still in effect and is administered by the Islands Trust.

Both bylaws should be reviewed and amended to consider the policies and objectives of the Islands Trust Council, in the Policy Statement of 1994, as well as protection of the natural environment.

“To preserve and protect the trust area and its unique amenities and environment for the benefit of the residents of the trust area and of the province generally...”

- Islands Trust Mandate

Regulations for Unzoned Areas

Pylades, Tree, Reid, Hudson, Scott and Dayman Islands have no zoning bylaw in effect, but this does not mean they are without regulation.

These unzoned areas within the Islands Trust area are subject to the *Islands Trust Act*, *Islands Trust Regulation*, and the *Local Services Act*.

The *Island Trust Act and Regulation* state that one dwelling and one

guest cottage are permitted per lot, and any additional construction requires approval by resolution of the local trust committee.

The *Local Services Act* states that the minimum lot area for subdivision is 10 acres.

Hudson Island is an exception, with a statutory building scheme registered on Title that has some regula-

tion for setbacks, building size use and number.

While these minimal regulations may be appealing to some property owners, they do not provide for protection of sensitive ecosystems, including marine shorelands, the very characteristics of the Gulf Islands that led to the establishment of the Islands Trust.

Information Meetings on the Islands

Mark your calendars for Saturday, September 1, 2012 for the first community information meeting on Ruxton Island. Islands Trust staff will present the results of the survey and lead a discussion on community goals.

This is a good opportunity to view maps, ask questions, and provide your views to the trustees.

The meeting will be held at Naylor Bay from 1:00 pm to 4:00 pm. The meeting is intended to focus on Ruxton Island issues.

Future meetings will be scheduled to discuss the Community Plan for all the islands as well, so stay tuned and let us know what location is best for you by filling out the enclosed survey.

We can always schedule meetings with property owners of individual islands if there is an interest.



Looking north from North Cove, Thetis Island



Islands Trust

Contact Us

700 North Road
Gabriola Island, BC V0R 1X3

Phone: 250-247-2063

Fax: 250-247-7514

E-mail: thetisassociatedislands@islandstrust.bc.ca

Preserving Island communities, culture and environment

The Islands Trust is a unique federation of independent local governments, which plans land use and regulates development in the trust area. Like other communities in British Columbia, island communities elect their local representatives every three years.

There are two local trustees elected for each group of islands designated as a local trust area. Together, with an appointed chair from the Executive Committee, local trustees are responsible for land use decisions within their respective local trust area.

Meet Your Local Trustees and Chair



Sue French
Thetis Island Trustee
(250) 416-0373
sfrench@islandstrust.bc.ca



Peter Luckham
Thetis Island Trustee
(250) 246-4802
pluckham@islandstrust.bc.ca



Ken Hancock
Chair, Thetis Island
North Pender Island Trustee
(250) 629-6610
khancock@islandstrust.bc.ca

Staff Contact

Courtney Simpson, Island Planner for Thetis Local Trust Area

csimpson@islandstrust.bc.ca (250) 247-2209