



DATE OF MEETING: March 21, 2017  
TO: Galiano Island Local Trust Committee  
FROM: Rob Milne, Island Planner  
Southern Team  
COPY: Robert Kojima, Regional Planning Manager  
SUBJECT: Dock Review

## RECOMMENDATION

1. That the Galiano Island Local Trust Committee revise the Dock Review project charter as follows:
  - a. Amend the project charter "Purpose" to read as follows:

*To consider amendments to the OCP and LUB to regulate private docks on Galiano Island while at the same time recognizing that private docks are a near necessity of life for residents of the associated islands and water access only neighbourhoods.*
  - b. Amend bullet three of the project charter to read as follows:
    - *To consider the need for potential regulatory changes to restrict private docks.*
  - c. Revise and reorder the proposed "Deliverable/Milestone" section of the "Workplan Overview" of the project charter to conduct First Nations and FLNRO consultation following drafting of bylaws.

## PURPOSE

This staff report is intended to introduce and summarize the attached Dock Review discussion paper which identifies potential challenges to the project's implementation due to the assumptions of at least one project objective, and to suggest changes to the project charter to acknowledge and incorporate some of the findings of the online community survey.

## BACKGROUND

In a staff review of this project two issues have become apparent which staff feel require consideration by the Local Trust Committee (LTC) in order for this project to move forward. One matter is the stated objectives of the project charter. The other is the matter of the chronology of the deliverables outlined in the Workplan.

Given the stated objectives of the dock review project and the potential misalignment of those objectives with the survey results it was the view of staff it would be prudent to introduce the discussion paper for consideration of the LTC prior to agency and First Nations referrals. This provides the LTC with the opportunity to consider whether or not to fine tune the project charter, a process which could alter the trajectory of the project and its outcomes, prior to that referral process. The discussion paper explores various aspects of dock regulation and provides a basic review of the survey results. The discussion paper will also be posted to the Galiano Island webpage to provide a better understanding of the background and issues involved in the matter of regulating private docks for community members.

With respect to the charter objectives, two of those objectives have similar wordings but would produce very different outcomes. The first objective proposes to “identify options for further *regulating* private docks”. While objective three proposes to “implement potential regulatory changes to *restrict* private docks”.

It is expected that the outcome of objective one would be an exploration of which aspects of private dock implementation have proven problematic for possible inclusion in amendments to the land use bylaw and the identification of options to create some form of opportunity for residents to have a voice in the approval process. It is the view of staff that the emphasis of that objective is to “regulate” within the scope of the current zone distribution. There is an indication of support for that approach within the responses of the survey.

The third objective is seen as representing an implicit assumption that there is a need to restrict private docks, not simply regulate them, possibly by rolling back the scope of the Marine zone. It is the view of staff that there is a significant lack of expressed support for this approach in the survey responses and this objective should be either removed or reworded to indicate this objective would explore the need for potential regulatory changes to restrict private docks, rather than trying to force what may be an unsupported solution upon the community by virtue of the project charter’s currently stated objectives.

It is also noted in the attached discussion paper that residents of the associated islands (Gossip, Parker and Wise and the water access neighbourhood at Fillmore Point) may have a different perspective of on the matter of private docks. This perspective is evident in the survey results and should be acknowledged as the issue of possible regulatory changes for private docks moves forward. This could be achieved through the addition of appropriate wordings to the “Background” section of the project charter.

With respect to the deliverables for the project, it is not at all clear as exactly what would be referred to FLNRO and First Nations at this point in time as the direction of the project has not yet been established and there is currently no document to refer aside from the project charter. It would seem that this consultation might be more effective if those bodies had an indication as to the specific options that the LTC is considering for the possible further regulation of private docks. Reorganization of the project charter milestones to move consultation with these bodies to a point after options and preferences have been explored with the community and draft bylaws have been prepared may be more appropriate and productive. A table showing the suggested changes may be found below.

Deliverable/Milestone	Date
Early consultation—trustee newsletter, survey	September-November 2016
Discussion paper	March 2017
Open house and Community Information meeting	April-May 2017
LTC review of options	June 2017
LTC direction to prepare amending bylaws	June 2017
Consultation with First Nations and FLNRO	June-August 2017
Second community information meeting (optional)	September 2017

## SUMMARY

The direction of the project will be dependent upon the stated objectives of the project charter, at least one of which does not seem to reflect the results of the recent survey stating as is does an intent to restrict private docks prior to fully engaging with the community and stakeholders to explore issues and options related to private docks. This is seen by staff as being problematic to the future of the dock review project.

Staff has completed a discussion paper which provides a detailed review of private docks and a discussion of options for the implementation of the dock review project. It also provides an overview of the dock review survey results which indicates that at least one of the stated objectives of the report may be out of step with public sentiment on the issue of docks based upon the sampling of public opinion provided by the survey.

It is the wish of staff that the Galiano Island Local Trust Committee gives consideration to the contents of this discussion paper and provides direction to staff as to how they wish to proceed with this project. Recommendations for suggested changes to the Dock Review project charter are provided for the consideration of the Local Trust Committee.

## OPTIONS

### 1. Choose to proceed no further

The LTC may choose to proceed no further with the project. If this alternative is selected, the LTC should state the reasons for this choice. Recommended wording for the resolution is as follows:

That the Galiano Island Local Trust Committee proceed no further with the Dock Review project for the follows reasons [insert reasons].

### 2. Choose to proceed with the current Project Charter.

The LTC may choose to proceed with the current project charter. If this alternative is selected, the LTC may wish state the reasons for this choice.

### 3. Choose to amend the current Project Charter and proceed with the project.

The LTC may choose to amend the current project charter prior to proceeding with this project. If this alternative is selected, the LTC should identify the desired amendments.

Recommendations for this option are provide in this report.

Submitted By:	Rob Milne, RPP, MCIP Island Planner	February 24, 2017
Concurrence:	Robert Kojima, Regional Planning Manager	February 24, 2017

## **ATTACHMENTS**

1. Dock Review discussion paper
2. Project Charter