



South Pender Island Local Trust Committee

Regular Meeting Agenda

Date: November 5, 2013
Time: 10:00 am
Location: South Pender Fire Hall
8961 Gowlland Point Road
South Pender Island, BC
V0N 2M0

Pages

1. Call Meeting to Order 10:00 AM - 10:10 AM
2. Approval of Agenda
 - 2.1 Additions/Deletions
 - 2.2 Questions from public on Agenda Items
 - 2.2.1 Town Hall
3. Community Information Meeting
none
4. Public Hearing
none
5. Previous Meetings
 - 5.1 Adopted Local Trust Committee Minutes - for information
 - 5.1.1 South Pender Island Local Trust Committee Adopted Meeting Minutes of September 6, 2013 (attached) 4 - 12
For Information
 - 5.2 Public Hearing Records and Community Information Meeting Notes Received - for information
none
 - 5.3 Section 26 Resolutions-without-meeting
 - 5.3.1 RWM Rpt - dated October 2013 (attached) 13 - 13
 - 5.4 Advisory Planning Commission Minutes

none

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|--------|---|---------------------|---------|
| 6. | Business Arising from the Minutes | 10:10 AM - 10:20 AM | |
| 6.1 | Follow-up Action Report | | |
| 6.1.1 | FUAL Rpt - Dated October 2013 (attached) | | 14 - 15 |
| 7. | Delegations | | |
| | none | | |
| 8. | Correspondence [correspondence received concerning applications and/or projects is considered with the application/project] | | |
| 8.1 | Pender Community Transition - September 12 2013 Interim Report & Funds Requisition (attached) | | 16 - 19 |
| 8.2 | Email from Sara Steil dated Oct.27 13. (attached) | | 20 - 20 |
| 9. | Applications, Permits, Bylaws and Referrals | 10:20 AM - 10:35 AM | |
| 9.1 | 2013 - 10 04 Islands Trust Council Referral of Strategic Plan to LTC (attached) | | 21 - 37 |
| 10. | Local Trust Committee Projects | 10:35 AM - 12:00 PM | |
| 10.1 | LUB Review - Memo & Bylaw No. 111 (attached) | | 38 - 44 |
| 10.2 | Marine Geoexchange - Staff Report (attached) | | 45 - 47 |
| 10.3 | Shoreline Review - Verbal Update | | |
| 11. | Reports | 12:00 PM - 12:15 PM | |
| 11.1 | Work Program Reports | | |
| 11.1.1 | Adopted Policies and Standing Resolutions and Objectives (attached)
For information | | 48 - 48 |
| 11.1.2 | South Pender Island Local Trust Committee Work Program Report Dated October 2013 (attached) | | 49 - 50 |
| 11.2 | Applications Report | | |
| 11.2.1 | South Pender Island Local Trust Committee Application Report (attached) | | 51 - 51 |
| 11.3 | Expense/Budget Reports | | |
| 11.3.1 | Trustee and Local Expenses - dated September 2013 (attached) | | 52 - 52 |
| 11.4 | Bylaw Enforcement Reports | | |
| | none | | |
| 11.5 | South Pender LTC Web Page | | |

The South Pender Island Local Trust Committee
web page can be found at:

www.islandstrust.bc.ca/islands/local-trust-areas/south-pender

- | | | | |
|-------------|---|----------------------------|----------------|
| 11.6 | Chair's Report | 12:15 PM - 12:30 PM | |
| 11.7 | Trustee Report | | |
| 12. | Other Business | 12:30 PM - 12:40 PM | |
| 12.1 | Upcoming Meetings | | |
| | The next meeting of the South Pender Island Local
Tust Committee will be held in the New Year -
date to be announced. | | |
| 12.2 | Proposed 2014 South Pender Island Local Trust
Committee Meeting Schedule (attached) | | 53 - 54 |
| 13. | Town Hall Meeting | 12:40 PM - 1:00 PM | |
| 14. | Adjournment | 1:00 PM - 1:00 PM | |

ADOPTED

**MINUTES OF THE SOUTH PENDER ISLAND
LOCAL TRUST COMMITTEE BUSINESS MEETING
HELD ON TUESDAY, SEPTEMBER 6, 2013, AT 10:00 AM
AT THE FIRE HALL, 8961 GOWLLAND POINT ROAD,
SOUTH PENDER ISLAND, BC**

PRESENT:	David Graham Mike Jones Elizabeth Montague Robert Kojima Kathy Gilbert	Acting Chair Local Trustee Local Trustee Regional Planning Manager Recording Secretary
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There were three (3) members of the public present at the meeting.

1. Call to Order

Acting Chair (A/Chair) Graham called the meeting to order at 10:14 am.

2. Approval of Agenda

2.1 Additions / Deletions

Regional Planning Manager (RPM) Kojima distributed Item 8.2, Email from A. Lightbody re: Speed Boat Signs, which had failed to print in the hard copy version of the agenda, but was included in the electronic version.

RPM Kojima also distributed a late agenda item, 5.4 Advisory Planning Commission Minutes (August 6, 2013)

Trustees noted the recent practice of including Town Hall meetings at both the beginning and end of the agenda, and amended Item 2.2 to read Questions from Public on Agenda Items / Town Hall Meeting

By consensus, the agenda, as amended, was approved.

2.2 Questions from Public on Agenda Items / Town Hall Meeting

Sara Steil introduced herself to the Local Trustee Committee (LTC) as representing Pender Islands Conservancy Association (PICA; Item 8.1 on agenda) and Pender Islands Trust Protection Society.

3. Community Information Meeting

None

4. Public Hearing

None

5. Previous Meetings

5.1 Local Trust Committee Minutes – for consideration to Adopt

5.1.1 Local Trust Committee Meeting Minutes, August 10, 2013

By consensus, the Minutes of August 10, 2013 were adopted.

5.2 Public Hearing Records and Community Information Meeting Notes to Receive

5.2.1 Local Trust Committee Community Information Notes of August 10, 2013

A typographic error was noted in Paragraph 6, p. 1 of the notes. Paragraph 6 was amended to read:

“Chair Hancock asked for submissions from the public.”

By consensus, the Community Information Meeting Notes of August 10, 2013, as amended, were received for information.

5.2.2 Local Trust Committee Public Hearing Record of August 10, 2013

By consensus, the Public Hearing Record of August 10, 2013 was received for information.

5.3 Section 26 Resolutions-without-meeting

5.3.1 RWM Report Date August 26, 2013

These items were provided for information.

5.4 Advisory Planning Commission Minutes

5.4.1 APC Minutes dated August 6, 2013

These were received for information.

6. Business Arising from the Minutes

6.1 Follow-up Action Report

RPM Kojima noted that the status of all items was as shown in the report and that some items were to be discussed on the agenda.

7. Delegations

None

8. Correspondence

Correspondence received concerning applications and/or projects is considered with the application/project.

8.1 July 29, 2013 Email from S. Steil re: PICA's Shoreline Finale

Trustees thanked Ms. Steil for work on this initiative and for adding to the community body of knowledge on this issue. The event is forthcoming on Saturday, September 21, 2013 at 1:30 pm at the Community Hall.

Announcement of the event, "What Nature May be Telling us About Adapting to Changing Climate," will be posted on the Islands Trust website.

8.2 Email From A. Lightbody re: Boat Speed Signs

Trustees noted that the speed limitation signs in the canal are weathered. Possible installation of a camera was discussed, along with requesting the RCMP or Coast Guard to issue tickets to speeders.

Resolution-SP-LTC-45-13

It was Moved and Seconded that the South Pender Island Local Trust Committee request that the North Pender Island Local Trust Committee join in addressing the problem of erosion in the canal due to the high level of speed of boat traffic moving through the canal by paying for half the cost of sign refurbishment; and do follow-up with the RCMP to develop an enforcement plan.

CARRIED

Trustee Montague offered to contact North Pender Island Local Trustees regarding this initiative as well as to obtain a cost estimate for sign refurbishing.

9. Applications, Permits, Bylaws and Referrals

None

10. Local Trust Committee Projects

10.1 Shoreline Review

10.1.1 Forage Fish Habitat – TFB

Regional Planning Manager (RPM) Kojima presented the report titled “North and South Pender Islands Beach Spawning Forage Fish Habitat Assessments,” dated April 8, 2013, by Emerald Sea Biological (Ramona C. de Graaf) for information. He advised that the report will be available on the website.

10.1.2 Shoreline Features Map

RPM Kojima presented the map and noted that it will be available through the Islands Trust MapIT application; that the map is a flexible tool that will be capable of having layers added in future. A wall-sized map was provided to Trustees who will try to find a suitable location for it to be displayed (e.g. – Islands Trust office.)

10.1.3 Shoreline Review Memo

Planner Pickard’s covering memo presented the 1994 Atamanenko report outlining where docks may be physically feasible.

Trustees stated that the report may be a valuable resource for identifying applications for dock placement and evaluation of applications for marine geoexchange systems (MGSs.)

10.2 APC Bylaw and Terms of Reference - Report

RPM Kojima presented the draft bylaw and identified the two salient changes as an increase in number of members to a maximum of seven (7) from the present five (5); and introduction of language concerning conflict of interest.

Trustee Montague was not in support of conflict of interest guidelines in the draft bylaw, nor in the draft terms of reference.

Trustees agreed to defer consideration of the draft bylaw and terms of reference pending a future Trust-wide discussion regarding Advisory Planning Commission (APC) conflict of interest and remove the item from the Top Priorities List.

10.3 Proposed Bylaw 111 – Post Public Hearing Memo

Resolution-SP-LTC-46-13

It was Moved and Seconded that the South Pender Island Local Trust Committee Proposed Bylaw 111 be amended by inserting into clause 1, which amends the definition of floor area, “and deleting “collection of rainwater” and inserting “storage of rainwater”” as shown in the Staff Memo dated August 13, 2013.

CARRIED

The South Pender Island Local Trust Committee did not agree at this time to give Second Reading to Proposed Bylaw No. 111, cited as “South Pender Island Land Use Bylaw No. 92, 2003, Amendment No. 1, 2012.”

A/Chair Graham noted that there was no consensus between Trustees regarding next steps; specifically, to proceed with the amending bylaw, or to return it to the APC for additional work . He suggested a “project charter” to scope the Land Use Bylaw (LUB) amendments.

Trustees and staff discussed reducing the number of amendments to those that could be agreed on and introduction of information notes to the bylaw.

Options presented by RPM Kojima included the following: tabling the bylaw and further discussing the issues, which would necessitate another public hearing; defeating the bylaw and starting over; or proceeding with the bylaw, with changes to the scope.

Trustee Jones requested a recess to allow Trustee Montague to craft a motion that might be satisfactory to both Trustees to consider additional changes to the Land Use Bylaw (LUB) review before considering second and third reading.

*Note – The meeting recessed at 10:55 am

*Note – The meeting resumed at 11:13 am and discussion continued regarding Proposed Bylaw No. 111.

Trustee Montague stated that, based on the August 6, 2013, Advisory Planning Commission (APC) meeting minutes, a few more changes are needed in the draft Land Use Bylaw (LUB) amendments. She stated that she believed the APC could develop a list of items for consideration that could be prepared in time for the November 5, 2013, Local Trust Committee (LTC) meeting.

Trustee Montague stated that the bylaws on accessory buildings were causing confusion for property owners. She requested that a complete list be created of permitted uses and associated buildings on vacant property, together with a list of those uses and buildings not permitted and the rationale for why they are not permitted. She suggested changes to wording of the bylaw on home occupations. She stated that the proposed bylaw concerning pump house setbacks was causing concern for those who have existing pump houses and well heads in the setback zone.

Resolution-SP-LTC-47-13

It was Moved and Seconded that the South Pender Island Local Trust Committee defer consideration of Proposed Bylaw 111 to the November 5, 2013, Local Trust Committee meeting.

CARRIED

10.4 Marine Geothermal Systems

RPM Kojima presented Planner Pickard's report. The report identified various options for consideration of marine geoexchange systems such as introducing Official Community Plan (OCP) guidelines for site-specific rezoning applications; introduction of Development Permit Areas and accompanying guidelines where marine geoexchange systems could be considered; and a review of other options as presented previously to the LTC at the June 18, 2013, meeting.

Trustees asked what the background rationale was for establishment of the Marine Protection Zone, and whether the Islands Trust had technical information on installation practices.

RPM Kojima stated that research into the designation of the Marine Protection Zone could include reference to the 1994 Atamanenko report and review of the public hearing record when the zone was created. He further noted that land-based geoexchange systems are already permitted within the LUB.

Trustee Montague requested discussion of other heating systems, such as roof-mounted hot water systems.

Resolution-SP-LTC-48-13

It was Moved and Seconded that the South Pender Island Local Trust Committee direct staff to prepare a report to include technical information on marine geoexchange systems, installation practices, and background of the designation of the Marine Protection Zone.

CARRIED

11. Reports

11.1 Work Program Reports

11.1.1 Adopted Policies and Standing Resolutions and Objectives

No discussion.

11.1.2 South Pender Island Local Trust Committee Work Program

Trustees requested moving Top Priorities Item 4, APC Bylaw, to the Projects List.

RPM Kojima noted an upcoming roundtable meeting in October to discuss shoreline issues.

11.2 Applications Report

11.2.1 South Pender Island Application Report

With respect to Application SP-SUB-2011.2 (Airey Group), RPM Kojima identified a September 7, 2013 community meeting to discuss the future of the Anglican Church property. He reviewed that the developer had proposed to turn the church property over to the CRD (Parks Commission) to satisfy park dedication requirements. However, a new Anglican Church Diocese staff member had recently taken over the file and the church's position on disposition of the church property had possibly changed. This may result in a different development proposal from the Airey Group that does not involve park dedication.

11.3 Expense/Budgets Reports

11.3.1 Trustee and Local Expenses

This item was provided for information.

11.3.2 2014-15 Budget Requests

RPM Kojima advised that the LTC's budget requests were based on the Projects List.

Trustee Montague noted that the Farm Plan was not included in the other Southern Gulf Islands' budget request, despite being a multi-jurisdictional project.

Resolution-SP-LTC-49-13

It was Moved and Seconded that the South Pender Island Local Trust Committee approve and forward the draft 2014-15 Local Trust Committee Project Budget submission to Financial Planning Committee as presented.

CARRIED

11.4 Bylaw Enforcement Reports

11.4.1 LTC Pilot Project – Memo Proactively Enforcing Illegal Structures on the Foreshore

Trustees discussed this becoming an education project, possibly to include development of a pamphlet. Trustees stated that they were not in favour of South Pender Island participating in the pilot enforcement project.

11.5 South Pender Island LTC Web Page

RPM Kojima identified upcoming minor changes, such as creating a section for minutes and agendas, separate from the meeting calendar.

11.6 Chair's Report

Acting Chair Graham reported on upcoming preparations for the Trust Council meeting to be held on Lasqueti Island, September 10-12, 2013.

11.7 Trustee Report

Trustee Montague reported that she is still hearing from constituents on the proposed amendments to the LUB. Caution was noted with respect to receiving information following close of the public hearing.

Trustee Jones expressed his gratitude to be back on Pender Island after an absence due to family illness.

12. Other Business

12.1 Upcoming Meetings

The next South Pender Local Trust Committee Business Meeting will be held on Tuesday, November 5, 2013 at 10:00 am, at the South Pender Fire Hall.

13. Town Hall Meeting

Sara Steil noted that the canal is under the jurisdiction of Parks Canada and that there is a new warden. An upcoming Parks Canada meeting is to be held. Trustee Montague identified herself as the liaison and undertook to check the date of the meeting.

14. Adjournment

Resolution-SP-LTC-50-13

It was Moved and Seconded that the South Pender Island Local Trust Committee Meeting be adjourned at 12:00 PM.

CARRIED

RECORDER

CHAIR



Islands Trust

Print Date: Oct-28-2013

RWM From: September 06, 2013 To: October 28, 2013

South Pender Island

Resolution #	Action	Resolution Description	Resolution Date
2013-06	In Favour	THAT South Pender Island Local Trust Committee meeting minutes of September 6, 2013, be Adopted.	Oct 09, 2013



Islands Trust

Follow Up Action Report w/ Target Date

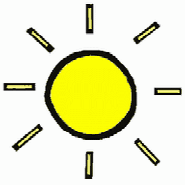
South Pender Island Jun-18-2013

No.	Activity	Responsibility	Target Date	Status
1	Item 8.1 - Correspondence from PCT: Allocate \$200 for the purchase of a series of reports from Pender Community Transition on their activities related to community transition and resilience	Nancy Rogers	Sep-16-2013	On Going

Sep-06-2013

No.	Activity	Responsibility	Target Date	Status
2	2.2 - add "Town Hall" to section 2.2 of future agendas	Sharon Lloyd-deRosario	Sep-27-2013	Done
3	5.1.1 - Minutes adopted as presented 5.2.1 - CIM notes - adopted with one amendment - para 5 (form corrected to from) 5.2.2 - Public hearing record received as presented	Lori Foster	Sep-13-2013	Done
4	8.2 - correspondence re signs on canal bridge: - forward request to NPILTC to join SPILTC in addressing erosion issues in canal due to speeding, specifically to request joint follow-up with RCMP to request enforcement plan and to share costs of sign refurbishment	Andrea Pickard	Sep-18-2013	Done
5	8.2 Trustee Montague to follow up on obtaining an estimate to refurbish sign		Nov-05-2013	Done
6	10.3 - Bylaw 111 - defer to November LTC meeting	Sharon Lloyd-deRosario Andrea Pickard	Oct-25-2013	Done
7	10.4 - Marine geothermal systems: staff requested to report back with (1) technical information on installation practices and examples of installed systems; (2) any background on rationale for designating Marine Protection designation/zone during OCP/LUB process	Andrea Pickard	Oct-25-2013	Done

8	8.1 - post PICA shoreline notice on website	Lori Foster	Sep-13-2013	Done
9	10.2 and 11.1.2 - APC Bylaw (Bylaw No. 112) tabled; amend top priorities by moving top priority no. 4 to projects list.	Andrea Pickard	Sep-13-2013	Done
10	11.3.2 - Budget requested - adopted as presented	Robert Kojima	Sep-27-2013	Done
11	11.4.1 - SPILTC is not interested in undertaking proactive shoreline enforcement	Robert Kojima	Sep-09-2013	Done
12	Bylaw 111 amended to include correction.	Sharon Lloyd-deRosario Andrea Pickard	Sep-13-2013	Done



PENDER COMMUNITY TRANSITION (PCT)

** a cooperative alliance for a brighter future **

www.pendercommunitytransition.ca

Coordinator: Zorah Staar, info@pendercommunitytransition.ca
6612 Harbour Hill Drive, Pender Island, BC, V0N 2M1

September 12, 2013 (by email)

NORTH PENDER ISLAND LOCAL TRUST COMMITTEE
(Trustees Gary Steeves, Ken Hancock, & Chair Peter Luckham) and

SOUTH PENDER ISLAND LOCAL TRUST COMMITTEE
(Trustees Elizabeth Montague, Mike Jones, & Chair Ken Hancock)
c/o Island Planner Andrea Pickard (to apickard@islandstrust.bc.ca)

Dear Trustees and Planner:

RE: PENDER COMMUNITY TRANSITION (PCT) INTERIM FUNDING REPORT & REQUEST FOR DISBURSEMENT

I am writing to provide an interim report regarding the \$600 of Islands Trust support which was committed to Pender Community Transition (PCT) for the fiscal year beginning April 1, 2013. This includes \$400 from the North Pender Island Local Trust Committee, and \$200 from the South Pender Island Local Trust Committee.

PCT is a cooperative alliance of Pender people and groups, supporting our community to cause less damage to our Earth, while also becoming more resilient and self-sufficient in the face of challenges like climate change, peak oil (the end of “easy” oil), and global economic instability. Some key community issues that PCT is working on in this regard are: **energy, food growing, and economic relocation**. This is supportive of the Pender Local Trust Committee efforts towards local climate change adaptation and greater community resilience.

With support of a CRD grant received in April, 2013, and in cooperation with other island groups, here are the activities that PCT has engaged in so far this fiscal year:

FOOD GROWING PROJECTS

- PCT did research and consultation towards developing a **Local Food & Goods Co-op** on Pender (groundwork now available to create such a Co-op, when it becomes feasible);
- PCT organized a **June, 2013 Fruit Tree Workshop**, with visiting presenters Bob and Verna Duncan (www.FruitTreesAndMore.com). Bob is a widely-known expert who helped found BC Fruit Testers. He made an in-depth presentation focussing on the most useful temperate fruit trees for our islands. Then he answered dozens of questions from the 50+ Penderites who attended, including fruit tree choices, planting, care, grafting, pruning, preserving, semi-tropical options, and more. The goal was to increase community resilience through increased fruit tree planting here, and also greater harvest and use of the amazing trees we already have!
(SEE ATTACHED RE: **FRUIT TREE WORKSHOP**)

ENERGY PROJECTS

- PCT has begun community/public education about some new **solar thermal, photovoltaic, and related rebate options**. The CRD has been working with other agencies to extend the Solar Colwood initiative to the rest of the CRD, including the Southern Gulf Islands. This program is planned to involve homeowner or business rebate grants of up to \$3,000 (33% of costs?) for eligible solar thermal/solar water heating installations. An official launch is to occur later this fall.
- PCT has scheduled another **Renewable Energy & Energy Conservation Workshop**, to take place on Saturday, November 2, 2013, 1 to 4 pm, Community Hall (to be reported on in future);

ECONOMIC RELOCALIZATION PROJECTS:

- PCT has now done significant research, a June, 2013 community consultation, and a funding proposal to Vancity (being considered) for a new **Gulf Islands Hub on Pender**. The proposed Hub mission is to offer a drop-in, non-profit, shared physical and virtual space, plus services, together with cooperative and educational opportunities, for island organizations and people to co-create greater sustainability, local resilience, social innovation, and social enterprise. This includes a **local Hub aspect** that is specially intended to assist Pender non-profit groups interested in sharing space, services, and/or other resources. **(SEE ATTACHED RE: GULF ISLANDS HUB PROPOSAL)**
- PCT still intends to explore creation of a Resilient & Sustainable Neighbourhoods Program, once work on current projects is completed and funding can be obtained. We have begun discussions with Pender and Gulf Islands Emergency Program representatives in this regard.

Pender Community Transition will have more to report as the current fiscal year progresses. You can see our website at www.pendercommunitytransition.ca for additional details.

In consideration of Pender Community Transition (PCT) providing this interim report, we ask that the two Pender Local Trust Committees authorize disbursement to us of the first \$400 of the agreed funding amount of \$600. This could include \$300 from the North Pender LTC and \$100 from the South Pender LTC. The cheque can be made payable to the Pender Community Transition Society and mailed to our letterhead address.

Thank you very much for supporting PCT's work, and for everything that the Islands Trust does to support a more connected, resilient, and low-carbon island future!

Sincerely,

Zorah Staar

PCT Coordinator

PENDER COMMUNITY TRANSITION

(250) 629-3825 or info@pendercommunitytransition.ca

Website: www.pendercommunitytransition.ca

Pender Community Transition - June 1, 2013 FRUIT TREE WORKSHOP

Note: Here's an article about the expert presenters at the Fruit Tree workshop (Bob and Verna Duncan), which also makes really interesting points about adapting to climate change will affect what we can grow.

Milder winters allow growth of lemons and olives on Vancouver Island

By Megan Cole (Canadian Press, May 9, 2013)

VICTORIA — With cold winters and less than tropical summers most Canadians don't think of planting lemon or olive trees in their backyards. But due to global warming, farmer Bob Duncan has been growing a piece of the subtropics on Vancouver Island for 20 years.

Duncan and his wife Verna (www.FruitTreesAndMore.com), bought their property in North Saanich with the intention of growing fruit trees. While they initially focused just on temperate fruits like apples, pears, peaches, cherries and apricots, the couple has also had thousands of customers interested in growing lemons and other produce common in the Mediterranean. "I think it is within reach of every homeowner right now living on the south coast of British Columbia to grow their own citrus and these other types of Mediterranean and subtropical fruits," said Duncan.

According to the nursery owner, it is not the warmer summers that are allowing the growth of Mediterranean and subtropical fruits; rather, it's the milder winters. He said he's able to grow more types of trees outside of the greenhouse than when he started. The first lemon tree he planted outside nearly 20 years ago now yields several hundred lemons a year, which the Duncans use to make and sell lemon bars, reserving any surplus fruit for personal use.

"The last serious freezes we had here were in the late '80s, early '90s," said Duncan. "Back in the '30s to '60s every few years we would have a cold snap of a week or more duration where the temperatures were minus 10 (Celsius) or worse. You could skate on local ponds and that basically doesn't happen any more." Duncan said citrus fruits like lemons and limes don't need high summer temperatures; they'll ripen during cooler summers.

"In other words they can be grown outside," said Duncan. "They are still sheltered on a south wall, but they are outside." Instead of planting trees like lemons and limes in a greenhouse to protect them from colder winters, Duncan uses a cover and a string of Christmas lights. "The floating row cover allows the sun to pass through, almost like a greenhouse cover, but in a severe cold snap it traps the heat that the Christmas lights give off," he said.

But lemons aren't the only typically warm climate tree becoming popular on B.C.'s south coast. Michael Pierce of the Saturna Island Olive Consortium said personal interest from him and some friends was the inspiration to begin importing olive trees from California. Then they realized if they were interested in growing olives, likely others were too. "We brought in a couple hundred the first year and there was a pretty good response," said Pierce. "The next year we brought in 500, and since then it's been just me doing it."... "We've got so many varied microclimates around B.C., which makes it hard to generalize about what varieties grow well."

As with Duncan's lemon trees, Pierce said that anyone interested in planting an olive tree should avoid cold pockets and make use of south ridges or walls for protection...

GULF ISLANDS HUB ON PENDER (GIHOP)

Cooperating on Sustainability, Local Resilience, Social Innovation & Enterprise

PENDER COMMUNITY TRANSITION (PCT) proposes to seek resources for and host the above Hub, at Hope Bay on Pender Island, in consultation and cooperation with interested Pender and Gulf Island non-profits, community members, First Nations, social enterprises, and the CRD Southern Gulf Islands Economic Development Commission. PCT is an incorporated non-profit Society, whose mission is to help our community and others “transition” to greater sustainability and local resilience. This is to respond to global and local challenges like climate change, shrinking availability of cheap energy and resources, financial instabilities, ferry issues, etc. Some key community responses involve: energy; local food; economic relocalization; community spirit & arts; nature conservation; and transportation. We invite you to see www.pendercommunitytransition.ca for more about PCT or the proposed Hub, and to contact Coordinator Zorah Staar (info@pendercommunitytransition.ca or 250-629-3825) to give feedback or get involved!

GULF ISLANDS HUB ON PENDER (GIHOP): The proposed mission of the Hub is to offer a drop-in, non-profit, shared physical and virtual space, plus services, together with cooperative and educational opportunities, for island organizations and people to co-create greater sustainability, local resilience, social innovation, and social enterprise. Key issues: energy; local food; economic relocalization; community spirit & arts; nature conservation; and transportation. When our similar island communities cooperate to build capacity on these issues, then each community is stronger! Good things like this are already happening. Now Pender Community Transition and others want to help it go further. Therefore, PCT is seeking resources and partners to initiate a Gulf Islands Hub, starting with 3 interconnected aspects:

1. Developing local Hub features: Pender has no drop-in, non-profit, community development space (no youth drop-in space either). We have 40+ non-profits, but only 2 with small public offices, and all struggling for resources. Like other Gulf Islands, we're a mix of retirees (some well off), and younger folks (many low-income) straining to earn enough to stay here, so we can keep our communities and economies strong. Therefore, PCT proposes to host or co-host (with other Pender non-profits) a local Hub at Pender's Hope Bay dockside commercial centre, which can offer:

- a. a drop-in, gathering, & workshop space, for Pender cooperation & learning on greater sustainability & resilience (including activities re: sustainable energy, food, & environmental behaviour change, all welcoming families & youth!)
- b. non-profit sector support: networking & resource sharing (space, equipment, grantwriting & accounting services, etc.)
- c. expanding social enterprise: space for social innovation, leading to incubation & services for new social enterprises
- d. supporting green economy: rentable co-work space for other sustainable enterprises (e.g. without start-up funds)
- e. non-monetary enterprise: supporting service exchange, informal co-ops, other innovations to increase local capacity
- f. community spirit & arts: building the local relationships, trust, & culture, needed to support cooperation on sustainability
- g. model for others: offering a “pilot” local Hub that other islands are invited to emulate and/or cooperate with where useful

2. Developing inter-island Hub features: Firstly, the Hub will continue the process PCT has already begun, consulting and exploring cooperative potentials with the CRD Southern Gulf Islands (SGI's: Pender, Mayne, Galiano, Saturna), the SGI Economic Development Commission, local First Nations, and other interested islands (e.g. Gabriola, Salt Spring). Then “co-learning by doing”, PCT proposes to initiate and host/co-host an inter-island physical and virtual Hub (at the same Hope Bay dockside space as the above), for interested partners to begin jointly acting towards features including:

- a. a boat-in/ferry-over gathering & workshop space, for inter-island cooperation & learning on sustainability & resilience (e.g. hosting inter-island action gatherings of experts/groups working on sustainable energy, or food, or transportation etc.)
- b. non-profit networking & support, i.e. initiating a non-profit virtual Hub, rotating inter-island networking, & potential services
- c. social innovation & enterprise: a regional social innovation centre & services, for social enterprises, inter-island co-ops, etc.
- d. Area Farm Plan development: supporting current efforts to resource & develop a Southern Gulf Islands Farm Plan
- e. community spirit & arts: building inter-community relationships, cultural exchange, & cooperation (including First Nations)
- f. inter-island “Folk School”: space for skill-building sustainability & resilience courses, taught by local & visiting islanders

3. Developing educational Hub features: Further re: future skill-building and other innovative educational activities at the Hub, to access charitable funds these are planned to be hosted by a new charity – the FELÁNET Centre/Institute (a name gifted by the Tsawouts). PCT proposes to assist with FELÁNET's non-profit incorporation and charitable registration, and with co-hosting of initial workshops to support this (e.g. re: sustainable food, energy, and inter-community learning). The future goal (beyond the foregoing 3 initial Hub developments) is for the **Gulf Islands Hub on Pender** and the **FELÁNET Institute** to work in partnership towards developing the services and resources to sustain themselves as thriving social enterprises, expanding their use of the Hope Bay building, and creating a synergy between the cooperative and educational aspects of greater island sustainability, resilience, social innovation and enterprise. 19

From: Sara & Dick Steil <steils@shaw.ca>
Date: October 27, 2013 at 12:19:00 PM PDT
To: Mike Jones <mjones@islandstrust.bc.ca>, Liz Montague
 <lmontague@islandstrust.bc.ca>, Ken Hancock <khancock@islandstrust.bc.ca>
Cc: Andrea Pickard <apickard@islandstrust.bc.ca>
Subject: Our thanks & appreciation for your support

Dear Members of the South Pender Island Local Trust Committee

On behalf of the Pender Islands Conservancy Association and the Pender Islands Trust Protection Society I would like to extend our sincere appreciation for all your assistance & support over the past year as we moved to educate the Pender Islanders & visitors on the importance of protecting our shorelines and to realize the serious ramifications of climate change.

The workshops & informative sessions commenced in October 2012 as we joined forces with Parks Canada and presented our 'Uplands and Near-shore Apocalypse - How climate change, plunging fish stocks & declining Orcas will affect all our futures!'. A follow-up series continued through 2013 with: - "What We Must Know About Our Shorelines" with Coastal Engineer John Readshaw; "Near-shore Marine Life "Whelks to Whales" – in the field with Rick Harbo; "What Nature May be Telling us About Adapting to Changing Climate" by Nikki Wright of SeaChange & Leanna Boyer of the Mayne Island Conservancy

Your assistance in supporting and spreading the word of these events was invaluable. I wish to extend our apologies for not attending your November Local Trust Committee business meeting to thank you in person so please accept this expression of sincere appreciation in written form, and look I forward to hopefully seeing you at your next Local Trust Committee meeting.

Our thanks
 Regards
 Sara



BRIEFING

To: Local Trust Committees
From: Linda Adams
 Chief Administrative Officer

For the Meeting of: (LTC meetings in Oct. and Nov.)

Date prepared: October 3, 2013

File No.: Strategic Plan

SUBJECT: ISLANDS TRUST COUNCIL STRATEGIC PLAN – LTC INPUT

DESCRIPTION OF ISSUE:

Local Trust Committee input to Islands Trust Council Strategic Plan

BACKGROUND:

At its meeting in September 2013, the Islands Trust Council endorsed the Objectives, Strategies, Activities and Phases (columns 1-3) illustrated in the August 27, 2013 version of its Strategic Plan for 2011-2014 (Attachment 1).

Trust Council also requested Council Committees, Local Trust Committees and the Trust Fund Board to provide recommendations to the Financial Planning Committee and the Executive Committee in November, regarding:

- a. Their projected ability to complete Strategic Plan items on target
- b. Identification of any Strategic Plan items they recommend for amendment, removal or delay
- c. Identification of any items that should be added to the Strategic Plan
- d. Recommendations regarding any new resources that should be included in the annual budget in order to complete Strategic Plan items on target

Trust Council has requested the Financial Planning Committee to use the August 27, 2013 version of the Strategic Plan for the purposes of budget development, after considering recommendations of other Council committees, local trust committees and the Trust Fund Board. It has also requested the Executive Committee to make recommendations in December 2013 regarding amendments to the Strategic Plan for 2011-2014.

The August 27, 2013 version of Trust Council's Strategic Plan is being circulated to Council Committees, local trust committees and the Trust Fund Board as requested.

The Financial Planning Committee will meet on October 30 and November 13 to discuss a first draft of the 2014/2014 annual budget for Trust Council's review in December 2013. Following public consultation in February 2014, Trust Council would then adopt a budget in March 2014 and amend its Strategic Plan, as necessary, in response to the budget it has adopted.

ATTACHMENT(S):

- Attachment 1 - Islands Trust Council Strategic Plan – August 27, 2013
- The Request for Decision material considered by Trust Council's in September 2013 is available in Trust Council's September 2013 Agenda Package (see Item 3.4) at:
<http://www.islandstrust.bc.ca/uploads/meetings/2013/9/93/package/Sept%202013%20Trust%20Council%20Decision%20and%20Information%20Items%20Agenda%20Package.pdf>

AVAILABLE OPTIONS:

Each local trust committee may wish to provide advice to the Financial Planning Committee and the Executive Committee in regards to any items on the Strategic Plan that relate to its operations, specifically:

- a. The local trust committee's projected ability to complete Strategic Plan items on target
- b. Identification of any Strategic Plan items that a local trust committee recommends for amendment, removal or delay
- c. Identification of any items that a local trust committee indicates should be added to the Strategic Plan
- d. Recommendations regarding any new resources that a local trust committee indicates should be included in the annual budget in order to complete Strategic Plan items on target

FOLLOW-UP:

LTCs to consider providing advice to the Executive Committee and the Financial Planning Committee, by resolution, as indicated.

While early advice regarding Strategic Plan items that relate to LTC work would be most helpful, LTCs could also undertake further review and provide input after the December 2013 meeting of Trust Council.

Prepared By: Linda Adams, Chief Administrative Officer

Reviewed By/Date: David Marlor, Director – Local Planning
Services – October 4, 2013

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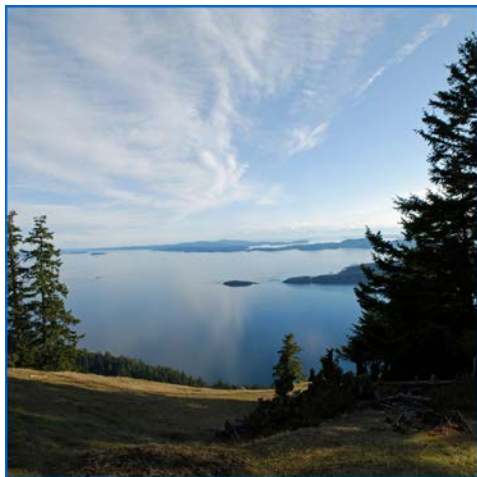
Islands Trust

Preserving Island
communities, culture
and environment

Our Provincial Mandate

“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



Islands Trust Council — Strategic Plan 2011-2014

Adopted September 12, 2012 – updated to September 12, 2013

The Trust Area

The Trust Area covers the islands and waters between the British Columbia mainland and southern Vancouver Island, including Howe Sound and as far north as Comox. This is a unique and special place composed of 13 major islands and more than 450 smaller islands covering approximately 5200 square kilometres.

The beauty, tranquility, and sometimes fragile natural environment of the islands in the Strait of Georgia and Howe Sound, characterized by an exceptional variety of species, have given the area national recognition.

The islands support strong communities characterized by a mix of lifestyles, livelihoods and individuals. Island residents bring unique skills, viewpoints and sense of place together to sustain a tradition of community involvement.

Our Council

The Islands Trust Council has a unique mandate from the province to preserve and protect the amenities and environment of the Islands Trust Area, for the benefit of residents and all British Columbians. It meets quarterly to make decisions about the Islands Trust’s overall policy, advocacy positions, staff resources and budget. Trust Council is made up of the 26 locally-elected trustees who also sit on 12 local trust committees and one island municipality. There they have responsibilities for land use planning and regulatory decisions that are separate from their role at the Islands Trust Council. The current Council was elected for a 3-year term during BC Local General Elections in November 2011. Trustee terms will end in November 2014.

A Strategic Plan for the 2011-2014 term

The Islands Trust Policy Statement is partially implemented through Council’s strategic plan. By identifying goals and developing a plan to achieve them, Council focuses finite resources and measures progress. After extensive review and public input, Trust Council has confirmed the following focus areas for its 2011-2014 term:

Goal A - Ecosystem Preservation and Protection

The Islands Trust will work to protect the natural environment of islands by:

- Encouraging and enabling islanders in voluntary stewardship actions that protect special areas, including the shoreline
- Working to protect fish habitat under BC’s Riparian Areas Regulation
- Protecting special ecosystems, managing shoreline areas and reducing greenhouse gas emissions when land use decisions are made
- Advocating for new approaches to oil spill preparedness, derelict vessels, industrial developments, aquaculture, marine sewage and national marine conservation

Goal B – Stewardship of Island Resources

The Islands Trust will focus on good management of island water resources by:

- Encouraging voluntary stewardship, advocating for legislative reform and exploring creative solutions for watershed management
- Using land use planning tools and decisions to protect the quality and quantity of water resources

Goal C – Sustain Island Character and Healthy Communities

The Islands Trust will work to enhance the economic sustainability and security of island communities by:

- Creating linkages between islanders and regional districts to share effective economic development models
- Continuing to advocate for sustainable, affordable and appropriate ferry services
- Using land use planning tools and decisions to positively affect housing affordability, food security and farmland protection

Goal D – In Cooperation with Others

The Islands Trust will work with others by:

- Strengthening relations with the many First Nations who have interests in island land use decisions
- Continually working to improve our organizational effectiveness

Shaded text=activities primarily achieved in prior fiscal years or proposed for future fiscal years and subject to future budget decisions;
Italics=changes since last Trust Council meeting

NOTE: Status column has now been colour coded to provide a quick visual indicator, as follows:

	Not due to start or awaiting actions of others
	Completed
	In Progress – On Target
	Partially In Progress – Partially On Target (i.e. on target, by one or few LTCs)
	In progress - Behind Target (e.g. not funded, delayed by other priorities, etc.)
	Not started – Behind target

Policy Statement Goal A: Ecosystem Preservation and Protection...

OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS **
1 PROTECT the natural environment of islands	1.1 Encourage voluntary stewardship of natural environment	<u>FY 2011/12- 2014/15</u> 1.1.1 Promote community participation in conservation through information sharing and education about private land stewardship options	TFB	Subject to funding in annual budgets or grant funding	By whether the Islands Trust Fund is actively promoting its conservation programs at community events, in publications and online	Ongoing
		<u>FY 2012/13 – 2013/14</u> 1.1.2 Share information about best practices for covenants and NAPTEP with all planning staff	TFB	Funded by base budget	By whether planners have been provided with covenant education opportunities and whether information is available through the Islands Trust Fund website	Website information complete ITF presentation to LPS not started
		<u>FY 2012/13 – 2014/15</u> 1.1.3 Improve and update mapping of natural and modified environments, including terrestrial ecosystem mapping, protected area networks, nearshore mapping and areas under sustainable forestry or sustainable agricultural use.	TFB	Funded by program budget in 2013/14 \$22K for eelgrass mapping; \$10K for forage fish mapping Further work subject to 2014/15 budget \$22K for eelgrass mapping; 10K for forage fish mapping	By whether maps of natural and modified environments are available to LTC's and BIM, RDs, local conservancies and other partners	Draft Protected Area Network mapping available; eelgrass mapping completed for Gambier, Thetis, Thetis associated islands (except Valdes) Lasqueti, North Pender, South Pender and Mayne and forage fish habitat mapping completed for North and South Pender; additional eelgrass mapping in progress
		<u>FY 2013/14</u> 1.1.4 Research and develop a pilot landowner contact program in collaboration with a local conservancy	TFB	Subject to external funding	By whether a landowner contact pilot program is implemented	Planning in progress

OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?		IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS **
		<u>FY 2011/12 - 2014/15</u> 1.1.5 Support island-based land trusts with partnerships, funding and capacity building opportunities	TFB		Funded by base budget and donations	By whether the Opportunity Fund grows by at least 10% per year and by the amount of grants issued	Recent grants awarded to Pender Island Conservancy (\$5,000) and Salt Spring Island Conservancy (\$5,000)
		<u>FY 2013/14</u> 1.1.6 Council workshop regarding invasive species	TFB		Funded by base budget	By whether a Trust Council workshop has been held	Scheduled for Dec/13 Trust Council meeting
		<u>FY 2013/14 - 2014/15</u> 1.1.7 Share information with the public about managing invasive species	TFB		Subject to funding in 2014/15 program budget	By whether information has been shared with the public	In progress. Invasive species control information shared through ITF website and e-newsletter
	1.2 Expand Natural Areas Protection Tax Exemption Program (NAPTEP) program to entire Islands Trust Area	<u>FY 2012/13</u> 1.2.1 Present NAPTEP program to BIM Council for consideration	TFB	BIM***	Funded by base budget	By whether or not BIM has considered participating in the NAPTEP program	Complete. BIM declined for current term
		<u>FY 2013/14</u> 1.2.2 Seek support from Metro Vancouver RD for NAPTEP.	TFB		Funded by base budget	By whether support from Metro Vancouver RD (MVRD) has been sought	Complete
		<u>FY 2013/14 - 2014/15</u> 1.2.3 Launch NAPTEP on the islands in MVRDRD (subject to BIM and MVRD approval)	TFB		Funded by base budget	By whether NAPTEP has been launched on the islands within the MVRD	Complete. Program launched on Gambier LTC islands. BIM declined for current term.
	1.3 Protect fish habitat by implementing Riparian Areas Regulation	<u>PHASE 1 - Identify watersheds</u> <u>FY 2014/15</u> 1.3.1 Identify RAR watersheds on Gambier and Lasqueti	LTCs**		Subject to budget	By whether all RAR watersheds on Gambier and Lasqueti have been identified	Not due Not started
		<u>PHASE 2 - Improve mapping</u> <u>FY 2012/13</u> 1.3.2 Improve mapping of some riparian areas on SSI	LTCs**		Funded by 2012/13 program budget	By whether new mapping of priority riparian areas is complete	Complete
		<u>FY 2013/14</u> 1.3.3 Improve mapping of additional riparian areas on Denman, Hornby and Salt Spring islands	LTCs**		Funded in 2013/14 program budget \$71,000 RAR budget \$30,000 Sci/Tech budget	By whether new mapping of riparian areas is complete	Project planning underway
		<u>FY 2014/15</u> 1.3.4 Improve mapping of additional riparian areas on Gambier, Lasqueti and Salt Spring islands	LTCs**		Subject to budget	By whether new mapping of riparian areas is complete	Not due Not started
		<u>PHASE 3 - Adopt bylaws</u> <u>FY 2012/13 - 2013/14</u> 1.3.5 Adopt new bylaws to implement RAR on selected	LTCs**		Funded by 2013/14 program budget	By whether Gabriola, Mayne and Saturna are RAR compliant through bylaw development	Saturna complete Gabriola, Mayne & Thetis in progress

OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?		IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS **
		islands (Gabriola, Mayne, Saturna, Thetis)					
		<u>FY 2014/15</u> 1.3.6 Adopt new bylaws to implement RAR on all islands where still required (Ballenas/Winchelsea, Denman, Hornby, and one Salt Spring watershed)	LTCs**		Subject to budget	By whether Ballenas/Winchelsea, Denman, Hornby and one Salt Spring watershed are compliant with RAR through bylaw development	Not due Not started
		<u>FY 2015/16 - ?</u> 1.3.7 Adopt new bylaws to implement RAR on all Lasqueti, Gambier and remainder of Salt Spring)	LTCs**		Subject to budget	By whether all Gambier, Lasqueti and Salt Spring watersheds are compliant with RAR through bylaw development	Not due Not started
	1.4 Establish reliable, adequate and sustainable funding for the Islands Trust Fund	<u>FY 2012/13 – 2013/14</u> 1.4.1 Seek legislative change regarding TFB corporate structure and name	EC	TFB	Funded by base budget	By whether legislative change has been requested	Chair correspondence sent Nov/12. Initial response received Feb/13
		<u>FY 2011/12 – 2014/15</u> 1.4.2 Engage in outreach to expand donor base, develop legacy giving program and secure acquisition funds	TFB*		Partially funded through 2012/13 program budget	By whether the TFB has implemented outreach regarding funding needs and legacy gifts	Information package prepared re Planned Giving
		<u>FY 2014/15</u> 1.4.3 Develop and implement strategy re changes to corporate structure and name	TFB		Subject to 2014/15 program budget	By whether TFB corporate status and name change has been implemented	Not started. Not due unless province makes legislative changes
		<u>FY 2015/16</u> 1.4.4 Review and launch long-term funding strategy	TFB		Subject to 2015/16 program budget	By whether the long-term funding strategy has been reviewed and launched	Not started. Not due unless province makes legislative changes
	1.5 Establish core conservation areas to protect biodiversity priorities	<u>FY 2011/12- 2012/13</u> 1.5.1 Map and prioritize high biodiversity areas and develop a strategy for protection	TFB		Funded by base budget	By whether the TFB has a prioritized high biodiversity areas, and developed a strategy including a funding needs assessment)	Mapping of high priority areas underway
		<u>FY 2011/12 – 2014/15</u> 1.5.2 Protect land with high biodiversity, through acquisition, donation, or conservation covenant	TFB*		Partial funding through base budget; acquisitions funded by donations and external grants	By whether the TFB has protected at least 500 hectares of high biodiversity land in the timeframe of the Regional Conservation Plan 2011-2015	144 hectares protected since 2011
	1.6 Use land use planning tools and decisions to increase protection of special areas	<u>FY 2013/14</u> 1.6.1 Explore model land use planning tools that protect species and ecosystems at risk	LPC		Funded by base budget	By whether a staff report on model land use planning tools has been completed	Not started. Pending provincial working group recommendations. Staff participating on prov. working group.

OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS **
		1.6.2 Trustee workshop about protection of special areas	TFB	Funded by base budget	By whether a trustee workshop has been held	Complete
		FY 2011/12 – 2014/15 1.6.3 Develop policy, OCP and LUB amendments that include protective measures for biodiversity	LTCs**/BIM***	Funded in 2013/14 program budgets	By whether OCPs and LUBs have been amended to address improved protection of biodiversity	Some reviews underway (details to be confirmed)
	1.7 Reduce greenhouse gas emissions	FY 2012/13 – 2013/14 1.7.1 Include GHG emission reduction targets, policies and actions in all OCPs, as required by LGA	LTCs	Funded by program budget	By whether all OCPs comply with LGA re GHG emissions	18 of 19 comply. Outstanding OCP (Piers Island) on work program for 2013, but work not started
		FY 2012/13 – 2014/15 1.7.2 Use new planning tools (Bill 27) to reduce greenhouse gas emissions to implement OCP policies LTCs adopted last term (e.g. as illustrated in Council toolkit Reducing Greenhouse Gases in the Islands Trust Area)	LTCs**/BIM***	Funded in 2013/14 annual budget	By whether LTCs/BIM have used new planning tools to foster reduced GHG emissions from development	Gabriola working on regulations to implement OCP policies
		FY 2012/13 – 2013/14 1.7.3 Develop policy regarding carbon-neutral operations and purchase of carbon credits to balance GHG emissions that cannot be eliminated	FPC	Funded by base budget	By whether Trust Council has adopted a policy	Complete
2. PROTECT coastal and marine ecosystems	2.1 Encourage understanding of shoreline processes and voluntary stewardship of coastal and marine ecosystems	FY 2012/13 2.1.1 Develop integrated shoreline and watershed protection mapping for major islands	LPC	Funded by external grants	By whether integrated shoreline and watershed protection mapping has been developed for major islands	Complete
		FY 2013/14 2.1.2 Identify and post updated website links regarding existing shoreline stewardship information	TAS	Funded by base budget	By whether website links have been updated	Complete
		FY 2014/15 2.1.3. Pilot a Green Shores for Homes credit rating incentive system in one LTA	LTCs**	Subject to successful grant application	By whether an LTC has piloted a Green Shores for Homes credit rating incentive system	Not started. Funding not recommended by LPC. Dependent upon grant application. LPC to reconsider in Nov/13
	2.2 Use land use planning tools and decisions to improve protection of coastal areas	FY 2013/14 – 2014/15 2.2.1 Adopt regulatory bylaws with respect to integrated shoreline and watershed protection mapping	LTCs**	Subject to funding in future program budgets	By whether LTCs have adopted regulatory bylaws	Reviewed by Thetis LTC. Educational program being considered/developed by N Pender, S Pender, Thetis

OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?			IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS **
	2.3 Participate in planning for National Marine Conservation Area Reserve	2.2.2 Develop mechanisms for proactive bylaw enforcement of illegal structures on the foreshore	LPC/LTCs**			Funded in 2013/14 program budget (\$2000)	By whether mechanisms have been developed	LPC recommends educational approach, not proactive enforcement
		FY 2011/12 – 2014/15 2.3.1 Advocate for implementation of the NMCA reserve	EC			Funded by base budget	By whether the EC has continued to actively advocate for implementation of the NMCA reserve	Resolution supported by TC in Dec 2012 Feb 2013 Chair letters to Ministers Lake & Kent
		2.3.2 Participate in NMCA workshops and consultation opportunities	LTCs**	TAS	EC	May require additional funds	By level of participation in NMCA workshops and consultation opportunities	Workshops attended in Aug and Oct No funding proposed in 2013/14 budget. LTCs commenting on boundary details
		Future fiscal years (TBD) 2.3.3 Respond to NMCA implementation steps with complementary activities, as required	LTCs**			May require additional funds	TBD	Not due Not started
		FY 2011/12 – 2014/15 2.4.1 Chair correspondence regarding oil spill prevention and response	EC			Funded by base budget	By whether the Chair has sent correspondence to advocate for oil spill prevention and response	2011: 7 letters sent 2012: 1 letters sent 2013: 3 letters sent Related resolutions passed at UBCM 2012 and AVICC 2013 conventions
	2.4 Advocate for protection of the Salish Sea and Howe Sound from oil spills, derelict vessels and industrial activities	2.4.2 Chair participation in hearings related to tanker traffic increases	EC			Funded by base budget	By whether the Chair has participated in hearings related to tanker traffic increase	NEB hearing presentation Aug 2012
		2.4.3 Host local government workshops to raise awareness of gaps in oil spill prevention and response capacity	EC			Funded by base budget	By whether workshops have been held	One workshop held at AVICC. Jan 2013 Chair presentation to Regional District Nanaimo Board. 2013: Chair presentation at San Juan County marine managers workshop
		2.4.4 Participate in mock oil spill exercises to understand gaps in oil spill response capacity	EC			Funded by base budget	By whether participation has taken place	Participation in two exercises in 2012
		FY 2011/12 – 2014/15 2.4.5 Continue to advocate for senior government solutions to derelict vessels	EC			Funded by base budget	By whether the Islands Trust has continued to advocate for derelict vessel solutions	Islands Trust participation on derelict vessel working group is on-going Mar/13 Letter to minister seeking

OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS **
						action on Transport Canada report Organized resolution, clinic and meeting with Minister at UBCM
		<u>FY 2011/12 – 2013/14</u> 2.4.6 Advocate regarding potential impacts of the proposed Raven Coal Mine upon Baynes Sound	EC	Funded by base budget	By whether the Executive Committee has advocated regarding the proposed Raven Coal Mine	Complete May/13 BC EAO rejected proposal as submitted
		<u>FY 2012/13 – 2014/15</u> 2.4.7 Advocate regarding potential impacts of the proposed Burnco Gravel Mine upon Howe Sound	EC	Funded by base budget	By whether the Executive Committee has advocated regarding the proposed Burnco Gravel Mine	Not started
		<u>FY 2013/14 – 2014/15</u> 2.4.8 Clarify jurisdictional issues related to Islands Trust Area boundary	EC	Funded by base budget	By whether a method to clarify jurisdictional issues has been implemented	Preliminary discussion with ministry staff Initial briefing prepared for EC
	2.5 Advocate for appropriate regulation of aquaculture	<u>FY 2013/14 – 2014/15</u> 2.5.1 Collaborate with Department of Fisheries and Oceans regarding shellfish regulations through local government advisory committee as a pilot project for one LTC (Denman)	LTCs**	Funded in 2013/14 program budget (\$1000)	By whether the Denman Island LTC has collaborated with DFO on a pilot project	Not3.3.Impl started (Denman unsuccessfully sought representation on DFO committee)
	2.6 Advocate for effective regulation of marine sewage	<u>FY 2011/12 – 2014/15</u> 2.6.1 Chair correspondence regarding marine sewage regulation	EC	Funded by base budget	By whether the Chair has written to advocate for regulation of marine sewage	Research and mapping in progress
		2.6.2 Amend OCP policies to require sewage pump-outs as a condition of new/expanded marinas (i.e. during rezoning applications)	LTCs**/BIM***	Funded by base budget	By whether OCP policies require sewage pump-outs as a condition of marina development/expansion	No new OCP amendments since adoption of Strategic Plan

NOTE: Status column has now been colour coded to provide a quick visual indicator, as follows

	Not due to start or awaiting actions of others
	Completed
	In Progress – On Target
	Partially In Progress – Partially On Target (i.e. on target, by one or few LTCs)
	In progress - Behind Target (e.g. not funded, delayed by other priorities, etc.)
	Not started – Behind target

Policy Statement Goal B: Stewardship of Island Resources...

TC	STRATEGIES	ACTIVITES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS**
3. PROTECT quality and quantity of water resources	3.1 Encourage understanding and voluntary stewardship of water resources	<u>FY 2013/14</u> 3.1.1 Compile educational materials about water resources done by local groups and identify gaps	TPC	Funded by base budget	By whether the need for new educational materials had been defined.	Complete
		3.1.2 Fill identified gaps with new educational materials about water resources	TPC	Funded by base budget	By whether new educational materials have been created	Not started
		<u>FY 2014/15</u> 3.1.3. Develop an on-going water stewardship program	TPC	Subject to 2014/15 program budget	By whether an on-going water stewardship program has been funded and launched	Not due Not started
	3.2 Advocate for provincial Water Act reform	<u>FY 2011/12 – 2014/15</u> 3.2.1 Continue to participate in Water Act reform consultations	EC	Funded by base budget	By whether participation in Water Act reform has taken place	Not started Pending provincial action
	3.3 Use land use planning tools and decisions to protect water quality and quantity	<u>FY 2013/14</u> 3.3.1 Develop toolkit for use by LTCs/BIM that illustrates options for using planning tools to protect water quality and quantity	LPC	Funded by 2013/14 program budget (\$2500)	By whether a toolkit has been developed	Project charter approved by LPC; Report underway
		<u>FY 2013/14 – 2014/15</u> 3.3.2 Amend OCPs to include new policies for water resource protection	LTCs**/BIM***	Funded in 2013/14 program budget	By whether OCPs have been amended to include new policies about water resource protection	Galiano DAI bylaw adopted - addresses water protection
		3.3.3 Amend LUBs to include new regulations aimed at protection of water quality and quantity	LTCs**/BIM***	Funded in 2013/14 program budget	By whether LUBs have been amended to include new regulations aimed at protection of water quality and quantity	No LUB work begun
		<u>FY 2013/14</u> 3.3.4 Develop model Development Permit Areas that LTCs and BIM may consider in regards to water conservation	LPC	Funded in 2013/14 program budget (\$2500)	By whether model Development Permit Areas have been developed	Not started

TC	STRATEGIES	ACTIVITES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS**
		<u>FY 2014/15</u> 3.3.5 Adopt new Development Permit Areas to enhance water conservation	LTCs**/BIM***	Subject to funding in 2014/15 program budget	By whether LTCs/BIM have adopted new Development Permit Areas to enhance water conservation	Not due Not started
	3.4 Explore alternative tools for improving watershed management	<u>FY 2012-13</u> 3.4.1. Identify options within the Islands Trust Act for coordination of watershed protection	EC	Funded by base budget	By whether options have been identified	Complete
		<u>FY 2013-14</u> 3.4.2 Consider pilot project for coordination of watershed protection within one LTA	LTCs**	Partially funded by base budget.	By whether a pilot project has been considered	Complete St. Mary Lake Watershed Working Group formed on SSI. June/13 - TC adopted bylaw to delegate some TC coordination and advocacy powers to SSILTC.

NOTE: Status column has now been colour coded to provide a quick visual indicator, as follows:

	Not due to start or awaiting actions of others
	Completed
	In Progress – On Target
	Partially In Progress – Partially On Target (i.e. on target, by one or few LTCs)
	In progress - Behind Target (e.g. not funded, delayed by other priorities, etc.)
	Not started – Behind target

Policy Statement Goal C: Sustain Island Character and Healthy Communities...

OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS**
4. ENHANCE community economic sustainability and security	4.1 Create linkages between islands and Regional Districts to share effective and appropriate economic sustainability models	<u>FY 2013/14</u> 4.1.1 Half day session on Trust Area economic sustainability at Dec 2013 Council in Victoria, inviting all EA reps	TPC	Funded by base budget	By whether a joint session has occurred	Sept/12 RD discussion at UBCM breakfast Aug/13 TPC approved project charter
	4.2 Advocate for sustainable, affordable and appropriate ferry	<u>FY 2013/14</u> 4.2.1 Develop and implement research program in support of advocacy program	TPC	Funded in 2013/14 program budget (\$20,000)	By whether a research program has been developed and implemented	Aug/13 TPC approved research program

OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS**
	service	<u>FY 2011/12 – 2014/15</u> 4.2.2 Continue advocacy program regarding ferry fares and service.	EC	Funded by base budget	By whether advocacy actions have been taken in regards to ferry fares and service	Submission sent to Minister Polak Chair meetings with Minister Polak, opposition critics and ferry commissioner
	4.3 Use land use planning tools and decisions to improve the availability of affordable, accessible, appropriate housing (as described in Trust Council's toolkit, Community Housing Toolkit)	<u>FY 2011/12 – 2014/15</u> 4.3.1 Amend OCPs to include affordable housing policies	LTCs**/BIM***	Funded in 2013/14 program budgets	By whether OCPs have been amended to include new affordable housing policies	Some OCP reviews underway. Hornby considering OCP amendments to allow secondary suites.
		4.3.2 Amend LUBs to improve availability of affordable housing	LTCs**/BIM***	Funded in 2013/14 program budgets	By whether LUBs have been amended to improve availability of affordable housing	SSI LUB amended to legalize secondary suites in some locations.
		<u>FY 2012/13 – 2014/15</u> 4.4.1 Amend OCPs to include food security and farmland protection policies	LTCs**/BIM***	Funded in 2013/14 program budgets	By whether OCPs have been amended to address food security and farmland protection	Included in Gabriola OCP reviews (details to be confirmed)
	4.4 Use land use planning tools and decisions to increase local food security and farmland protection (as described in Trust Council's 2010 report, Exploring Food Security in the Trust Area)	4.4.2 Amend LUBs to improve food security	LTCs**/BIM***	Funded in 2013/14 program budgets	By whether LUBs have been amended to improve food security	Included in Gabriola LUB review (details to be confirmed)

NOTE: Status column has now been colour coded to provide a quick visual indicator, as follows

	Not due to start or awaiting actions of others
	Completed
	In Progress – On Target
	Partially In Progress – Partially On Target (i.e. on target, by one or few LTCs)
	In progress - Behind Target (e.g. not funded, delayed by other priorities, etc.)
	Not started – Behind target

Goal D: In cooperation with others...

OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?		IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS**
5. STRENGTHEN relations with First Nations	5.1 Improve consultation / engagement with First Nations during land use referrals	FY 2011/12 – 2014/15 5.1.1 Adopt First Nations Consultation Strategy	TAS	LPS	Funded by 2011/12 program budget	By whether Trust Council has adopted a First Nations Consultation Strategy	First draft to TC Jun/12. Final draft pending LPS capacity to consider financial and staffing implications
		5.1.2 Trustee workshop on working with aboriginal peoples	EC		Funded by 2012/13 program budget	By whether a trustee workshop has been held	Complete
		FY 2012/13 – 2014/15 5.1.3 Implement 'essential' and 'quick start' improvements to land use referral system that do not require additional resources, as identified in FN Consultation Strategy	LPS	TAS	Funded by base budget	By whether all 'essential' and 'quick start' improvements that do not require additional resources have been implemented	2 of 2 'essential' improvements in progress 3 of 8 'quick start' improvements in progress
		FY 2013/14 5.1.4 Identify resource needs for improved FN consultation and engagement	EC		Funded by base budget	By whether the resource needs for improved consultation and engagement has been identified	Not started. Pending completion of First Nations Consultation Strategy
		FY 2014/15 5.1.5 Implement improvements identified in the FN Consultation Strategy as longer term or requiring additional resources	LPS	TAS	Subject to increase in future base budget to support an additional LPS position	By whether all improvements identified in the FN Consultation Strategy as longer term or requiring additional resources have been implemented	Not started Not due
	5.2 Improve consultation / engagement with First Nations during Trust Council's marine and terrestrial protection work	FY 2014/15 5.2.1 Improve consultation and engagement re free Crown grant program	TAS		Subject to increase in base budget	By whether consultation and engagement has been improved	Not started. Not due. Pending increased staff capacity
		FY 2012/13 – 2014/15 5.2.2 Improve communication and coordination during marine protection advocacy	EC		Subject to increase in base budget	By whether consultation and engagement has been improved	Not started. Pending staff capacity
6. IMPROVE organizational	6.1 Confirm a fair distribution of Islands	FY 2012/13 6.1.1 Review and amend	FPC		Funded by base budget	By whether Policy 7.2.vi has been amended	Complete

OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?		IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS**
cost and operational effectiveness	Trust Services to Bowen Island Municipality	Policy 7.2.vi (Municipal Requisition Cost Allocations)					
		FY 2012/13 – 2014/15 6.1.2 Identify Bowen Island Municipality needs for services provided by Trust Area Services unit	TAS		Funded by base budget	By whether BIM needs for TAS services have been identified	Initial discussion held Sep/12. Chair follow up sent Oct/12 and Jan/13 Awaiting BIM response
		6.1.3 Identify improved opportunities for BIM to access services provided through Trust Area Services unit	TAS		Funded by base budget	By whether opportunities for BIM to access TAS services have been identified	Pending requests from BIM Staff follow up e-mail to CAO sent Jan/13 Awaiting BIM response
		6.1.4 Review budget lines to ensure accurate allocation of costs	FPC		Funded by base budget	By whether budget lines have been reviewed	Staff review of line items underway. Initial discussion at FPC complete. BIM staff contacted for discussion.
		FY 2013/14 6.1.5 Provide additional TAS services to BIM	TAS		Funded by base budget	By whether BIM is accessing additional TAS services as identified	Improved notice of IT items to BIM. Pending requests from BIM. BIM staff invited to training opportunities.
	6.2 Improve cost-recovery from development application fees	FY 2013/14 6.2.1 Develop model fees bylaw for consideration by LTCs	LPC	FPC	Subject to annual program budget	By whether a model bylaw has been developed	TC referred to LPC/FPC before bylaw drafting begins. Not funded in 2013/14 program budget. LPC and FPC recommend 10% fee increase
		FY 2013/14 6.2.2 Consider adoption of amended fees bylaws.	LPC/LTCs**		Funded by base budget	By whether LTCs have adopted amended fees bylaws that improve cost recovery	Not started
	6.3 Prepare Island Trust organization to adapt to the potential incorporation of Salt Spring Island (if province advances a	FY 2013/14 6.3.1 Provide input into provincial study that assesses impact on Islands Trust of the potential incorporation of Salt Spring Island and identifies	EC		Funded and managed by province	By whether input has been provided	In progress. Input into study terms of reference complete. Response to initial info requests from

OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?		IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS**
	provincial restructure study for SSI)	alternative adaptation strategies					consultant complete.
		<u>FY 2014/15</u> 6.3.2 Consider options and adopt an adaptation strategy, for Islands Trust to implement in the event of municipal incorporation of Salt Spring Island	FPC	EC	Subject to future budgets	By whether options for an adaptation strategy have been considered and a preferred strategy adopted by Trust Council.	Not started. Not due unless a SSI restructure study is launched and is nearing completion
		<u>FY 2014/15(?) - ?</u> 6.3.3 Implement adopted adaptation strategy	EC		Subject to future budgets	By whether an strategy has been implemented to adapt to incorporation of SSI	Not started Not due unless SSI community passes a referendum to incorporate as a municipality
		<u>FY 2014/15(?)</u> 6.3.4 Review existing IT-MCSCD protocol agreement regarding incorporation of municipalities in the Islands Trust Area	EC		Funded by base budget	By whether the protocol agreement with the ministry has been reviewed and amended	Not started Not due unless a SSI restructure study is launched
	6.4 Review service delivery regarding application processing	<u>FY 2013/14</u> 6.4.1 Consider development and use of a quality management system pilot on Salt Spring Island for processing of development applications	LTC**		Funded in 2013/14 program budget	By whether a quality management system has been considered by the SSILTC for one type of application process	Not started

* subject to decisions of Trust Fund Board

**subject to decisions of local trust committees

***subject to decisions of Bowen Island Municipality

Abbreviations:

AVICC – Assoc. of Vancouver Island Coastal Communities
 BIM – Bowen Island Municipality
 EC – Executive Committee
 FN – First Nations
 FPC – Financial Planning Committee
 FY – Fiscal Year
 IT – Islands Trust
 ITF – Islands Trust Fund
 ITPS – Islands Trust Policy Statement
 LGA – Local Government Act
 LPC – Local Planning Committee

LPS – Local Planning Services
 LTA – Local Trust Area
 LTC – Local Trust Committee
 LUB – Land Use Bylaw
 MCSCD – Ministry of Community, Sport and Cultural Development
 MVRD – Metro Vancouver Regional District
 NA – Not Applicable
 NEB – National Energy Board
 NAPTEP – Natural Area Protection Tax Exemption Program
 NMCA – National Marine Conservation Area

OCP – Official Community Plan
 ProD – Professional Development
 RAR – Riparian Areas Regulation
 RD – Regional District
 RFD – Request for Decision
 SSI – Salt Spring Island
 TAS – Trust Area Services
 TBD – To Be Determined
 TC – Trust Council
 TFB – Trust Fund Board
 TPC – Trust Programs Committee
 UBCM – Union of BC Municipalities

For more information, contact:

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Visit our website at:
www.islandstrust.bc.ca

Colour Key for Middle Column:

Colour	Potential committee / unit / body taking lead for a potential strategy
	Local Planning (through Local Planning Committee, Local Planning Services staff, Local Trust Committees or Bowen Island Municipality)
	Trust Programs Committee or Trust Area Services staff
	Executive Committee
	Trust Fund Board or Islands Trust Fund staff
	Financial Planning Committee

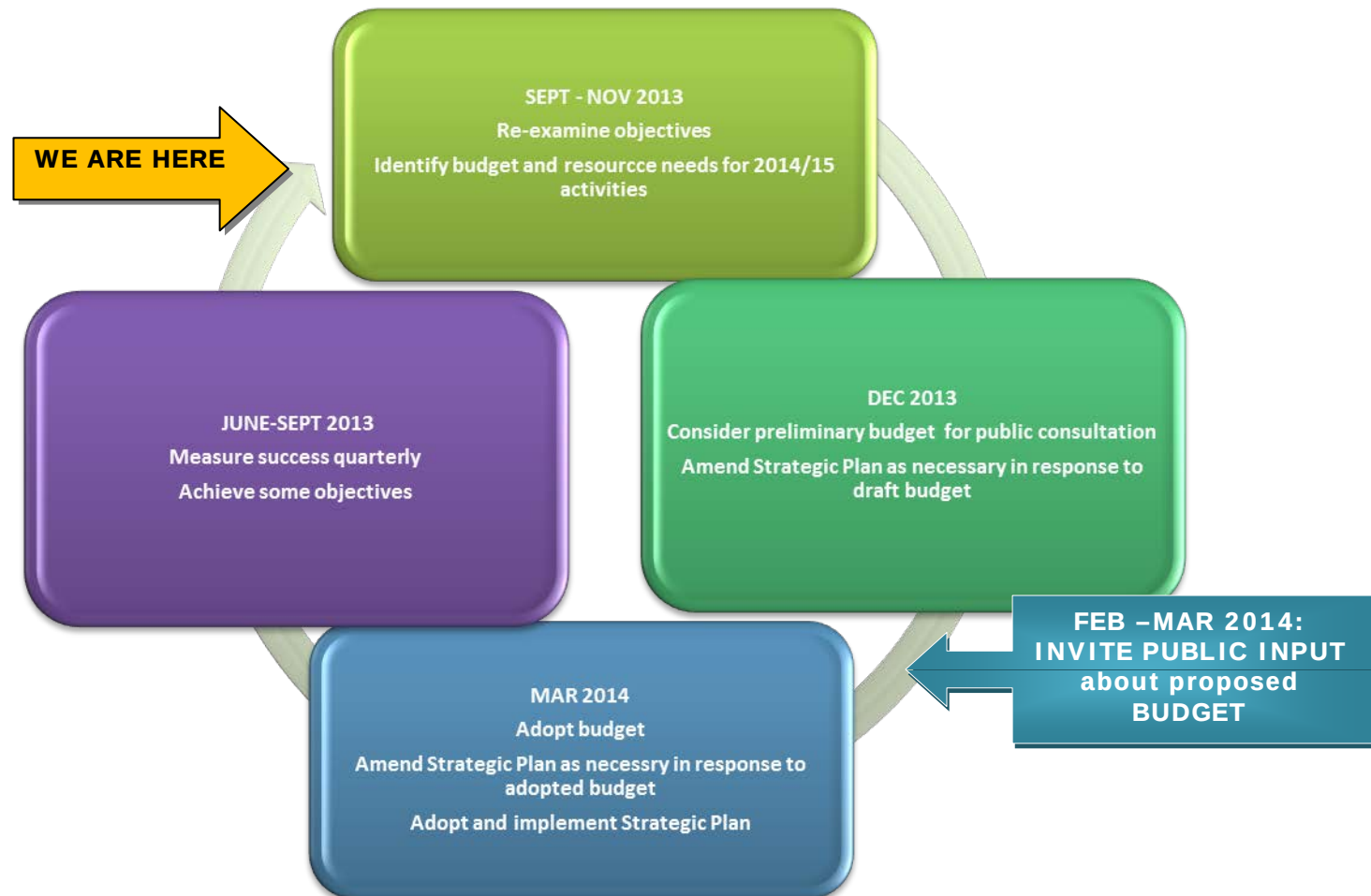
**** Colour Key for Status Column:**

Colour	Status Description
	Not due to start or awaiting actions of others
	Completed
	In Progress – On Target
	Partially In Progress – Partially On Target (i.e. on target, by one or few LTCs)
	In progress - Behind target (e.g. not funded, delayed by other priorities, etc.)
	Not started – Behind target



Islands Trust

Strategic Planning Process (2013-2014)





Memorandum

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Date October 22, 2013

File: SP-6500-02 Land Use
Bylaw Review 2012

To South Pender Island Local Trust Committee
For the meeting of November 5, 2013

From Andrea Pickard, Local Planning Services

Re Post Public Hearing - Proposed Bylaw 111

CC: Robert Kojima, Regional Plan

The South Pender Island Local Trust Committee (LTC) is considering a bylaw to amend the South Pender Island Land use Bylaw. At the September 6th meeting the LTC considered giving second reading to the proposed bylaw, following a public hearing on August 10, 2013. At that time no decision was made and the matter was deferred to the November meeting.

Process

The LTC is respectfully reminded that a public hearing is a quasi-judicial process and specific procedures must be followed within and following the hearing.

Following the hearing, the LTC may choose to give further readings to a bylaw, defeat a bylaw, or alter a bylaw within certain parameters. The procedural steps following the close of the hearing are as follows:

1. Consideration of Second and Third Reading (this may include amendments to alter a bylaw).
2. Forwarding of the bylaws to Executive Committee for approval.
3. Reconsideration and adoption.

Following the close of the hearing, the LTC may not hear further submissions without holding a new hearing. The principle is that if new information is considered by the LTC, all other interested parties also need to have the opportunity to consider any new relevant material and to make further representations to the LTC. The courts have clarified that this does not open the door to endless public hearings: a local government body can legitimately decide that after a hearing it wishes to hear further from staff on issues raised at the hearing.

A bylaw may be altered after the hearing, based on information received or heard by the LTC at any point prior to the close of the hearing, provided that the amendments do not alter use or increase density, or decrease density without a landowner's consent.

The next steps for the LTC are to consider Second and Third Reading, and to forward the bylaw to Executive Committee for approval. Once the Executive Committee approves the bylaw, then it needs to return to the LTC for adoption.

Consideration of any amendments to the proposed bylaw based on information or comments received can be discussed after the close of the Public Hearing.

Further Amendments

One of the issues raised at the public hearing and community information meeting was the proposed deletion of the absolute exemption of pump/utility house from the Land Use Bylaw and introducing a 3 metre setback. The LTC could consider amending that clause of the proposed bylaw to specify that the 3 metre setback apply only to property lines abutting adjacent properties and any property line abutting a road way (public or strata) could maintain a 0 metre setback. The version as drafted below shows a draft revision in bold. The wording of this clause does not address property lines abutting the sea, in which case the 7.6 metre would apply; that setback would be reasonable given issues of salt water intrusion.

Clause 7 to read: "Section 3.3 (Siting and Setback Regulations) is amended by inserting a new subsection (6) "Despite the setback provisions in Part 5 of this Bylaw pump/utility houses and solar collectors less than 4.6 metres in height may be sited as close as 3.0 metres to **any lot line abutting an adjacent property or 0 metres to any lot line abutting a public highway or strata access route.**"

Proposed bylaw 111 is attached with the above amendment shown using mark-up.

RECOMMENDATIONS:

1. THAT the South Pender Island Local Trust Committee Proposed Bylaw No. 111, cited as "South Pender Island Land Use Bylaw No. 92, 2003, Amendment No. 1, 2012" be amended by deleting clause 7 and replacing it with "Section 3.3 (Siting and Setback Regulations) is amended by inserting a new subsection (6) "Despite the setback provisions in Part 5 of this Bylaw pump/utility houses and solar collectors less than 4.6 metres in height may be sited as close as 3.0 metres to any lot line abutting an adjacent property or 0 metres to any lot line abutting a public highway or strata access route."
2. THAT the South Pender Island Local Trust Committee Proposed Bylaw No. 111, cited as "South Pender Island Land Use Bylaw No. 92, 2003, Amendment No. 1, 2012" be given Second Reading as amended.
3. THAT the South Pender Island Local Trust Committee Proposed Bylaw No. 111, cited as "South Pender Island Land Use Bylaw No. 92, 2003, Amendment No. 1, 2012" be given Third Reading.
4. THAT the South Pender Island Local Trust Committee Proposed Bylaw No. 111, cited as "South Pender Island Land Use Bylaw No. 92, 2003, Amendment No. 1, 2012" be forwarded to the Secretary of the Islands Trust for Executive Committee approval.

PROPOSED

SOUTH PENDER ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 111

A BYLAW TO AMEND SOUTH PENDER ISLAND LAND USE BYLAW No. 92, 2003

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

AND WHEREAS Section 29 of the *Islands Trust Act* gives the South Pender 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 the South Pender Island Local Trust Committee wishes to amend Land Use Bylaw No. 92, 2003;

AND WHEREAS the South Pender Island Local Trust Committee has held a Public Hearing;

NOW THEREFORE the South Pender Island Local Trust Committee enacts in open meeting assembled as follows:

A. Bylaw No. 92, cited as "South Pender Island Land Use Bylaw No. 92, 2003" is amended as follows:

1. Section 1.1 (Definitions) is amended for "floor area" by deleting "the outer surface of the exterior walls" and inserting "the interior surface of the exterior walls" and deleting "collection of rainwater" and inserting "storage of water" such that it reads "floor area" means the sum of the horizontal areas of all storeys in a building, measured to the interior surface of the exterior walls, exclusive of any floor area occupied by a cistern used for the storage of water for domestic use or fire protection, and exclusive of all areas of a floor having a floor and ceiling less than 1.5 metres apart."
2. Section 1.1 (Definitions) is amended for "pump/utility house" by deleting "an accessory building" and inserting "a building" such that it reads: "pump/utility house" means a building with a maximum floor area of 2.9 square metres (32 square feet) containing only equipment for pumping and processing of water or sewage, or electrical equipment and communication service equipment.
3. Section 1.1 (Definitions) is amended for "structure" by inserting "above or below ground utility lines" such that it reads: "structure" means anything that is constructed or erected and that is fixed to, supported by or sunk into land or water, but excludes septic fields, septic tanks, absorption fields and related appurtenances below ground, above or below ground utility lines, concrete and asphalt paving, or similar surfacing of the land.
4. Section 1.1 (Definitions) is amended by inserting in the correct alphabetical location "'storage building" means a non-residential building for the storage of goods and materials for use on the lot on which it located, and for the storage of personal property of the owner of the lot."
5. Section 1.1 (Definitions) is amended by inserting in the correct alphabetical location "'solar collectors" means a device or combination of devices that uses direct sunlight as a source of energy for such purposes as generating electricity, heating or cooling a structure, heating or pumping of water and may include a water storage tank. For certainty, equipment with a built-in solar power source such as lighting fixtures are not considered 'solar collectors' for the purpose of this bylaw.
6. Part 3 (General Regulations) is amended by inserting a new Section 3.14 "Attached Dwellings" with the following subsections: "(1) Where a lot is permitted more than one dwelling in Part 5 of

this bylaw, two dwellings may be attached subject to each dwelling complying with their respective floor area regulation. For clarity, permitted dwellings include single family dwellings or cottages.

(2) Despite 3.14(1) dwellings may not be attached on land within the Agricultural Land Reserve where second dwellings are only permitted for persons engaged in on-going agricultural activities.

7. Section 3.3 (Siting and Setback Regulations) is amended by inserting a new subsection (6) "Despite the setback provisions in Part 5 of this Bylaw pump/utility houses and solar collectors less than 4.6 metres in height may be sited as close as 3.0 metres to any lot line abutting an adjacent property or 0 metres to any lot line abutting a public highway or strata access route."

Following the definition the following be added: *Information Note: Buildings or structures sited within 4.5 metres of a dedicated road require a permit from the Ministry of Transportation and Infrastructure.*

8. Subsection 3.4(2) (Height Regulations) is amended by inserting "and storage buildings are" and deleting "is" such that it reads: "A building or structure accessory to a single family dwelling and storage buildings are not to exceed 4.6 metres (15 feet) in height."
9. Subsection 3.4(2) (Height Regulations) is amended by deleting "4.6 metres (15 feet)" and inserting "7.3 metres (24 feet)"
10. Subsection 3.4(3) (Height Regulations) is amended by deleting "4.6 metres (15 feet)" and inserting "7.3 metres (24 feet)"
11. Subsection 3.7(1) (Agricultural Uses, Buildings and Structures) is amended by deleting "4.6 metres (15 feet)" and inserting "7.3 metres (24 feet)"
12. Subsection 3.4(4) (Height Regulations) is amended by inserting "roof-top mounted" such that it reads: "The height regulations for buildings and structures specified elsewhere in this Bylaw do not apply to radio, telecommunications and television antennas, chimneys, flag poles, lightning poles, fire and hose towers, utility poles, roof-top mounted solar collectors, farm silos and grain bins and water storage tanks."
13. Subsection 3.5(4) (Accessory Uses, Buildings and Structures) is amended by inserting "including storage buildings" such that it reads: "Subject to the density and siting provisions in Part 5, the total floor area of all accessory buildings, including storage buildings, on a lot shall not exceed the following:"
14. Section 3.5 (Accessory Uses, Buildings and Structures) is amended by inserting a new subsection (6) that reads: "Where storage buildings are a permitted use in Part 5 of this Bylaw, they may be constructed prior to a single family dwelling subject to:
 - (a) The use is limited to the storage of goods and materials for use on the lot on which it is located, and for the storage of personal property of the owner of the lot;
 - (b) Only one storage building is permitted on any lot;
 - (c) The floor area is not to exceed the allowable floor area based on the lot size as specified in Subsection 3.5.(4);
 - (d) The storage building is not to be used for human habitation; and
 - (e) For certainty, the use of storage buildings as a commercial storage facility is prohibited.
15. Subsection 4.2(4) (Zone Boundaries) is amended by deleting "scaling from Schedule "B" and in that case the zone boundary is the midpoint of the line delineating the zone boundary" and inserting "reference to the digital records stored and maintained in a geographical information system (GIS) at the offices of the Islands Trust" such that it reads: "Where a zone boundary shown on Schedule "B" does not follow a legally defined line and no dimensions are shown by which the boundary could otherwise be located, the location of the boundary must be determined

by reference to the digital records stored and maintained in a geographical information system (GIS) at the offices of the Islands Trust”

16. Subsection 5.1(1) (Rural Residential One (RR1) Permitted Uses) is amended by inserting a new Article (f) “Storage buildings subject to Subsection 3.5(6)”
17. Subsection 5.1(3) (Rural Residential One (RR1) Density) is amended by inserting at the end “,which may be attached subject to Section 3.14.”
18. Subsection 5.1(4) (Rural Residential One (RR1) Density) is amended by inserting at the end “,of which two of the permitted dwellings may be attached subject to Section 3.14.”
19. Subsection 5.1(6) (Rural Residential One (RR1) Siting and Size) is amended by deleting “or pump/utility house” such that it reads: “The minimum setback for any building or structure, except a fence, shall be:”
20. Subsection 5.2(1) (Rural Residential Two (RR2) Permitted Uses) is amended by inserting a new Article (f) “Storage buildings subject to Subsection 3.5(6)”
21. Subsection 5.2(3) (Rural Residential Two (RR2) Density) is amended by inserting at the end “, which may be attached subject to Section 3.14.”
22. Subsection 5.2(4) (Rural Residential Two (RR2) Density) is amended by inserting at the end “,of which two of the permitted dwellings may be attached subject to Section 3.14.”
23. Subsection 5.2(6) (Rural Residential Two (RR2) Siting and Size) is amended by deleting “or pump/utility house” such that it reads: “The minimum setback for any building or structure, except a fence, shall be:”
24. Subsection 5.3(1) (Rural Residential Three (RR3) Permitted Uses) is amended by inserting a new Article (f) “Storage buildings subject to Subsection 3.5(6)”
25. Subsection 5.3(3) (Rural Residential Three (RR3) Density) is amended by inserting at the end “,which may be attached subject to Section 3.14.”
26. Subsection 5.3(4) (Rural Residential Three (RR3) Density) is amended by inserting at the end “, of which two of the permitted dwellings may be attached subject to Section 3.14.”
27. Subsection 5.3(6) (Rural Residential Three (RR3) Siting and Size) is amended by deleting “or pump/utility house” such that it reads: “The minimum setback for any building or structure, except a fence, shall be:”
28. Subsection 5.5(3) (Community Service (S1) Siting and Size) is amended by deleting “or pump/utility house” such that it reads: “The minimum setback for any building or structure, except a fence, shall be:”
29. Subsection 5.6(3) (Government Service (S2) Siting and Size) is amended by deleting “or pump/utility house” such that it reads: “The minimum setback for any building or structure, except a fence, shall be:”
30. Subsection 5.7(1) (Agriculture (A) Permitted Uses) is amended by inserting a new Article (f) “Storage buildings subject to Subsection 3.5(6)”

31. Subsection 5.7(6) (Agriculture (A) Siting and Size) is amended by deleting “or pump/utility house” such that it reads: “The minimum setback for any building or structure, except a fence, shall be.”
 32. Subsection 5.8(1) (Forestry (F) Permitted Uses) is amended by inserting a new Article (g) “Storage buildings subject to Subsection 3.5(6)”
 33. Subsection 5.8(2) (Forestry (F) Density) is amended by inserting at the end “,which may be attached subject to Section 3.14.”
 34. Subsection 5.8(5) (Forestry (F) Siting and Size) is amended by deleting “or pump/utility house” such that it reads: “The minimum setback for any building or structure, except a fence, shall be.”
 35. Subsection 5.9(1) (Natural Resource (NR) Permitted Uses) is amended by inserting a new Article (e) “Storage buildings subject to Subsection 3.5(6)”
 36. Subsection 5.9(3) (Natural Resource (NR) Density) is amended by inserting at the end “,which may be attached subject to Section 3.14.”
 37. Subsection 5.9(5) (Natural Resource (NR) Siting and Size) is amended by deleting “or pump/utility house” such that it reads: “The minimum setback for any building or structure, except a fence, shall be.”
 38. Subsection 5.10(3) (Passive Recreation Park (P1) Siting and Size) is amended by deleting “or pump/utility house” such that it reads: “The minimum setback for any building or structure, except a fence, shall be.”
 39. Subsection 5.11(3) (Heritage Community Park (P2) Siting and Size) is amended by deleting “or pump/utility house” such that it reads: “The minimum setback for any building or structure, except a fence, shall be.”
 40. Subsection 5.12(3) (Natural Area Community Park (P3) Siting and Size) is amended by deleting “or pump/utility house” such that it reads: “The minimum setback for any building or structure, except a fence, shall be.”
 41. Subsection 5.13(3) (National Park (NP) Siting and Size) is amended by deleting “or pump/utility house” such that it reads: “The minimum setback for any building or structure, except a fence, shall be.”
 42. Subsection 5.14(4) (Conservation (RC) Siting and Size) is amended by deleting “or pump/utility house” such that it reads: “The minimum setback for any building or structure, except a fence, shall be.”
- B. This Bylaw may be cited for all purposes as “South Pender Island Land Use Bylaw No. 92, 2003, Amendment No. 1, 2012.”
- C. 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.

READ A FIRST TIME this 18th day of June , 2013.
PUBLIC HEARING HELD this day of , 201__.
READ A SECOND TIME this day of , 201__.
READ A THIRD TIME this day of , 201__
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST this
 day of , 201__.
ADOPTED this day of , 201__.

SECRETARY

CHAIR



STAFF REPORT

October 22, 2013

File No.: SP-6500-20 Marine
Geoexchange Systems

To: South Pender Island Local Trust Committee
For the meeting of November 5, 2013

From: Andrea Pickard, Local Planning Services

CC: Robert Kojima, Regional Planning Manager

Re: Marine Geoexchange Systems

Background

At the September 6th meeting of the South Pender Island Local Trust Committee (LTC) staff were directed to prepare a report to include technical information on marine geoexchange systems, installation practices, and background of the designation of the Marine Protection Zone.

Technical Information

It is relatively easy to find sources of information on geoexchange systems generally but specific information on marine based systems is very limited. The Canadian Geoexchange Coalition represents the industry in its efforts to unite private and public stakeholders and to expand the market for geoexchange technology in Canada. They provide information, training and certification to meet industry standards and raise public awareness of the industry. They have a very informative website that is one of the best overall sources of information, which is at www.geo-exchange.ca/en/

Marine Protection Zone

Records of past Official Community Plan and Land Use Bylaws were reviewed to find references for the creation of the Marine Protection Zone. The only consistent reference in the policy documents is the 1994 Atamenko Report as the basis for the Marine General zone, or more precisely, where docks should be permitted; a copy of the report was included in the Sept agenda package. The marine protection zone appears to be the waters 'protected from marine developments (docks)' rather than for other ecological features, with consideration of existing docks included in the mapping of the Marine General zone.

The Marine Protection land use designation was first adopted with Official Community Plan Bylaw 91, 2002 and then subsequently adopted as one of five marine zones in the Land Use Bylaw No. 92, 2003.

Issues

Consideration of marine geoexchange systems is an example of the balance required between advancing environmentally friendly options with potential impacts. Rather than simply allowing

these structures in the marine zones the LTC would like to consider more regulatory options to ensure any potential negative impacts can be mitigated and the potential positive impacts are feasible.

As previously discussed, marine based geoexchange systems are not a specified permitted use in any of the water zones; therefore, a property owner would need to apply for a bylaw amendment (rezoning) to allow the use in the marine zone. There are no policies within the South Pender Island Official Community Plan that specifically addresses marine geoexchange systems and whether an LTC should support a rezoning application, or under what conditions a proposed marine geoexchange system should be supported.

Alternatively if the use was permitted within a zone then options to regulate the development include:

- How a use is defined within the Land Use Bylaw, which cannot be amended by variance so in order to be compliant with the bylaw the use would also have to fit within the definition,
- Adopt new general regulations within the bylaw that would specifically apply to marine geoexchange systems, similar to the regulations for home occupation,
- Identify marine geoexchange loops as a permitted use but also designate the marine waters and upland areas (7.5 m from the natural boundary of the sea) as a development permit area with applicable guidelines, this would mean any proposed system would need to demonstrate to the LTC that it complies with the guidelines. If the proposed system complies with the development permit guidelines then the LTC would have to issue the required permit.

The LTC could always decide to maintain status quo and rely upon a development application with the details about any specifically designed system before approving a site-specific use.

Options

Options for how the LTC could proceed include:

1. Direct staff to prepare a subsequent report with a draft project charter (scope, timeline, budget) to amend the OCP policies for marine geoexchange systems,
2. Direct staff to prepare a subsequent report with a draft project charter (scope, timeline, budget) to amend the LUB and OCP for a DPA addressing marine geoexchange systems only.
3. Direct staff to prepare a subsequent report to consider a more comprehensive shoreline DPA addressing any buildings or structures and land alterations.
4. Direct staff to proceed no further and maintain status quo.
5. Refer the matter to the APC for comment and defer your decision to a future LTC meeting.

RECOMMENDATIONS:

Resolutions for the LTC's consideration are provided for your convenience only.

1. THAT the South Pender Island Local Trust Committee direct staff to prepare a report including a draft project charter to proceed with potential OCP policies regarding marine geoexchange systems.

2. THAT the South Pender Island Local Trust Committee direct staff to prepare a report including a draft project charter to proceed with potential development permit area guidelines for marine geoeexchange systems only.
3. THAT the South Pender Island Local Trust Committee direct staff to prepare a report to consider a comprehensive development permit area addressing shoreline and marine impacts.
4. THAT the South Pender Island Local Trust Committee direct staff to proceed no further and remove marine geoeexchange systems from the work program.
5. THAT the South Pender Island Local Trust Committee refer the matter to the Advisory Planning Commission and defer the decision on how to proceed to a future meeting.

Prepared and Submitted by:



October 22, 2013

Date

Concurred in by:

Robert Kojima

October 24, 2013

Regional Planning Manager

Date

South Pender Island Local Trust Committee

POLICIES AND STANDING RESOLUTIONS

Revised: February 14, 2012

No	Meeting Date	Resolution No.	Issue	Policy
1.	May 23, 2006	SP-LTC-12-06	Adoption of Minutes	That staff prepare draft of meeting minutes for Local Trust Committee reading, correction and amendment as soon as possible following meetings. The South Pender Island Local Trust Committee will adopt these minutes by Resolution without Meeting within fourteen business days, if possible, of each meeting. [The adopted minutes will be posted to the website as soon as possible and a copy will also be included in the next meeting's agenda package].
2.	April 14, 2009	SP-LTC-19-09	Website	It was Moved and Seconded that the South Pender Island Local Trust Committee request that the "latest news" section of the South Pender Island webpage be updated monthly with the addition of the South Pender Island Local Trust Committee Report to the Pender Post.
3.	October 5, 2010		Follow up action list	Send FUAL to trustees once drafted following the meeting.

11.1.1



Islands Trust

Print Date: Oct-28-2013

Top Priorities

South Pender Island

No.	Description	Activity	Received/Initiated	Responsibility	Target Date	Status
1	LUB Review and Update	1. Determine Scope of Review 2. Determine Timeline 3. Determine Methodology 4. Technical Update 5. Initiate Background Work on selected topics 6. Undertake Community Consultation/Communications 7. Legislative Process	Oct-04-2011	Andrea Pickard		On Going
2	Shoreline Protection	1. develop new MapIT shoreline application for South Pender 2. develop web-based, interactive resource including interactive mapping and educational information	Oct-04-2011	Andrea Pickard		On Going
3	Marine Geothermal loops	consider alternative options to permit/ regulate ocean loops	Apr-16-2013			On Going

11.2.1



Islands Trust

Projects

South Pender Island

No.	Description	Activity	Received/Initiated	Status
1	Development Approval Information Bylaw	To draft a DAI bylaw to provide certainty with respect to requirements for development permit applications	May-04-2010	On Going
1	amend APC bylaw	consider amending the APC bylaw (draft bylaw no. 112) and consider adopting related terms of reference	Sep-06-2013	On Going
2	Forest Lands	Public education regarding best management and stewardship practices on forest lands including wildfire prevention and preparedness	Feb-14-2012	On Going
3	Sensitive Ecosystem Mapping	consider DPA or other protective measure	Feb-14-2012	On Going
4	Geological Hazard Mapping	consider DPA or other protective measures	Feb-14-2012	On Going
5	Raptor Nests	consider DPA or other protective measure	Feb-14-2012	On Going
6	Parks and Recreation	update OCP schedule with more specific information after PIPRC Master Plan is reviewed	Feb-14-2012	On Going
7	Community Transition and Resilience	Support ongoing development of community transition and resilience to worldwide challenges such as climate change, peak oil, and food security	Jun-19-2012	On Going
8	Area Farm Plan	Potentially a Southern Gulf Island regional farm plan in conjunction with the CRD	Sep-18-2012	On Going
9	LUB Information Notes	consider including for clarification on: • roadside farm stands (setbacks, MoTI) • agriculture vs home occupation	Jun-18-2013	On Going



Islands Trust

Print Date: Oct-28-2013

Applications w/ Status - South Pender Island Status: Open

Applications

Subdivision

File Number	Applicant Name	Date Received	Purpose
SP-SUB-2011.2	Airey Group Planner: Andrea Pickard	Oct-26-2011	To create 4 new lots + remainder.

Planning Status

Status Date: Jun-06-2012

on June agenda for further discussion re: parkland and APC comments

Status Date: Apr-12-2012

PIPRC response considered at Apr LTC, referred to APC to discuss with stakeholders invited to participate

Status Date: Feb-09-2012

park proposal outline received and forwarded to PIPRC for comment

Sharon Lloyd-deRosario

From: Anna Olson
Sent: September-26-13 2:39 PM
To: Andrea Pickard; Ken Hancock; Liz Montague; Mike Jones; Robert Kojima; Sharon Lloyd-deRosario; Lori Foster
Cc: Nancy Roggers
Subject: South Pender Expense Report- SEPT/13

Islands Trust LTC EXP SUMMARY REPORT F2014 Invoices posted to September 30, 2013					
665 South Pender	Invoices posted to September 30, 2013	Budget	Spent	Balance	
65000 665	LTC "Trustee Expenses"	1,100.00	279.76	820.24	
65200 665	LTC Local Exp LTC Meeting Expenses	1,500.00	627.87	872.13	
65210 665	LTC Local Exp APC Meeting Expenses	500.00	213.23	286.77	
65220 665	LTC Local Exp Communications	500.00	258.07	241.93	
65230 665	LTC Local Exp Special Projects	2,000.00	-	2,000.00	
65240 665	LTC Local Exp Miscellaneous	250.00	-	250.00	
TOTAL LTC Local Expense		4,750.00	1,099.17	3,650.83	
73001 665 2011	South Pender OCP/LUB	2,000.00	1,729.27	270.73	
73001 665 4005	South Pender Shoreline Protection	5,000.00	3,537.50	1,462.50	
TOTAL Project Expense		7,000.00	5,266.77	1,733.23	

Anna Olson
 Finance Clerk

Islands Trust
 #200 1627 Fort Street
 Victoria, B.C. V8R 1H8
 Phone: (250) 405-5152
 Fax: (250) 405-5155
www.islandstrust.bc.ca

Preserving island communities, culture and environment

Please consider the environment before printing this email.



Memorandum

200 - 1627 Fort Street Victoria BC V8R 1H8

Telephone (250) 405-5151 FAX: (250) 405-5155

Toll Free via Enquiry BC in Vancouver 660-2421. Elsewhere in BC 1.800.663.7867

information@islandstrust.bc.ca www.islandstrust.bc.ca

DATE: For the meeting of November 5, 2013

TO: South Pender Island Local Trust Committee

FROM: Lori Foster
Planning Secretary

RE: Proposed South Pender Island LTC 2014 Meeting Schedule

Attached is the proposed South Pender Island Local Trust Committee 2014 Meeting Schedule.

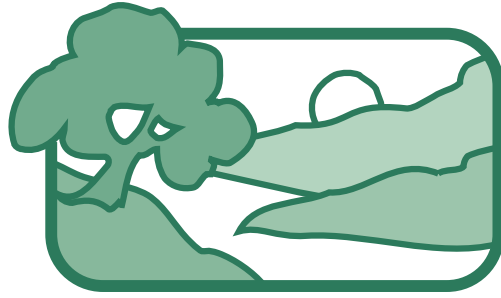
It is proposed that LTC meet on the preferred second Tuesday, bi-monthly, (with the exceptions of June (EC Telecon), August, September (TC), and November (Stat) at 10:00 AM, at the South Pender Fire Hall as follows: February 11, April 8, June 24, September 16, and November 4.

If at this meeting the LTC is in agreement with this proposed schedule the LTC may adopt the following resolution:

“THAT the South Pender Island Local Trust Committee adopts the 2014 meeting schedule as presented.”

If the LTC requests revisions to the schedule, then the LTC may adopt the amended schedule at the next meeting or by RWM.

pc Robert Kojima



Islands Trust

SOUTH PENDER ISLAND LOCAL TRUST COMMITTEE

**WILL MEET ON TUESDAY, BI- MONTHLY @ 10:00 A.M.
(* UNLESS OTHERWISE NOTED) AS FOLLOWS:**

FEBRUARY 11, 2014

APRIL 8, 2014

***JUNE 24, 2014**

***SEPTEMBER 16, 2014**

***NOVEMBER 4, 2014**

LOCATION:

South Pender Fire Hall

These are regular business meetings of the Local Trust Committee, where they will consider items such as work programs, bylaws, applications and correspondence.

ALL MEETINGS ARE OPEN TO THE PUBLIC