



Regional Planning Committee Agenda

Date: January 13, 2022
Time: 10:00 am - 2:00 pm
Location: Electronic Zoom Meeting

Pages

1. **CALL TO ORDER** 10:00 AM - 10:00 AM
2. **APPROVAL OF AGENDA**
3. **RESOLUTIONS WITHOUT MEETING**
 - 3.1. **RPC RWM-2021-01** 2 - 2
Presented for information only.
4. **BUSINESS**
 - 4.1. **Review of Trust Council Policy 5.9.1 Best Management Practices for Delivery of Local Planning Services to Local Trust Committees** 3 - 62
All of the attached material is the same as the material presented at the November 3, 2021 RPC meeting.
5. **NEXT MEETING**
Wednesday, February 9, 10:00 a.m. - 3:00 p.m.
6. **ADJOURNMENT** 2:00 PM - 2:00 PM

REGIONAL PLANNING COMMITTEE RESOLUTION WITHOUT MEETING

RESOLUTION WITHOUT MEETING NO. RWM-2021-01

The following matter is considered urgent and necessary in order to set a special meeting to workshop ideas on policy to support the regional planning team concept and strategic approach to OCP/LUB reviews.

It was Moved by Trustee Patrick and Seconded by Trustee Wolverton:

that the Regional Planning Committee hold a special electronic meeting on Thursday, January 13, 2022 from 10:00 am to 2:00 pm

<u>TRUSTEES CONTACTED</u>	<u>DATE VOTE RECEIVED</u>	<u>VOTE</u>
Laura Busheikin	December 10, 2021	In Favour
Jeanine Dodds	December 8, 2021	In Favour
Kees Langereis	December 8, 2021	In Favour
Timothy Peterson	December 8, 2021	In Favour
Kate-Louise Stamford	December 8, 2021	In Favour
Jane Wolverton	December 8, 2021	In Favour
David Maude	December 8, 2021	In Favour
Laura Patrick	December 8, 2021	In Favour

FINAL VOTE COUNT	8	<u>IN FAVOUR</u>
	0	<u>OPPOSED</u>

THE CHAIR DECLARED THE ABOVE RESOLUTION CARRIED PURSUANT TO SECTION 13 OF *THE ISLANDS TRUST ACT* on December 10, 2021.

CHAIR'S SIGNATURE

RECORDER'S SIGNATURE



January 13, 2022 Regional Planning Committee Special Meeting

Local Planning Services Renewal – Policy Amendments Workshop

Background: In 2018, Staff undertook a review of the delivery of planning services to address lack of planning time for proactive planning work. From that, Staff will recommend amendments to Trust Council policies to support the changes.

Purpose: To provide guidance to Staff for drafting amendments to Trust Council policies

Resources: David Marlor, Director, Local Planning Services
Heather Kauer, Regional Planning Manager
Narissa Chadwick, Island Planner
Marnie Eggen, Island Planner
Jason Youmans, Island Planner

TIME (ESTIMATE)	TOPIC	WHO
10:00	Introduction	David Marlor
BACKGROUND		
10:05	Overview of the Regional Planning Function	Heather Kauer
10:15	The current situation (projects allocation, resources)	Heather Kauer
10: 25	Strategic OCP/LUB Process and Format	Marnie Eggen
10:35	Criteria for Project selection	Narissa Chadwick
WORKSHOPS		
10:45	Goals for LPS Renewal	Chair
11:30	Strategic Approach to OCP/LUB Reviews - Methodology and Format	Chair
12:00	Lunch break	
12:30	Strategic approach (continued)	Chair
13:00	Criteria for project selection	Chair
14:00	Adjournment	

Printed resources will be provided as part of the agenda package

REQUEST FOR DECISION

To: Regional Planning Committee **For the Meeting of:** November 3, 2021

From: David Marlor, Director, Local Planning Services **Date Prepared:** November 1, 2021

SUBJECT: Review of Trust Council Policy 5.9.1 Best Management Practices For Delivery of Local Planning Services To Local Trust Committees

RECOMMENDATION:

That the Regional Planning Committee endorse the draft policy “5.9.1 Best Management Practices For Delivery of Local Planning Services to Local Trust Committees” in principle, and forward to Trust Council for comment and feedback.

CHIEF ADMINISTRATIVE OFFICER COMMENTS: n/a

- 1 **PURPOSE:** To update the Islands Trust policy on delivery of planning services to local trust committees to include a recommended process and format for systematic updates to official community plans and land use bylaws, to provide a framework for allocating planning resources for local trust committees’ land use planning projects.
- 2 **BACKGROUND:** At its regular meeting on August 25, 2021 the Regional Planning Committee passed the following resolution:

RPC-2021-013

It was MOVED and SECONDED,

that the Regional Planning Committee request that Staff draft amendments to Trust Council Policy “5.9.1 Best Management Practices for Delivery of Local Planning Services to Local Trust Committees” to support a strategic approach to official community plan and land use bylaw reviews that:

- *include a robust project definition phase*
- *include a recommended process (timeline and activities) for undertaking review of OCPs and LUBs in three categories*
 - *Major, Minor and Extraordinary;*
 - *define Major as a project that would take about 6-18 months and be undertaken by the Regional Planning Team, and follow a recommended process established in the Policy;*
 - *define Minor as a project that would take six months or less and would be undertaken by the local planning team;*
 - *define extraordinary as a project that requires more time and resources than “major”, and would require external consultants and additional funding considerations;*

- *include a recommended OCP and LUB format that all new OCPs and LUBs would use as a starting point, with local customization to deal with local issues permitted;*
- *include criteria for making recommendations as to which OCPs should receive priority;*
- *limit the number of reviews started to two per 12 month period and staggered to accommodate resource requirements;*
- *include guidelines for a community engagement and communication strategy that considers the IAP2 scale and best practices;*
- *allow for the “Lasqueti community-driven approach”;*
- *standardize the link between the OCP process and LUB process; and*
- *include identification of stakeholders and key partners.*

The draft “5.9.1 Best Management Practices for Delivery of Local Planning Services to Local Trust Committees” has these edits made. Two versions have been provided. One is a clean version and the second shows the marked up edits.

The attachments to this document are also draft and staff do need to do more work to clean them up before they can be considered final. The intent is for the policy to establish recommended processes for undertaking project reviews. These are categorised as minor, major and extraordinary. This will allow staff to better estimate costs and timelines for projects if the recommended process and format are adhered to. This provides certainty and allow for better sequencing and budgeting for projects and updates to official community plans and land use bylaws.

The intent of this policy is to, where possible, harmonize the language, format and processes for official community plans to reduce and improve planning resource efficiency, and reduce complexity for the users of the documents. The policy does allow for local considerations and minor adjustments to account for local preferences.

As this is a change to the way we currently undertake planning projects, Trust Council should have the opportunity to review and provide feedback on the policy before finalising it for consideration of adoption. Therefore, this draft should be endorsed in principle by the Regional Planning Committee and forwarded to Trust Council in December for review and feedback.

3 IMPLICATIONS OF RECOMMENDATION

Staff would forward to Trust Council for feedback in December, and report back to the Regional Planning committee in February 2022.

ORGANIZATIONAL:

Time on Trust Council agenda for feedback opportunity would be required.

FINANCIAL:

No financial implications.

POLICY:

No policy implications.

IMPLEMENTATION/COMMUNICATIONS:

Communication would be via Trust Council agenda.

FIRST NATIONS:

No First Nations implications.

OTHER:

No other implications.

4 RELEVANT POLICY(S):

5.9.1 BEST MANAGEMENT PRACTICES FOR DELIVERY OF LOCAL PLANNING SERVICES TO LOCAL TRUST COMMITTEES

5 ATTACHMENT(S):

Amended Policy 5.9.1 (item 6.1 in agenda package)

RESPONSE OPTIONS

Recommendation: That the Regional Planning Committee endorse the draft policy “5.9.1 Best Management Practices For Delivery of Local Planning Services to Local Trust Committees” in principle, and forward to Trust Council for comment and feedback.

Alternative: That the Regional Planning Committee amend the draft policy “5.9.1 Best Management Practices For Delivery of Local Planning Services to Local Trust Committees”, endorse it as amended in principle, and forward to Trust Council for comment and feedback.

Prepared By: David Marlor, Director, Local Planning Services

Reviewed By/Date:



Policy:	5.9.1
Approved By:	Trust Council
Approval Date:	March 10, 2006
Amendment Date(s):	September 11, 2013
Policy Holder:	Director of Local Planning Services

BEST PRACTICES FOR DELIVERY OF LOCAL PLANNING SERVICES

Purpose

1. To ensure that Local Trust Committees (LTCs) use the Local Planning Services (LPS) staff resources provided to them in accordance with their legislated responsibilities under s. 24 of the *Islands Trust Act* or in accordance with any powers that may be delegated to them under s.10 of the *Islands Trust Act*.
2. To identify the core services provided to LTCs, and to outline the best practices for delivering those services to LTCs in a fair and equitable manner.

A. Definitions

Major Policy/Regulatory Work - a review of official community plan and/or land use bylaw that takes between six and 18 months to complete, and meets the recommended process and recommended bylaw format requirements in Appendix A and Appendix B.

Minor Policy/Regulatory Work – amendments to official community plan and/or land use bylaw that takes less than six months to complete, and meets the recommended process and recommended bylaw format requirements in Appendix A and Appendix C.

Extraordinary Policy/Regulatory Work - a review of official community plan and/or land use bylaw that does not meet the recommended bylaw process and/or the recommended bylaw format requirements in Appendix A or Appendix B, and would require external consultants and additional funding considerations.

Regional Planning Team – a Local Planning Services team assigned to exclusively manage major and extraordinary bylaw reviews for local trust committees and policy planning work of the Regional Planning Committee.

Local Planning Team - a Local Planning Services team assigned to undertake day-to-day planning functions of the local trust committees, including managing minor bylaw reviews, processing of applications and referrals, responding to enquiries, and administering local trust committee meetings.

B. Policy

1. Official Community Plan and Land Use Bylaw Reviews and Amendments

- 1.1 The Regional Planning Team will develop and deliver comprehensive Major Policy Work, Official Community Plan (OCP), and Land Use Bylaw (LUB) documents to assist LTCs in identifying and establishing policy preferences for managing growth development and conservation in island communities.
- 1.2 Comprehensive OCP and LUB reviews are considered to be major policy/regulatory work.
- 1.3 Regional Planning Team Staff will maintain a checklist of the “health” of official community plans, (Appendix D) and will use this to recommend to Trust Council via Regional Planning Committee prioritization of OCPs for review and update as part of Trust Council’s budget process. Staff will also consider the criteria established in Appendix D.
- 1.4 New and updated official community plans and land use bylaws will follow the recommended format in Appendix A, with some customization to allow for local conditions permitted.
- 1.5 A maximum of two reviews of official community plans and land use bylaws may be started each fiscal year to ensure adequate resourcing is available to complete.
- 1.6 Where possible, the OCP and LUB should be reviewed concurrently as part of the same project, or the LUB should be scheduled to be reviewed as soon as the OCP review is complete.

2. Major Policy/Regulatory Work

- 2.1 The Regional Planning Team will undertake major policy/regulatory projects of LTCs and the Regional Planning Committee. The criteria in Appendix E will be used by Regional Planning Team staff to recommend to Trust Council via the Regional Planning Committee prioritization of these projects.
- 2.2 Staff resources will limit the number and type of major policy/regulatory work that can start in any one year. This limit will also be considered when recommending OCP/LUB reviews.
- 2.3 For any major policy/regulatory work of an LTC or RPC to be considered, it must be a priority of the relevant local trust committee and one of its top priorities. The local trust committee must submit a business case as part of the budget process that sets out the scope, timeline and budget (including estimated staff resources required) of the proposed project. The business case must be endorsed by the local trust committee.

- 2.3 LTCs may initiate more frequent OCP/LUB reviews and extraordinary OCP/LUB review processes on specific policy issues subject to Trust Council approval of a special tax levy for the relevant Local Trust Area to fund the necessary costs, including additional staffing requirements. Minor OCP/LUBs reviews may also be undertaken as part of a LTCs normal work program, which would be undertaken pending available Local Planning Team resources.
- 2.4 LPS staff will strive for simplicity and certainty when drafting amendments and will engage stakeholders early in the review process. LTC chairs will ensure timely review and completion of documents.
- 2.5 LPS staff will provide LTCs with early advice about any proposed OCP amendment that may be inconsistent with the Islands Trust Policy Statement and will seek clarification from Trust Area Services staff if necessary. LPS staff will not spend time on OCP amendments that are inconsistent with the Islands Trust Policy Statement without the prior approval of Trust Council.
- 2.6 LPS staff will provide LTCs and the Executive Committee with early advice regarding any proposed OCP amendment that may require additional staff resources for administration or enforcement and will confirm the availability of those resources before bylaw adoption. LPS staff will ensure that Bylaw Enforcement staff confirm the enforceability of new OCP provisions that may require enforcement (such as Development Permit Areas) before they submit bylaws to an LTC for first reading.
- 2.7 For any policy work of an LTC to be considered to be undertaken by the Regional Planning Team, it must be a priority of the LTC and one of its top priorities.

3. Community Engagement

- 3.1 All community engagement for major policy/regulatory work will establish the appropriate IAP2 engagement level in the Project Charter.
- 3.2 All major policy/regulatory work shall follow the IAP2 commitments and provide opportunities to be heard, and provide feedback appropriate to the IAP2 level identified for that project.
- 3.3 Stakeholders and key partners should be identified early in the process and during the development of the Project Charter.
- 3.4 In some instances a community group may wish to independently review and make recommendations to the local trust committee. If this is endorsed by the local trust committee, this work would be outside of the Regional Planning Team. The Regional Planning Team could become involved if the local trust committee makes it a priority of the LTC, and has a Project Charter. These projects would be considered priorities the same as any other project under this Policy.

4. Local Trust Committee Meeting and Agenda Preparation

- 4.1 LPS staff will administer planning services through established agendas and a meeting schedule that the LTC pre-determines annually.
- 4.2 Legislative clerks and planners will prepare LTC business meeting agendas. LPS staff will release LTC business meeting agendas to trustees and post them on the Islands Trust website at least one week in advance of the meeting day.
- 4.3 LPS staff will provide applicants who have agenda items with a link to the agenda and any related reports at least one week prior to the meeting day.
- 4.4 LPS staff will not add late items to agendas except with the approval of the Chair. LTC members and staff should not add or suggest new decision items for the meeting agenda after staff has released it, unless the topic has arisen since the agenda release and must be resolved before the next LTC meeting. LTC members and staff who intend to suggest new decision items of this nature should ensure that all LTC members and LPS staff have at least two days' notice of any proposed resolutions.
- 4.5 LTC chairs will keep item debates focused and avoid public debate during the business session of the LTC.
- 4.6 LPS staff and LTC Chairs will ensure that all decisions on the LTC business agenda that require LPS staff resources are relevant to the responsibilities of LTCs to regulate the development and use of land, pursuant to s. 24 of the *Islands Trust Act*, or relevant to any powers that may be delegated to an LTC under s. 10 of the *Islands Trust Act*. LTCs should not instruct LPS staff to undertake work that is unrelated to these responsibilities.
- 4.7 Staff will only undertake work as directed by the local trust committee; trustees are to avoid individual directions or requests for significant staff work.

5. Special Projects

- 5.1 LTCs may undertake special planning projects subject to the necessary budget approvals by Trust Council, and management approval of the use of LPS staff resources.
- 5.2 LTCs that have had powers delegated under s. 10 of the *Islands Trust Act* may undertake special projects related to those powers, subject to the necessary budget approvals by Trust Council, and management approval of the use of LPS staff resources, or provision of additional staff resources.

6. Review of Development Applications

- 6.1 Local Planning Team planners will evaluate and provide reports to LTCs regarding all development applications that require an LTC decision.
- 6.2 Local Planning Team planning staff will provide updates at LTC meetings regarding the status of applications and referrals that do not require an LTC decision, except for building permit and Crown land referrals.
- 6.3 LTCs are encouraged to make decisions when staff has provided all requested information and avoid unnecessary extensions to the application review period.
- 6.4 At the discretion of an LTC, application referrals to Advisory Planning Commissions (APCs) or other advisory bodies may be limited to those applications requiring an LTC decision. Commissions and advisory bodies are required to reply within given timelines.
- 6.5 LPS staff and LTC chairs will ensure that staff recommendations and LTC resolutions that require the use of LPS staff resources do not exceed LTC decision-making responsibilities as indicated in s.24 of the *Islands Trust Act*, or responsibilities related to any powers that may be delegated to an LTC under s. 10 of the *Islands Trust Act*.
- 6.6 LPS staff will not undertake a comprehensive review of a development application that is inconsistent with the relevant OCP or the Islands Trust Policy Statement. If planning staff receive a development application that is inconsistent with the relevant OCP, the application will be returned to the applicant advising that the proposed application is contrary to the policies of the OCP. If the applicant wants to proceed the application must be amended to include a request to amend the OCP.
- 6.7 Community information meetings are encouraged in conjunction with the review of development applications. These meetings may be hosted by the LTC or the applicant and are desirable before first reading of the bylaw. The purpose of these meetings is to identify the scope of a project, identify issues that need to be reviewed in the planning analysis and to allow the public to ask questions of the applicant, trustees and staff. Community information meetings are also desirable as a separate session immediately prior to a Public Hearing when a proposed bylaw is available and has received at least first reading by the LTC. Meetings at this point allow members of the public to engage in dialogue with the applicant, or ask questions of trustees and staff about the planning report or the bylaw prior to the Public Hearing.

7. Bylaw Enforcement

- 7.1 LPS staff will carry out bylaw enforcement activities in accordance with Trust Council Policy 5.5.1.

8. Management of Local Planning Services Staff Time

- 8.1 LTCs will endeavor to schedule most regular LTC business meetings during normal week day business hours of the Islands Trust. LTCs may schedule meetings to address comprehensive OCP and LUB reviews on weekend days to ensure participation by non-resident owners. LTCs will be mindful of the impact of staff overtime on their respective LTC work programs and will schedule staff participation accordingly.

C. Legislated References

Sections 10 and 24, *Islands Trust Act*

D. Links to Supporting Forms, Documents, Websites, Related Policies and Procedures

n/a

Appendix A

Standard Bylaw format – Major OCP/LUB Amendment

Appendix B

Standard Process – Major OCP/LUB Amendment

Appendix C

Standard Process – Minor OCP/LUB Amendment

Appendix D

Official Community Plan – Evaluation Framework

Appendix E

Criterion for Major Project prioritization recommendations



Policy:	5.9.1
Approved By:	Trust Council
Approval Date:	March 10, 2006
Amendment Date(s):	September 11, 2013
Policy Holder:	Director of Local Planning Services

BEST MANAGEMENT PRACTICES FOR DELIVERY OF LOCAL PLANNING SERVICES TO LOCAL TRUST COMMITTEES

Purpose

1. To ensure that Local Trust Committees (LTCs) use the Local Planning Services (LPS) staff resources provided to them in accordance with their legislated responsibilities under s. 24 of the *Islands Trust Act* or in accordance with any powers that may be delegated to them under s.10 of the *Islands Trust Act*.
2. To identify the core services provided to LTCs, and to outline the best management practices for delivering those services to LTCs in a fair and equitable manner.

B.A. Definitions

n/a

C. Policy

Major Policy/Regulatory Work - a review of official community plan and/or land use bylaw that takes between six and 18 months to complete, and meets the recommended process and recommended bylaw format requirements in Appendix A and Appendix B.

Minor Policy/Regulatory Work – amendments to official community plan and/or land use bylaw that takes less than six months to complete, and meets the recommended process and recommended bylaw format requirements in Appendix A and Appendix C.

Extraordinary Policy/Regulatory Work - a review of official community plan and/or land use bylaw that does not meet the recommended bylaw process and/or the recommended bylaw format requirements in Appendix A or Appendix B, and would require external consultants and additional funding considerations.

Regional Planning Team – a Local Planning Services team assigned to exclusively manage major and extraordinary bylaw reviews for local trust committees and policy planning work of the Regional Planning Committee.

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Local Planning Team - a Local Planning Services team assigned to undertake day-to-day planning functions of the local trust committees, including managing minor bylaw reviews, processing of applications and referrals, responding to enquiries, and administering local trust committee meetings.

B. Policy

1. Official Community Plan and Land Use Bylaw Reviews and Amendments

Work, Official Community Plan (OCP), and Land Use Bylaw (LUB) documents to assist LTCs in identifying and establishing policy preferences for managing growth development and conservation in island communities.

work.

1.3 Regional Planning Team Staff will maintain a checklist of major island OCPs every community plans, (Appendix D) and will use this to budget approval by recommend Regional Planning Committee prioritization of OCPs for review and update as part of Trust Council's budget process. Staff will also consider the criteria established in Appendix D.

1.4 New and updated official community plans and land use bylaws will follow the recommended format in Appendix A, with some customization to allow for local conditions permitted.

1.5 A maximum of two reviews of official community plans and land use bylaws may be started each fiscal year to ensure adequate resourcing is available to complete.

1.6 Where possible, the OCP and LUB should be reviewed concurrently as part of the same project, or the LUB should be scheduled to be reviewed as soon as the OCP review is complete.

2. Major Policy/Regulatory Work

2.1 The Regional Planning Team will undertake major policy/regulatory projects of LTCs and the Regional Planning Committee. The criteria in Appendix E will be used by Regional Planning Team staff to recommend to Trust Council via the Regional Planning Committee prioritization of these projects.

2.2 Staff resources will limit the number and type of major policy/regulatory work that can start in any one year. This limit will also be considered when recommending OCP/LUB reviews.

2.3 For any major policy/regulatory work of an LTC or RPC to be considered, it must be a priority of the relevant local trust committee and one of its top priorities. The local trust committee must submit a business case as part of the budget process that sets out the scope, timeline and budget (including estimated staff resources required) of the proposed project. The business case must be endorsed by the local trust committee.

1.2 2.3 LTCs may initiate more frequent OCP/LUB reviews and extraordinary or review processes on specific policy issues subject to Trust Council approval of a special tax levy for the relevant Local Trust Area to fund the necessary costs, including additional staffing requirements. Minor OCP/LUBs reviews may also be undertaken as part of a LTCs normal work program, which would be undertaken pending available Local Planning Team resources.

engage stakeholders early in the review process. LTC chairs will ensure timely review and completion of documents.

that may be inconsistent with the Islands Trust Policy Statement and will seek clarification from Trust Area Services staff if necessary. LPS staff will not spend time on OCP amendments that are inconsistent with the Islands Trust Policy Statement without the prior approval of Trust Council.

any proposed OCP amendment that may require additional staff resources for administration or enforcement and will confirm the availability of those resources before bylaw adoption. LPS staff will ensure that Bylaw Enforcement staff confirm the enforceability of new OCP provisions that may require enforcement (such as Development Permit Areas) before they submit bylaws to an LTC for first reading.

Planning Team, it must be a priority of the LTC and one of its top priorities.

3. Community Engagement

3.1 All community engagement for major policy/regulatory work will establish the appropriate IAP2 engagement level in the Project Charter.

3.2 All major policy/regulatory work shall follow the IAP2 commitments and provide opportunities to be heard, and provide feedback appropriate to the IAP2 level identified for that project.

3.3 Stakeholders and key partners should be identified early in the process and during the development of the Project Charter.

3.4 In some instances a community group may wish to independently review and make recommendations to the local trust committee. If this is endorsed by the local trust committee, this work would be outside of the Regional Planning Team. The Regional Planning Team could become involved if the local trust committee makes it a priority of the LTC, and has a Project Charter. These projects would be considered priorities the same as any other project under this Policy.

3. 4. Local Trust Committee Meeting and Agenda Preparation

meeting schedule that the LTC pre-determines annually.

will release LTC business meeting agendas to trustees and post them on the Islands Trust website at least one week in advance of the meeting day.

and ~~copies of~~ any related reports at least one week prior to the meeting day.

LTC members and staff should not add or suggest new decision items for the meeting agenda after staff has released it, unless the topic has arisen since the agenda release and must be resolved before the next LTC meeting. LTC members and staff who intend to suggest new decision items of this nature should ensure that all LTC members and LPS staff have at least two ~~day's~~^{days'} notice of any resolutions.

business session of the LTC.

that require LPS staff resources are relevant to the responsibilities of LTCs to regulate the development and use of land, pursuant to s. 24 of the *Islands Trust Act*, or relevant to any powers that may be delegated to an LTC under s. 10 of the *Islands Trust Act*. LTCs should not instruct LPS staff to undertake work that is unrelated to these responsibilities.

to avoid individual directions or requests for significant staff work.

approvals by Trust Council, and management approval of the use of LPS staff resources.

undertake special projects related to those powers, subject to the necessary budget approvals by Trust Council, and management approval of the use of LPS staff resources-[or provision of additional staff resources.](#)

all development applications that require an LTC decision.

the status of applications and referrals that do not require an LTC decision,[except for building permit and Crown land referrals.](#)

information and avoid unnecessary extensions to the application review period.

(APCs) or other advisory bodies may be limited to those applications requiring an LTC decision. Commissions and advisory bodies are required to reply within given timelines.

that require the use of LPS staff resources do not exceed LTC decision-making responsibilities as indicated in s.24 of the *Islands Trust Act*, or responsibilities related to any powers that may be delegated to an LTC under s. 10 of the *Islands Trust Act*.

that is inconsistent with the relevant OCP or the Islands Trust Policy Statement. If planning staff receive a development application that is inconsistent with the relevant OCP, the application will be returned to the applicant advising that the proposed application is contrary to the policies of the OCP. If the applicant wants to proceed the application must be amended to include a request to amend the OCP.

development applications. These meetings may be hosted by the LTC or the applicant and are desirable before first reading of the bylaw. The purpose of these meetings is to identify the scope of a project, identify issues that need to be reviewed in the planning analysis and to allow the public to ask questions of the applicant, trustees and staff. Community information meetings are also desirable as a separate session immediately prior to a Public Hearing when a proposed bylaw is

available and has received at least first reading by the LTC. Meetings at this point allow members of the public to engage in dialogue with the applicant, or ask questions of trustees and staff about the planning report or the bylaw prior to the Public Hearing.

Council Policy 5.5.1.

[Appendix A](#)

[Standard Bylaw format – Major OCP/LUB Amendment \[INSERT LASQUETI FORMAT OUTLINE\]](#)

[Appendix B](#)

[Standard Process – Major OCP/LUB Amendment](#)

[Appendix C](#)

[Standard Process – Minor OCP/LUB Amendment](#)

[Appendix D](#)

[Official Community Plan – Evaluation Framework](#)

[Appendix E](#)

[Criterion for Major Project prioritization recommendations](#)

EAST BEAUTIFUL ISLAND
Official Community Plan 2021

Schedule X to [Insert Island Name] Official Community Plan Bylaw No. XXXX, 20XX

Islands Trust Object

The object of the trust is 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 British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, other persons and organizations and the government of British Columbia.

Islands Trust Act, Part 1, Section 3, 1996



Islands Trust Reconciliation Declaration

The Islands Trust Council acknowledges that the lands and waters that encompass the Islands Trust Area have been home to Indigenous peoples since time immemorial and honors the rich history, stewardship, and cultural heritage the embodies this place we all call home.

The Islands Trust Council is committed to maintaining mutually respectful relationships between Indigenous and non-Indigenous peoples. Islands Trust states a commitment to Reconciliation with the understanding that this commitment is a long-term relationship-building and healing process.

The Islands Trust Council will strive to create opportunities for knowledge sharing and understanding as people come together to preserve and protect the special nature of the islands within the Salish Sea.

Adopted by Islands Trust Council, March 14, 2019

Acknowledgments

I'm baby vexillologist chia vegan palo santo live-edge brunch small batch butcher succulents. Knausgaard banh mi narwhal wayfarers humblebrag pinterest XOXO pug celiac small batch. Single-origin coffee banh mi chartreuse tousled shaman 3 wolf moon truffaut, af sartorial la croix pickled edison bulb. Stumptown selfies gluten-free poutine letterpress vegan cronut tote bag 90's butcher. Wolf synth pinterest keffiyeh, direct trade vexillologist pabst plaid.

This section should include (at the discretion of each island)

- Elected officials
- Advisory Commission Members
- Technical Working Group Members
- Specific community members
- First Nations participants
- General community

This section should also include:

- Photo/artwork acknowledgements

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Part 1: OCP Fundamentals

What is it?

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How does it work?

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How is it used?

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How was it made?

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auctor ornare. Nam et pellentesque risus, at hendrerit mi. Mauris eget lobortis nulla.

- This is a list item
- This is also a list item
- This is a longer list item that is a bit longer so it runs to two lines so we can see what that looks like

How does it change?

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Some text that is intense quote

Some text that is emphasized

Vision, Goals, Objectives and Policies

A “vision” describes an overarching aspiration for the future state of our community—what we want to achieve by 20XX. The Vision presented here represents community inputs collected and compiled through participation in the OCP update.

“Goals” describe a desired future state and are worded broadly in a single sentence.

Sidebar text box header

Some sidebar text content. Pitchfork selvage banh mi cliche slow-carb woke corn air plant. Tilde sartorial taxidermy skateboard readymade tacos 90's vape put a bird on it VHS before they sold out. Fixie heirloom cardigan PBR&B flannel adaptogen cloud bread. Pork belly tofu dreamcatcher, gastropub roof party subway tile. Offal artisan polaroid gochujang, vice tousled hot chicken DIY four dollar toast echo park.

Adding more text will make the box taller.

“Objectives” are focused on a single topic related to the goal and are directional and action oriented. Typical verbs used are ‘to improve’, ‘reduce’, ‘protect’, or ‘minimize’.

“Policies” policies are specific actions, position statements, or requirements in support of an objective or set of objectives. Policy directions may be presented as mandatory requirements (e.g. “shall” or “must”) if they are within LTC jurisdiction and

control. For matters that are outside the jurisdiction of the LTC, ‘advocacy and partnership policies’ are used to describe where and how the LTC would like to work with First Nations, other governments, agencies, or organizations to advance the community Vision, Goals and Objectives



Part 2: Island Vision

Islands Trust Object

The object of the trust is 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 British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, other persons and organizations and the government of British Columbia.

Island Vision

The [Insert Island] community envisions an island that

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Island Goals

The [Insert Island] community has the following goals to achieve its vision

Goal 2.1: Lorem ipsum dolor sit amet, consectetur adipiscing elit. Sed congue nisi et rutrum m

Goal 2.2: Lorem ipsum dolor sit amet, consectetur

Goal 2.3: Lorem ipsum dolor sit amet, consectetur adipiscing elit. Sed congue nisi et rutrum m

Island Objectives

The [Insert Island] community has identified the following overarching objectives to achieve its goals . . .

Objective 2.1

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Objective 2.2:

Aliquam erat volutpat. Nunc sit amet erat eget lectus mollis tincidunt. Duis eget arcu non

Objective 2.3:

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Island Policies

The [Insert Island] Local Trust Committee will be guided by the following overarching policies to achieve the community's objectives

Policy 2.1:

XX
XX

Policy 2.2:

XX
XX

Policy 2.3:

XX
XX

Part 3: Island Context

Ecology/Geology

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Climate Change

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First Nations Reconciliation

Coast Salish Peoples, including the XXXXX, have lived and resided on or near East Beautiful Island since time immemorial.

The history of Coast Salish Peoples is sustained in the language, place names, village sites, cultural and sacred sites that encompass the whole of the Islands Trust Area. Coast Salish Peoples have seen and lived the transformation of their lands and waters since contact. This tide of change has greatly impacted the eco-system that sustained them, and the cultural heritage of the first peoples of the Salish Sea. Coast Salish Peoples have and will continue to be a thriving people, government, and community, connected to the lands and waters through spiritual, cultural, and traditional knowledge for generations to come.

The XXXXXXXX Peoples speak a language called XXXXXXXXXXXX, and have a rich and vibrant economic, social, cultural, and spiritual life that is connected to these lands and waters. The lands and waters of the XXXXXXXX Peoples is enriched with history, place names, village sites, cultural sites, and sacred sites and the islands and

waters form the basis of their language, culture, and spiritual life within the Salish Sea.

[Insert Island] is the location of the XXXXXXXXXXXX First Nation and XXXXXXXXX First Nation reserve #X. The importance and inherent rights and jurisdiction that this area holds to the XXXXXXXXXXXX Peoples continues now and into the future and the stewardship of these lands and waters for their children's children endures.

Settler History

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East Beautiful Island Today

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nibh laoreet consequat vel at lacus. Aliquam laoreet odio vel auctor ornare. Nam et pellentesque risus, at hendrerit mi. Mauris eget lobortis nulla.



Part 4: Ecosystem Preservation and Protection

Ecosystems

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Ecosystem Goals

Goal 4.1

Goal 4.2

Goal 4.XX

Coastal and Marine Ecosystems

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Coastal and Marine Ecosystem Objectives

Objective 4.1

Objective 4.2

Objective 4.3

Coastal and Marine Ecosystem Policies

Policy 4.1

Policy 4.2

Policy 4.3

Forest Ecosystems

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Forest Ecosystem Objectives

Objective 4.4

Objective 4.5

Objective 4.6

Forest Ecosystem Policies

Policy 4.4

Policy 4.5

Policy 4.6

Freshwater and Wetland Ecosystems

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nibh laoreet consequat vel at lacus. Aliquam laoreet odio vel auctor ornare. Nam et pellentesque risus, at hendrerit mi. Mauris eget lobortis nulla.

Freshwater and Wetland Ecosystem Objectives

Objective 4.7

Objective 4.8

Objective 4.9

Freshwater and Wetland Ecosystem Policies

Policy 4.7

Policy 4.8

Policy 4.9

Sensitive Ecosystems

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Sensitive Ecosystem Objectives

Objective 4.10

Objective 4.11

Objective 4.12

Sensitive Ecosystem Policies

Policy 4.10

Policy 4.11

Policy 4.12

Objective 4.15

Species at Risk Policies

Policy 4.13

Policy 4.14

Policy 4.15

Species at Risk

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Species at Risk Objectives

Objective 4.13

Objective 4.14

Part 5: Resilient Communities

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Resilient Community Goals

Goal 5.1

Goal 5.2

Goal 5.XX

Cultural and Natural Heritage

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auctor ornare. Nam et pellentesque risus, at hendrerit mi. Mauris eget lobortis nulla.

Cultural and Natural Heritage Objectives

Objective 5.1

Objective 5.2

Objective 5.3

Cultural and Natural Heritage Policies

Policy 5.1

Policy 5.2

Policy 5.3

Land Use, Housing, and Managed Growth

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Land Use, Housing, and Managed Growth Objectives

Objective 5.4

Objective 5.5

Objective 5.6

Land Use, Housing, and Managed Growth Policies

Policy 5.4

Policy 5.5

Policy 5.6

Community Character

Nunc pharetra efficitur lorem, eu fringilla erat pellentesque non. Praesent quis euismod ante. Curabitur sit amet lorem ullamcorper, hendrerit orci vel, lacinia turpis. Sed quam tortor, tincidunt id imperdiet et, viverra vel odio. Aliquam consectetur turpis a lorem vestibulum, sed lacinia neque euismod. Vivamus dapibus bibendum neque, at venenatis mi interdum id. Vivamus scelerisque sed massa tempus pharetra. Vivamus congue diam vel

quam sagittis elementum. Mauris nec urna id leo mattis auctor porta non est. Donec maximus ut magna eget accumsan. Vestibulum tristique eu velit in fringilla. Cras quis lorem justo.

Community Character Objectives

Objective 5.7

Objective 5.8

Objective 5.9

Community Character Policies

Policy 5.7

Policy 5.8

Policy 5.9

Transportation and Movement

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arcu vitae ipsum tincidunt fermentum at vitae turpis. Proin dapibus tempus aliquam. Integer vitae neque urna. Donec eu metus maximus turpis vehicula mollis.

Transportation and Movement Objectives

Objective 5.10

Objective 5.11

Objective 5.12

Transportation and Movement Policies

Policy 5.10

Policy 5.11

Policy 5.12

Drinking Water, Waste Disposal and Utilities

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Drinking Water, Waste Disposal and Utilities Objectives

Objective 5.13

Objective 5.14

Objective 5.15

Drinking Water, Waste Disposal and Utilities Policies

Policy 5.13

Policy 5.14

Policy 5.15

Recreation

Fusce dapibus ultrices justo, sit amet luctus mi blandit vitae. Integer feugiat massa at egestas maximus. Integer a arcu maximus, hendrerit risus id, faucibus lorem. In at nibh nec nisl interdum porttitor. Cras elementum dolor enim, sed tincidunt lorem ultrices non. Etiam ultricies luctus nisi non accumsan. Integer quis erat a lacus mollis blandit aliquam ac est. Proin ut quam euismod, vehicula dui tristique, bibendum ligula. Aliquam bibendum accumsan porttitor. Ut eget leo nunc

Recreation Objectives

Objective 5.16

Objective 5.17

Objective 5.18

Recreation Policies

Policy 5.16

Policy 5.17

Policy 5.18

Health, Well Being and Learning

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Health, Well-Being and Learning Objectives

Objective 5.19

Objective 5.20

Objective 5.21

Health, Well-Being and Learning Policies

Policy 5.19

Policy 5.20

Policy 5.21

Economic Opportunities

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Economic Opportunities Objectives

Objective 5.22

Objective 5.23

Objective 5.24

Economic Opportunities Policies

Policy 5.22

Policy 5.23

Policy 5.24

Objective 5.27

Farming and Forestry Policies

Policy 5.25

Policy 5.26

Policy 5.27

Farming and Forestry

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Farming and Forestry Objectives

Objective 5.25

Objective 5.26

Part 6: Land Use Designations

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Rural Neighbourhoods Land Use Designation

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Rural Neighbourhoods Land Use Designation Objectives

Objective 6.1

Objective 6.2

Objective 6.3

Rural Neighbourhoods Land Use Designation Policies

Policy 6.1

Policy 6.2

Policy 6.3

Residential Neighbourhoods Land Use Designation

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Residential Neighbourhoods Land Use Designation

Objectives

Objective 6.4

Objective 6.5

Objective 6.6

Residential Neighbourhoods Land Use Designation Policies

Policy 6.4

Policy 6.5

Policy 6.6

XXXXXXXXXXXXXXXXXXXXX Land Use Designation

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XXXXXXXXXXXXXXXXXXXXX Land Use Designation Objectives

Objective 6.7

Objective 6.8

Objective 6.9

Residential Neighbourhoods Land Use Designation Policies

Policy 6.10

Policy 6.11

Policy 6.12

Part 7: Plan Implementation

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Land Use Bylaw

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Development Approvals Information

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Development Permit Areas

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Development Permit Area 1

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Development Permit Area 1 Objectives

Objective 7.1

Objective 7.2

Objective 7.3

Development Permit Area 1 Guidelines

Guideline 7.1

Guideline 7.2

Guideline 7.3

Development Permit Area 2

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Development Permit Area 2 Objectives

Objective 7.4

Objective 7.5

Objective 7.6

Development Permit Area 2 Guidelines

Guideline 7.4

Guideline 7.5

Guideline 7.6

Heritage Conservation Areas

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Heritage Conservation Area 1

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Heritage Conservation Area 1 Objectives

Objective 7.7

Objective 7.8

Objective 7.9

Heritage Conservation Area 1 Guidelines

Guideline 7.7

Guideline 7.8

Guideline 7.9

Heritage Conservation Area 2

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Heritage Conservation Area 2 Objectives

Objective 7.10

Objective 7.11

Objective 7.12

Heritage Conservation Area 2 Guidelines

Guideline 7.10

Guideline 7.11

Guideline 7.12

Temporary Use Permits

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Temporary Use Permit Objectives

Objective 7.13

Objective 7.14

Objective 7.15

Temporary Use Permit Guidelines

Guideline 7.13

Guideline 7.14

Guideline 7.15

Density Transfer

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auctor ornare. Nam et pellentesque risus, at hendrerit mi. Mauris eget lobortis nulla.

Objectives

Objective 7.16

Objective 7.17

Objective 7.18

Policies

Policy 7.16

Policy 7.17

Policy 7.18

Amenity Zoning

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Objectives

Objective 7.19

Objective 7.20

Objective 7.21

Policies

Policy 7.19

Policy 7.20

Policy 7.21

Relationship to Other Plans

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Objectives

Objective 7.25

Objective 7.26

Objective 7.27

Policies

Policy 7.25

Policy 7.26

Policy 7.27

Part 8: Plan Monitoring

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Part 8: Schedules and Maps

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Map 2: XXXXXXXXXX

Map 3:

Schedules

Schedule 1: XXXXXXXX

Schedule 2: XXXXXXXXXX

Schedule 3:

Maps

Map 1: XXXXXXXX

Part 9: Administration

Authority and Interpretation

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Severability

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Part 10: Appendices

Definitions

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Demographics

XX
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Housing Needs Assessment

XX
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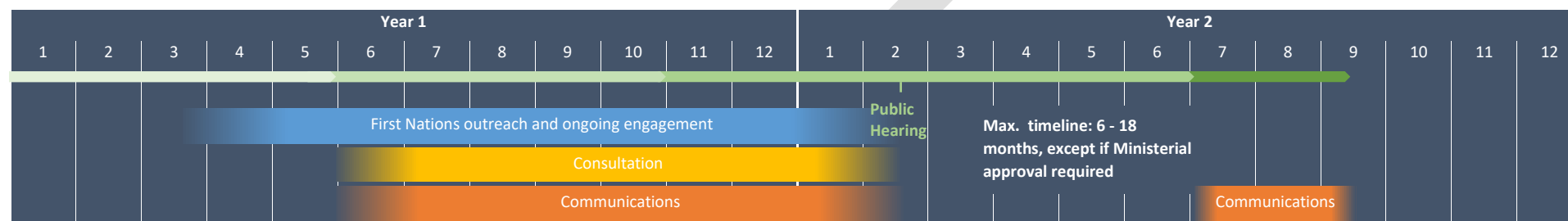
Other documents referenced in this plan

XX
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Appendix B – Standard Process – Major OCP/LUB Amendment (DRAFT)

Major Policy/Regulatory Work

Project scope:	• Several topic areas or larger category review (e.g. housing, shoreline/CDFPC protection, temporary use permits, village planning, farm plan implementation, Cannabis regulation)				
Project Manager:	Regional Planning staff	Budget:	+ \$5K, needs business case, approval from EC for \$20 K	Planning staff time:	XX% of workload;
				Consultant Involvement:	None to limited/focused



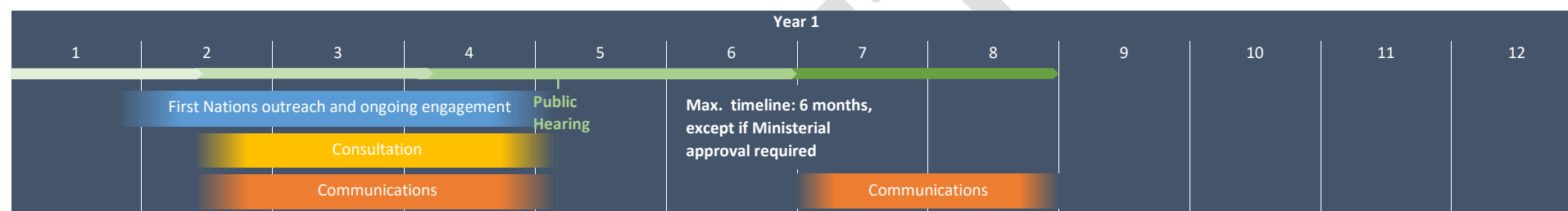
PHASE 1: Project Initiation & Analysis	PHASE 2: Consultation & Bylaw Drafting	PHASE 3: Legislative Process	PHASE 4: Implementation
• Added to Top Priorities • Preliminary scoping • Consideration of project charter • Resolution requesting funding • Funding allocated, hire consultant • Discussion paper(s) • Development of work plan, engagement and communications plan,* data/mapping gathering	• First Nation, stakeholder and public engagement and communications as per plan • Data/mapping gathering/analysis • Development of draft bylaw(s) • Legal review of bylaw(s)	• 1st, 2nd, 3rd readings • Further engagement • Bylaw referrals • Public hearing • Bylaw changes • Approvals by EC & Ministry (OCPs) • Adoptions of Bylaw(s)	• Bylaw consolidation • Bylaw enforcement • Application checklists • Lessons learned • Bylaw adoption news release

First Nations outreach and engagement: • Situation analysis • Minimum: Bylaw referrals • Additional: e.g. Direct contact to gauge interest & options for participation, early referrals, cultural knowledge workshops	Consultation: • Minimum: IAP2: Inform - Bylaw referrals (including APC) & Public Hearing • Additional: e.g. early referrals; IAP2: Consult/Involve? - e.g. surveys, charrettes, world cafés, community meetings	Communications: • Minimum: Regular website updates, 1 community information meeting (CIM) / open house • Additional e.g.: additional CIM / open house, project news releases, mailouts re: commencement & bylaw adoption, plain language guide for bylaws
*engagement and communications plans includes the three elements above		

Appendix C – Standard Process – Minor OCP/LUB Amendment (DRAFT)

Minor Policy/Regulatory Work

Project scope:	- Technical review (e.g. correct errors, review definitions, up date references, improve readability (format, style, organization, spelling/grammar, references)); and/or - a smaller topic focus (e.g. new DPA; updating general/subdivision regulations; minor LUB amendments that implement OCP amendments, update dock or commercial zoning regulations; adopt model bylaw, First Nation recognition, administrative bylaw amendments (fees, procedures, etc.), OCP map amendments)					
Project Manager:	Local Planning staff	Budget:	Max \$5K, from LTC Project Bdgt	Planning staff time:	XX% of workload; influenced by other work	Consultant Involvement: None



PHASE 1: Project Initiation & Analysis	PHASE 2: Consultation & Bylaw Drafting	PHASE 3: Legislative Process	PHASE 4: Implementation
- Added to Top Priorities - Preliminary scoping - Consideration of project charter - Funding allocated - Discussion paper/other analysis - Development of work plan, engagement and communications plan,* data/mapping gathering	- First Nation, stakeholder and public engagement and communications as per plan - Development of draft bylaw(s) - Legal review of bylaw(s)	1st, 2nd, 3rd readings - Bylaw referrals - Public hearing - Bylaw changes - Approvals by EC & Minister (OCPs) - Adoptions of Bylaw(s)	- Bylaw consolidation - Bylaw enforcement - Application checklists - Lessons learned - Bylaw adoption new release

First Nations outreach and engagement: - Situation analysis - Minimum: Bylaw referrals - Additional: e.g. Direct contact to gauge interest & options for participation, early referrals, cultural knowledge workshops	Consultation: - Minimum: IAP2: Inform - Bylaw referrals (including APC) & Public Hearing - Additional: e.g. early referrals; IAP2: Consult - e.g. surveys, charrettes, world cafés, community meetings	Communications: - Minimum: Regular website updates/news releases, 1 community information meeting (CIM) / open house - Additional e.g.: additional CIM / open house, mailouts re: commencement & bylaw adoption, plain language guide for bylaws
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*engagement and communications plan includes the three elements above

APPENDIX D - Official Community Plan - Evaluation Framework

This evaluation framework is currently in draft form. Staff will be working to better align the framework with the OCP template.

Baseline Data/ Context	Does not Contain	Contains	Needs Updating
Douglas fir ecosystem condition (where info is available)			
Groundwater conditions/ vulnerability projections (where info is available)			
Groundwater regions (where info is available)			
Conservation Profile			
Climate Projections			
Climate Change Targets			
Natural Assets Inventory			
Population projections/demographic trends			
First Nations Territorial Recognition			
Economy			
Provincially Required Content	Does not Contain	Contains	Needs Updating
Statements and map designation for residential development required to meet anticipated housing needs over a period of at least five years.			
Statements and map designation for present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses.			
Statements and map designation for present and proposed public facilities, including schools, parks and waste treatment and disposal sites.			
Statements and map designation for sand and gravel deposits that are suitable for future sand and gravel extraction.			
Statements and map designation for phasing of any major road, sewer and water systems.			
Statements and map designation for restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development			

Housing Policies for affordable housing, rental housing and special needs housing			
Targets for the reduction of greenhouse gas emissions, and policies and actions of the local government proposed to achieve those targets			
Riparian Area Regulation			
First Nations Reconciliation	Does not Contain	Contains	Needs Updating
First Nations acknowledgment			
First Nations history			
First Nations goals and policies - HCA (Part 15 of LGA)			
Protection of culturally significant species			
Ecosystem Preservation and Protection			
Policies related to forest ecosystem preservation and protection - DPA for Coastal Douglas fir ecosystem			
Policies related to wetland ecosystem and riparian area protection - Regulatory bylaws for the protection of foreshore and nearshore - Riparian Area DPAS			
Policies related to coastal and marine ecosystem preservation - locations of boat launches, docks, anchorages that do not degrade sensitive marine or coastal areas - Marine Environmental Protection DPAs			
Policies protecting sensitive ecosystems			
Policies protecting species at risk			
Policies protecting native species			
Policies related to the management of invasive species			
Ground water maps			
Policies supporting freshwater sustainability - ground water budgets - greywater recycling - rainwater catchment			

- density and intensity limits where problems with water quantity and quality			
Resilient Communities			
Policies related to the protection of agricultural land			
- Agricultural land designations			
Preservation , protection, encouragement of farming , sustainable farming			
Crown lands for agricultural leases			
Impacts of farming addressed			
Policies addressing the retention of large parcels for sustainable forest use.			
- Forest land designations			
Policies addressing reducing the fragmentation of forests			
- DPAs for forest protection			
- Forest ecosystem reserves			
Policies protecting soils and other subterranean			
- DPA?			
Community Safety and Resilience (Emergency Management and Climate Change Adaptation)			
Policies addressing slope instability			
Policies addressing erosion			
Analysis of climate change vulnerability			
Policies supporting and encouraging local food production			
Policies addressing drought			
- Policies and regulations to align with development potential as identified through mapping of aquifers, development of water consumption budgets and identification of salt water intrusion risks.			
- Policies encouraging rainwater capture			
Policies addressing wildfire mitigation			
- DPA re: hazardous conditions			
Policies addressing storm surge and other flooding			
- Enact regulations under s.479 of the Local Government Act and flood level regulation under s. 524 of the LGA			
Policies addressing sea level rise			
- DPA			

- Setbacks (LUBs) - Softshores/greenshores DPA?			
Designation of areas for the landing of emergency helicopters			
Low Carbon Communities (GHG Reduction)			
Policies encouraging compact, complete and connected land use			
Policies minimizing emission intensive transportation			
Policies supporting and encouraging active transportation			
Policies encouraging low carbon agriculture and food production			
Policies supporting renewable energy systems and efficient building siting and design			
Policies related to carbon sink preservation - Park designation - Policies related to type of agriculture? - Lot coverage maximums - DPAs related to forest, ecosystems, eelgrass etc.			
Accommodations for recycling, re-use and composting facilities			
Healthy and Prosperous Communities			
Policies supporting economic activities that are compatible with community character and the preservation and protection of islands ecosystems			
Policies addressing health-related facilities			
Polices related to cultural and recreational facilities and services			
Satisfying LGA requirements			
Indicators			

Islands Trust OCP/LUB Review Prioritization Matrix

Last updated

December 17, 2021

<u>LTA</u>	<u>Bylaw area</u>	<u>OCP adoption date</u>	<u>LUB adoption date</u>	<u>Over 15 Years Since Major Update</u>
BW	BW	2013	2013	
Denman	Denman	2008	2008	
Gabriola	Decourcy	2001	2001	
Gabriola	Mudge	2007	2007	
Gabriola	Gabriola	1997	1999	
Galiano	Galiano	1995	1999	
Gambier	Gambier	2001	2004	
Gambier	Gambier Associated Islands	2009	2013	
Gambier	Keats	2002	2002	
Gambier	Bowyer and Passage		2011	
Hornby	Hornby	2014	2014	
Lasqueti	Lasqueti	2005	2005	
Mayne	Mayne	2007	2008	
North Pender	North Pender Associated Islands	2002	2003	
North Pender	North Pender	2007	1996	
Salt Spring	Salt Spring	2008	1999	
Salt Spring	Piers Island	1982	2003	
Salt Spring	Prevost & Associated Islands		1972	
Saturna	Saturna	2010	2019	
South Pender	South Pender	2011	2016	
Thetis	Thetis Associated Islands	2014	2014	
Thetis	Thetis	2011	2011	
Thetis	Valdes		1998	

<u>10-15 years Since Major Update</u>	<u>Multiple OCPs/LUBs in LTA</u>	<u>Missing Prov. Req'd Elements</u>	<u>On Top Priorities</u>
			X
	X		
	X		
	X		
	X		X
	X		
	X		
	X		
			X
	X		
	X		
	X		
	X		
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