



Islands Trust

**MINUTES OF THE RUXTON ISLAND
ADVISORY PLANNING COMMISSION MEETING**

Held on October 19, 2012

At the Vancouver Island Conference
Centre, Millstone River Room, Nanaimo, BC

PRESENT:

Advisory Planning Commission Members: Roger Kimmerly
Dennis Rutherford
Dan Giesbrecht
Larry Ross
Gina Couchman
Michael Higgins
David Paterson

Planner: Courtney Simpson

Recorder: Theresa Warren

Regrets: Chair Ken Hancock

There were no members of the public present.

AGENDA:

1. Introduction
2. Travel Expenses
3. Election of Chair, Co-Chair and Secretary
4. Agenda
5. Local Trust Committee Referral to Ruxton Advisory Planning Commission
6. Next Meeting and Adjournment

1. INTRODUCTION

Courtney Simpson thanked the Ruxton Island Advisory Planning Commission members for coming and made introductions of the attendees.

2. TRAVEL EXPENSES

Planner Simpson explained the budget for Advisory Planning Commission travel expenses.

3. **ELECTION OF CHAIR, CO-CHAIR AND SECRETARY**

Planner Simpson explained the roles of the Chair, Co-chair and Secretary on the Advisory Planning Commission.

The Advisory Planning Commission members spoke about their backgrounds and interests in the positions.

Roger Kimmerly was nominated for the position of Chair, Dennis Rutherford was nominated for Co-Chair and David Paterson was nominated for secretary. All three were unanimously voted in.

4. **AGENDA**

Courtney Simpson explained the process of the Associated Islands Official Community Plan and what the Advisory Planning Commission's contribution to the composition of the Official Community Plan will be. The Advisory Planning Commission discussed their role and how they should come to the needed points.

5. **LOCAL TRUST COMMITTEE REFERRAL TO RUXTON ADVISORY PLANNING COMMISSION**

The Thetis Island Local Trust Committee has asked the Ruxton Island Advisory Planning Commission to recommend a list of project goals for the Community Plan Review.

The Advisory Planning Commission discussed the following main points that they would like to have reflected in the Official Community Plan:

The Advisory Planning Commission discussed a number of points which they would like to bring forward to the Thetis Island Local Trust Committee.

- Noise: bike, generator, wind turbine, businesses, chainsaws
- Emergency Response: helicopter, medevac, fire fighting
- Fire: prevention, fear of, fighting
- Docks:
 - prohibition
 - Scale
 - Size
 - Style
 - Location
 - Impact on ecosystem
 - Modification of foreshore
 - Support for community docks – not unanimous, concern of break-ins with more visitors (concern with both private or community docks), expansion of road to community dock, need to manage footprint
 - Safety
 - Emergency response

- Impact on neighbours
- Is there a need to accommodate the aging population?
- Need to review public comments from survey
- Pedestrian access on foreshore
 - Want to be able to walk around the whole island at mid-high tide
- Parallel poles to water
- “Pincushion Look”
- Ruxton is unique because of a lack of docks
- Current bylaw has different interpretations regarding docks-needs clarification
- The issue is the number of (private) docks
- Potential Zoning for possible docks in the future
- Breakwater
- Ecosystem impacts
- Option: dock on private land that is shared
- Mooring Buoys:
 - how could they be regulated
 - with build-out, not capacity for more/each lot
- Visual impact/aesthetics: protect trees, docks, cabins & setback from water
- Courtesy & respect: strengthen sense of community
- Governance: more local input, geographic
- Enforcement: building inspection
- Water: Wells (testing), encouraging catchment, mandate catchment, protect Groundwater
- Education about regulations: realtors, property title
- Preserve Setbacks: is side lot line setback too small?
- Sewage
 - Not all lots can support a septic field
 - Need electricity for high-end treatment
- Foreshore protection
- Ecosystem protection
- Roads
- Parks: taxes, crown lot, enhancement/increase number, acquisition
- Wetland/Swamp: unique ecosystem, water level, catchment for groundwater, Firefighting, Trees – lot 40 ‘preserve’ or ‘enhance’
- Siting Bylaws:
 - setbacks preserved
 - need better definitions and clarity of some terms in (throughout) the current bylaw
 - general y agree with current bylaw intent
 - First Nation consultation regarding Crown lots
 - Conservation Ethic – Unsightly premises/hazardous waste
 - Commercial businesses (needs discussion and clear direction. See North Pender Official Community Plan)
 - B&B/”getaways”
 - Store
 - Construction
 - Kayaker accommodation
 - Ruxton “clients” vs. off-island
 - Don’t want to attract tourism

- Preserve residential character

6. NEXT MEETING AND ADJOURNMENT

The Ruxton Island Advisory Planning Commission determined a need for a second meeting prior to the Draft Associated Islands Official Community Plan being presented in June, 2013.

Planner Simpson spoke to the next steps once the Thetis Island Local Trust Committee receives the list of points created by the Ruxton Island Advisory Planning Commission.

The Advisory Planning Commission will contact Chair Kimmerly with any new points to be added to the above list and requested that Planner Simpson organize a second meeting in the early New Year. It was requested that a June, 2013 meeting be held on Ruxton Island.

It was **MOVED** and **SECONDED** that the Ruxton Island Advisory Planning Commission forward the list of points discussed to the Thetis Island Local Trust Committee for review.

CARRIED

It was **MOVED** and **SECONDED** that the Ruxton Island Advisory Planning Commission adjourn the meeting at 2:00 pm.

CARRIED

Chair

Recorder