



SOUTH PENDER ISLAND LOCAL TRUST COMMITTEE

BUSINESS MEETING AGENDA TO COMMENCE AT 10:00 AM, TUESDAY, NOVEMBER 13, 2012 AT THE FIRE HALL AT 8961 GOWLLAND POINT ROAD SOUTH PENDER ISLAND, B.C.

***Approximate** time is provided for the convenience of the public only and is subject change without notice.

	Page #	*Approx. Time*
1. CALL TO ORDER		10:00 am
2. APPROVAL OF AGENDA		
2.1 Additions/Deletions		
2.2 Questions from public on Agenda Items		
3. COMMUNITY INFORMATION MEETING - none		
4. PUBLIC HEARING - none		
5. PREVIOUS MEETINGS		10:05 am
5.1 Adopted Local Trust Committee Minutes (for information only)		
5.1.1 Local Trust Committee Business Meeting Minutes of September 18, 2012 (attached)	1	
5.2 Public Hearing Records and Community Information Meeting Notes - none		
5.3 Section 26 Resolutions-without-meeting (attached)	10	
5.4 Advisory Planning Commission Minutes (pending)		
6. BUSINESS ARISING FROM THE MINUTES		10:10 am
6.1 Follow-up Action Report (attached)	11	
7. DELEGATIONS - none		

8.	CORRESPONDENCE (attached) <i>[correspondence received concerning applications and/or projects is considered with the application]</i>		10:15 am
8.1	Z. Staar Letter dated October 15, 2012 re: Pender Community Transition Interim Funding Report & Request for Disbursement	13	
8.2	S. Steil letter dated October 20, 2012 re: Notification of the October 13, 2012 'Uplands and Near-shore Apocalypse	18	
9.	APPLICATIONS, PERMITS, BYLAWS AND REFERRALS		10:20 am
9.1	SP-SUB-2011.2 (Cadez) verbal update		
10.	LOCAL TRUST COMMITTEE PROJECTS		10:35 am
10.1	Shoreline Review (attached)	19	
10.2	Land Use Bylaw Amendments (attached)	34	
11.	REPORTS		12:00 pm
11.1	Work Program Reports		
11.1.1	Adopted Policies and Standing Resolutions; and Objectives (attached)	45	
11.1.2	South Pender Island Local Trust Committee Work Program – November 2012 (attached)	46	
11.1.3	Islands Trust Council Strategic Plan 2011 – 2014 – for information (attached)	48	
11.2	Applications Report		
11.2.1	South Pender Island Applications Report dated November, 2012 (attached)	60	
11.3	Expense/Budget Reports		
11.3.1	Trustee and Local Expenses (attached)	61	
11.4	Bylaw Enforcement Report - none		
11.5	South Pender LTC Web Page (attached) – For Information	62	
11.6	Chair's Report		12:30 pm
11.7	Trustee Report		
12.	OTHER BUSINESS		12:45 pm
12.1	Upcoming Meetings – Proposed 2013 Meeting Schedule (attached)	64	
12.2	Advisory Planning Commission Memberships Expire (attached)	66	
13.	TOWN HALL		1:00 pm
14.	ADJOURNMENT		1:20 pm

**MINUTES OF THE SOUTH PENDER ISLAND
LOCAL TRUST COMMITTEE BUSINESS MEETING
HELD ON TUESDAY, SEPTEMBER 18, 2012, AT 10:00 AM
AT THE FIRE HALL, 8961 GOWLLAND POINT ROAD,
SOUTH PENDER ISLAND, BC**

PRESENT:	Ken Hancock	Chair
	Elizabeth Montague	Local Trustee
	Mike Jones	Local Trustee
	Robert Kojima	Regional Planning Manager
	Kathy Gilbert	Recording Secretary

There were seven (7) members of the public present at the meeting.

1. CALL TO ORDER

Chair Hancock called the meeting to order at 10:00 am.

2. APPROVAL OF AGENDA

2.1 Additions / Deletions

Chair Hancock identified a late submission regarding Item 9.1 SP-DVP-2012.3 (Scott).

The agenda, as amended, was approved by consent.

2.2 Questions from Public on Agenda items

A member of the public requested that questions and answers associated with Item 9.3 – SP-SUB-2011.2 (Cadez) be considered with this item, rather than at the Town Hall portion of the meeting.

Chair Hancock further agreed to consider this item at the beginning of Section 9 on the agenda.

3. COMMUNITY INFORMATION MEETING

None

4. PUBLIC HEARING

None

5. PREVIOUS MEETINGS

5.1 Adopted Local Trust Committee Minutes

5.1.1 Local Trust Committee Business Meeting Minutes of June 19, 2012

Chair Hancock noted that the above-referenced minutes are provided for information.

5.2 Public Hearing Records and Community Information Meeting Notes

None

5.3 Section 26 Resolutions-Without-Meeting

Chair Hancock advised that these items are provided for information.

5.4 Advisory Planning Commission Minutes

None

6. BUSINESS ARISING FROM THE MINUTES

6.1 Follow-up Action Report

Regional Planning Manager (RPM) Kojima presented the items as identified in the Follow-up Action Report and advised Trustees that the status of all items was as shown in the report. However, he did note that further discussion of several items would take place later as specifically identified on the agenda.

7. DELEGATIONS

None

8. CORRESPONDENCE

8.1 S. Steil email dated August 9, 2012 re: Assistance Request for Mailout

Ms Steil's email requested assistance with a mailout planned to advise residents of the upcoming Pender Islands Conservancy Association (PICA) / Parks Canada event titled Upland and Near-Shore Apocalypse, to be held on October 13, 2012.

Trustees noted that this conference dovetails with the Greenshores project.

Trustee Jones recommended sending the notice to the Pender Island website subscribers.

Resolution-SP-LTC-42-12

It was Moved and Seconded that the South Pender Island Local Trust Committee support the Pender Islands Conservancy Association / Parks Canada event on October 13, 2012 by providing assistance with the mailout to waterfront property owners, in an amount not to exceed \$200.

CARRIED

8.2 S. Steil letter dated July 31, 2012 re: Stairway for Beach Access

Ms Steil's letter commented on the elaborate stairways being constructed by members of the public to access beaches, and suggested that regulations are necessary in order to not interrupt marine ecosystems.

It was noted that discussions addressing this issue would follow later in the meeting.

9. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

Note that Item 9.3 was considered first as decided in item 2.2.

9.3 SP-SUB-2011.2 (Cadez) Staff Report

RPM Kojima provided a verbal report updating Trustees on this application. The application to the Agricultural Land Commission (ALC) will be forwarded to the November, 2012, ALC meeting. Islands Trust staff have met with Capital Regional District (CRD) staff who stated that the CRD, as eventual owner of the proposed park / heritage building (Church of the Good Shepherd), are concerned about acquiring land with a building and encumbrances. He confirmed that although the decision as to the nature of the park dedication will be that of the Local Trust Committee, ownership of the park will be by the CRD.

Discussion amongst the Trustees and public followed, particularly around the Church's physical condition – eg – leaking roof.

RPM Kojima stated that no physical assessment has been done as yet by the property owners, who are responsible for conducting the assessment and that no timeline for conducting this work has been identified to the Islands Trust staff.

9.1 SP-DVP-2012.3 (Scott) Staff Report

The applicant was present.

RPM Kojima reviewed the proposal, which is for an overheight accessory building. He summarized the staff report and reported on the three (3) submissions from the public – one in favour of the proposed variance; one opposing the proposed variance; and one commenting generally on the nature of height restrictions in the Land Use Bylaw.

RPM Kojima stated that the proposed building is for agricultural purposes and noted that if the property was zoned Agriculture, a variance would not be required.

Trustees and the applicant discussed:

- the rationale for the height; this is a building with a loft and a steeply pitched roof;
- location of the building on the site, which the applicant stated was chosen to both minimize view disruption and locate it where the trees are considerably taller than the proposed building.

The applicant offered to change the roof pitch so that the building height would be reduced.

Resolution-SP-LTC-43-12

It was Moved and Seconded that the South Pender Island Local Trust Committee revise SP-DVP-2012.3 (Scott) to amend Section 2 a) by deleting 9.9 metres and replacing it with 9.2 metres.

CARRIED

Resolution-SP-LTC-44-12

It was Moved and Seconded that South Pender Island Local Trust Committee Development Variance Permit SP-DVP-2012.3 (Scott,) as amended, be Approved.

CARRIED

9.2 SP-TUP-2012.1 (Thorn) Staff Report

The applicant was present.

This is an application to allow for construction of a storage building on an undeveloped parcel of land. The building is anticipated to be an accessory building to a future home.

RPM Kojima presented the staff report and noted that contemplated Land Use Bylaw (LUB) amendments would allow for this proposal to proceed without referral to the Local Trust Committee. He did note that the proposed building exceeds the maximum allowable height and that a variance will be required.

In response to questions from the Trustees, the applicant stated that the area for storage would be used strictly for personal items, such as tools. He also confirmed that the space will not be used as a commercial artist's studio. He further stated that no plumbing will be installed.

Trustees discussed issues related to Temporary Use Permits (TUPs,) including what happens to a building after expiry of the TUP and what happens if the property should change hands.

Resolution-SP-LTC-45-12

It was Moved and Seconded that South Pender Island Local Trust Committee draft SP-TUP-2012.1 (Thorn), Section 2 a) be amended by deleting “artist studio” and substituting “workshop;” and by adding a new Section 3 f): that no toilet and no kitchen facilities be permitted.

CARRIED

Resolution-SP-LTC-46-12

It was Moved and Seconded that South Pender Island Local Trust Committee Temporary Use Permit, SP-TUP-2012.1 (Thorn), as amended, be approved for a period of three (3) years.

CARRIED

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Shoreline Review

RPM Kojima presented the staff report on this project, identifying the suggested meeting schedule, including the proposed October 4, 2012, joint North and South Pender Local Trust Committees meeting, timelines, phasing, budget and process for the project.

Trustee Montague asked whether sea level rise adaptation as a result of climate change is included in the project scope.

Trustee Montague also enquired as to the outcomes after the project is complete.

Resolution-SP-LTC-47-12

It was Moved and Seconded that the South Pender Island Local Trust Committee direct staff to add sea level change adaptation to the scope of the Shoreline Review project.

CARRIED

Trustees also discussed the broad scope of the project, the mapping done to date, project budget, relationships to Greenshores initiatives and the opportunity for Trustees to meet with the project consultants at the proposed October 4, 2012, meeting.

Resolution-SP-LTC-48-12

It was Moved and Seconded that the South Pender Island Local Trust Committee participate in a meeting scheduled for October 4, 2012, to be hosted by the North Pender Island Local Trust Committee.

CARRIED

Resolution-SP-LTC-49-12

It was Moved and Seconded that the South Pender Island Local Trust Committee direct staff to schedule a Community Information meeting in conjunction with the North Pender Island Local Trust Committee, with the consultants currently on contract for the shoreline mapping project.

CARRIED

Chair Hancock thanked Planner Andrea Pickard for her comprehensive report.

**Note – The meeting recessed from 11:43 am and reconvened at 12:03 pm.*

10.2 Land Use Bylaw Amendments

RPM Kojima outlined the changes and next steps made to the draft amending bylaw as a result of requests made at the June 19, 2012 LTC meeting, as described in Planner Pickard's staff report dated September 10, 2012.

Trustees discussed ways to make the grammar more readable and fees for variances (possibly a stepped fee structure for simple to complex applications.)

Trustees also queried whether the present 4.6 metre height limit for accessory buildings is too low.

Trustees requested a staff report on this issue examining the maximum height for accessory buildings in other jurisdictions and reporting on the number of variances to this section of the Land Use Bylaw.

Resolution-SP-LTC-50-12

It was Moved and Seconded that the South Pender Island Local Trust Committee direct staff to refer draft Bylaw No. 111 cited as South Pender Island Land Use Bylaw No. 92, 2003, Amendment No. 1, 2012 to the Advisory Planning Commission.

CARRIED

Resolution-SP-LTC-51-12

It was Moved and Seconded that the South Pender Island Local Trust Committee direct staff to provide a brief report summarizing accessory height issues and that the report be forwarded to the Advisory Planning Commission and November 13, 2012 Local Trust Committee meeting.

CARRIED

10.3 Community Survey

Trustees discussed highlights of the community survey, particularly conflicting messages on stairs to the shore, noting that while residents want the integrity of the shore protected, they also want access to the shore.

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 – September 2012

Under Top Priorities, Item 3, On-line Survey, is to be removed as this is complete.

Under Projects, Item 2, Forest Lands, Trustee Montague noted that more information is required to improve the understanding of forest land. Discussion followed on the on-going work by the Provincial Government on the Coastal Douglas Fir Ecosystem, Garry Oak restoration, and Area Farm Plan initiatives in various jurisdictions.

Resolution-SP-LTC-51-12

It was Moved and Seconded that the South Pender Island Local Trust Committee direct staff to add “Area Farm Plan” to the Projects list.

CARRIED

11.2 Applications Report

11.2.1 South Pender Island Applications Report dated September, 2012

RPM Kojima presented Planner Pickard's report and described the status of each application.

11.3 Expense/Budgets Reports

11.3.1 Trustee and Local Expenses

This item was presented for information.

11.3.2 Budget Submissions – 2013-14

RPM Kojima presented his report and request for input. He noted changes from previous years' budgeting process and practices, including:

- Trustees no longer need to do their own budgets every year;
- \$3,000 for most LTCs is to be reserved for special projects as they may occur during the year;
- A single line is identified for all projects, rather than separating Official Community Plan (OCP) and LUB items from other projects.

RPM Kojima then presented the major projects budgeted for in 2013-2014.

Trustees noted the earlier discussion on an Area Farm Plan.

Resolution-SP-LTC-52-12

It was Moved and Seconded that South Pender Island Local Trust Committee change Project # (3) on the Project Budget Submission, to "Area Farm Plan".

CARRIED

Trustees commented on the opportunity to work with the North Pender Island LTC on this project, and the desire to implement Official Community Plan (OCP) policies and strategic plan policies toward food security.

Resolution-SP-LTC-53-12

It was Moved and Seconded that the South Pender Island Local Trust Committee revise the Project Budget Submission to designate an Area Farm Plan as Project Number Three (3).

CARRIED

Resolution-SP-LTC-54-12

It was Moved and Seconded that the South Pender Island Local Trust Committee approve and forward the revised draft 2013-2014 Local Trust Committee Project Budget submission to Financial Planning Committee.

CARRIED

11.4 Bylaw Enforcement Report

None

11.5 South Pender Island LTC Web Page

Trustees requested addition of the July and August, 2012, Pender Post articles to the webpage.

Trustees requested an update on the Ministry of Transportation and Infrastructure item concerning the Tilly Point road closure.

The LTC also requested that the Top Priorities list be added to the webpage.

11.6 Chair's Report

Chair Hancock graciously acknowledged that the LTC is meeting in the Salish community and traditional territory.

Chair Hancock reported that the Islands Trust Council had a successful meeting on Bowen Island and that progress had been made strengthening the relationship with Bowen Island Municipal Council.

11.7 Trustee Report

Both Trustees Montague and Jones reported on the marine spill response demonstration that took place at Trust Council, stating that it offered no reassurance that we are prepared for a spill of any significance. Marine ecosystem protection remains a top priority focus.

12. OTHER BUSINESS

12.1 Upcoming Meetings

12.1.1 Next Business Meeting – Tuesday, November 13, 2012, at 10:00 am, at the South Pender Fire Hall

Chair Hancock also noted the upcoming joint meeting with North Pender Island LTC on October 4, 2012.

12.2 Local Trust Committee Consider a Resolution to Attend a Meeting on October 4, 2012, Hosted by the North Pender Island Local Trust Committee

Trustees dealt with this item under Agenda Item 10.1 and passed Resolution SP-LTC-48-12 authorizing attendance at the October 4, 2012 joint meeting.

13. TOWN HALL MEETING

None

14. ADJOURNMENT

Resolution-SP-LTC-55-12

It was Moved and Seconded that the South Pender Island Local Trust Committee Meeting be adjourned at approximately 1:50 pm.

CARRIED

RECORDER

CHAIR



RWM From: September 07, 2012 To: October
31, 2012

South Pender Island

Resolution #	Action	Resolution Description	Resolution Date
2012-08	In Favour	THAT South Pender Island Local Trust Committee Meeting Minutes of September 18, 2012 be Adopted.	Oct 12, 2012



Islands Trust

Follow Up Action Report w / Target Date

South Pender Island

Jun-19-2012

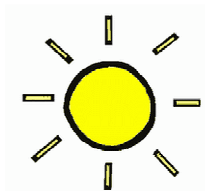
No.	Activity	Responsibility	Target Date	Status
1	Item 8.1 - Correspondence from PCT: the SPILTC allocates \$200 for the purchase of a series of reports from Pender Community Transition on their activities in the coming year to address community resilience and climate change adaptation	Nancy Roggers	Sep-18-2012	On Going

Sep-18-2012

No.	Activity	Responsibility	Target Date	Status
2	Provide assistance to PICA initiative by conducting a mail-out to waterfront property owners, with a cost not to exceed \$200	Andrea Pickard	Nov-13-2012	Done
3	9.1 Revise and issue permit SP-DVP-2012.3 (Scott)	Kathy Jones Robert Kojima	Sep-24-2012	Done
4	9.2 Revise and issue SP-TUP-2012.1 (thorne)	Kathy Jones Robert Kojima	Sep-24-2012	Done
5	10.1 - Shoreline project - include adaptation to climate change impacts to scope of project	Andrea Pickard	Nov-13-2012	Done
6	10.1 - SPILTC to participate in joint meeting hosted by NPILTC scheduled for October 4th and THAT the staff schedule a subsequent CIM with the consultants	Andrea Pickard	Nov-13-2012	Done
7	10.2 - LUB Review - 1. Revise draft bylaw to read "Section 1.1 (definitions) 2. Staff to refer draft bylaw to APC (and agencies) 3. Staff to provide a brief report summarizing accessory building height issues and that the report	Andrea Pickard	Nov-13-2012	Done

be forwarded to the APC and the November LTC meeting.

8	11.1.2 - Top Priorities - Remove #3 Projects list - Add "Area Farm Plan"		Nov-13-2012	Done
9	11.3.2 - Budget 1. Revise project budget submission to designate Area Farm Plan and 2. Forward the revised Project Budget Submission to the FPC	Robert Kojima	Sep-25-2012	Done
10	11.5 - Website: add: survey results, pender post reports (from trustees), Top Priorities report, and updates on June 2012 MoTI decision	Kathy Jones Andrea Pickard	Sep-25-2012	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

October 15, 2012 (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, 2012. 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 for this are: **energy & emissions; local food growing;** and **economic relocation & sustainability**. We are very grateful for the efforts of the Islands Trust and Local Trust Committees on these very same issues!

With support from the Pender LTC’s as well as the CRD, Vancity, and other Pender and island groups, here are the **first 3 events** which PCT cooperatively organized this fiscal year:

*** August 8, 2012: Inter-Island Sustainability & Local Resilience Gathering:** involving 50 Islanders from Pender, Galiano, Gabriola, Mayne and Saltspring, gathering at Montague Harbour to share information and discuss cooperation on issues like economic sustainability, renewable energy, community arts and spirit, and more (see attached notes);

*** September 22, 2012 Climate-Change Talk & Re-showing of Youth & Elder Film:** Al Gore-trained presenter Julie Johnston gave a sobering and important update talk about “Whacky Weather, Food Fragility & Compassionate Climate Action”, followed by a re-showing of PCT’s “Youth & Elder Film: Wisdom for a Brighter Future” (see attached poster); and

*** September 29, 2012 skill-building workshop on Seed-Saving & Community Seed Banks:** Rupert Adams of Salt Spring Seeds led a workshop on seed saving methods, and also how and why we must establish a Pender Community Seed Bank (see attached poster).

In consideration of Pender Community Transition (PCT) providing this report, we ask that the Pender Local Trust Committees authorize the disbursement to us of the first \$200 of the agreed funding amount of \$600. This could include \$100 from the North Pender LTC and \$100 from the South Pender LTC. The cheque can be made payable to the Pender Community Transition Society (the incorporated non-profit Society through which PCT operates) and mailed to the address above.

Thank you for supporting Pender's transition towards a more connected, resilient, low-carbon and Earth-friendly future!

Sincerely,

Zorah Staar

PCT Coordinator

PENDER COMMUNITY TRANSITION

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

Website: www.pendercommunitytransition.ca

August 7-8-9, 2012 Inter-Island Sustainability & Resilience Gathering:

at Montague Harbour on Galiano Island, organized by Island Futures of Gabriola Island (www.islandfutures.ca), Pender Community Transition (www.pendercommunitytransition.ca) and others. This inter-island meeting was interesting and inspiring beyond words... at times up to 50 Islanders from Galiano, Gabriola, Pender, Mayne and Salt Spring, gathering on the shores of Montague Harbour, to connect, share project information and discuss cooperation on **key sustainability and local resilience issues**. This included economic relocalization, renewable energy, alternative transportation, community arts and spirit, and much more!

COLLABORATIVE ACTIONS DISCUSSED:

- Many of those present from the islands in the Capital Regional District indicated interest in having further conversations with the newly formed Southern Gulf Islands Economic Development Commission – reducing the focus on tourism and increasing the focus on education, local produce and products, marine trades.
- Pender Island, Mayne Island and Salt Spring Island all expressed an interest in pursuing the heat pump social enterprise idea in place on Gabriola Island.
- People from Mayne Island and Galiano(?) indicated interest in the idea of the bike kitchen (place where people can fix their bikes & learn how to fix them). There was discussion about a membership/card access as an option for some islands.
- There was an interest in increasing inter-island travel through a more effective and affordable approach to wharfs and moorings. Group to meet & discuss next steps.
- Mayne, Gabriola, Pender and Salt Spring will be taking Galiano's approach to affordable housing back to the housing groups on their respective islands to determine if it's possible to transfer the concept.
- There was interest in performers travelling from island to island via boats as a 'tour' rather than the expense and time of traveling between islands/ mainland/ Vancouver island in order for island performers to do a gulf islands tour. One of the attendees offered to pursue this and get in touch with the other islands.
- One presenter has just received approval to hold TedX talks on Galiano – the other islands are interested in participating.
- Various islands indicated interest in being part of the proposed Active Islands website – a regional approach to sharing ideas and calendar of events.
- a flotilla of islanders will travel down the Salish Sea, picking up additional boats along the way and arrive in Victoria to protest the increase in oil tankers being proposed for the Salish Sea during the Enbridge hearings was proposed.
- Joint advocacy activities amongst Pender, Mayne, Galiano and Salt Spring regarding affordable access to wharfs and moorings .
- Advocacy actions planned for provincial gov't and local gov't regarding calculation of greenhouse gas emissions that respond to island specific context rather than the urban regional district that they are part of is being initiated by Salt Spring and Gabriola Islands as a result of August 8th gathering.

We want to thank Vancity for funding the above inter-island gathering, and also our Skippers. This included Peter Binner and Robb Zuk, who sailed over some of the 10 Penderites (plus Pender kids) who participated. Stay tuned for more inter-island cooperative developments, to help create a brighter future for all our communities!

Whacky Weather, Food Fragility & Compassionate Climate Action

Delivered by Al Gore trained presenter

Julie Johnston of GreenHeart Education

Saturday, Sept 22, 2012, 7 pm

Pender Community Hall (free admission)

sponsored by **Pender Community Transition**

Followed by questions, refreshments, and an
inspiring 8 pm showing of **PCT's 64-minute film...**



* go to www.pendercommunitytransition.ca for DVD's & more!

Seed Saving & Community Seed Bank *skill-building workshop*

Saturday, September 29, 2012

(noon – 4:00 pm, Community Hall)

All welcome / free workshop with an expert / to learn, share, & cooperate!

Could you grow and save some seeds for

Pender? Creating a Community Seed Bank of open-pollinated, non-GMO seeds is extremely important for our community's future food security and local resilience. This is because corporate interference with seed supplies is increasing, multi-national trade agreements (e.g. CETA) are seeking even greater control over seeds, and local food security is also expected to be affected by climate change, peak oil, and other global impacts.

Pender Community Transition (PCT) is inviting cooperation between our local food growers and food groups, towards the organization and maintenance of a Pender Community Seed Bank. The September 29 workshop leader will be **Rupert Adams of Salt Spring Seeds**, but we invite our Pender experts to come share your knowledge as well! Big thanks to the CRD and Pender LTC's for their support. For more info or to get involved, call 250-629-3825 or google "**Pender**" & "**Seed Bank**" (www.pendercommunitytransition.ca)

From: [Sara & Dick Steil](#)
 To: [Andrea Pickard](#)
 Subject: Correspondence to the SPILTC
 Date: October-20-12 1:43:49 PM

Sara J. Steil
 6604 Harbour Hill Road
 Pender Island, B.C. V0N 2M1

South Pender Island Local Trust Committee
 2012

October 20,

Dear Trustees

We extend to you our sincere appreciation for sending notification of the October 13, 2012 'Uplands and Near-shore Apocalypse' event to shoreline properties owners. The notification gave these properties owners the opportunity to take advantage of the valuable information provided by our panel of scientists & experts.

The scientists & experts on our panel managed to cover our full theme for the day of -

*How climate change, plunging fish stocks & declining Orcas
 will affect all our futures*

for this was our aim, to provide informative and educational materials to allow those who use our beaches, marine waters and live upon the shorelines the tools to make knowledgeable decisions, and we definitely supplied this tool to those who attended.

It was a pleasure to see so many Pender Islanders, plus Islands Trust Trustees who travelled from considerable distances as well as the South Pender Local Trustee Committee in attendance, and others who share the same serious concerns joined us from off island.

Our joint aim was to educate Pender Islanders of the need to make knowledgeable decisions for their personal recreational actions and/or land use / shoreline use for the betterment of the marine wildlife as well as address serious issues that have arrived to our shorelines through the ramifications of climate change. Together, the Pender Islands Conservancy Association with Parks Canada GINPR, put forward what we wished to portray, and succeeded.

As the Islands Trust moves forward in their Green Shores initiative to reach similar goals, we will applaud your endeavours. And the Pender Islands Conservancy Association will continue with the on-going education of shoreline stewardship - we reached many on October 13, but there are still many who need this vital information.

We thank you –

Regards

Sara J. Steil with President Sylvia Pincott
 Pender Islands Conservancy Association

October 30, 2012

File No: SP-6500-20
Shoreline Review

To: South Pender Island Local Trust Committee
For the meeting of Nov 13, 2012

From: Andrea Pickard
Island Planner
Local Planning Services

CC: Robert Kojima, Regional Planning Manager

Re: Shoreline Review

BACKGROUND:

The South and North Pender Island Local Trust Committees (LTC) have identified shoreline review as a top priority. The two LTC's have also determined the project would advance in three phases: information gathering, education and consultation, and implementation. Part of advancing the project included the recent hosting of a combined South and North Pender meeting on Oct 4 to review the work completed by the mapping consultants contracted as part of the Trust wide shoreline mapping initiative. Work on the first two phases is being initiated within this fiscal year.

The content of this report was also submitted and discussed at the North Pender LTC meeting on Oct 25th. The purpose of this report is to provide a status update, options on next steps and to direction on how the LTC wishes to proceed. The North Pender LTC decided not to proceed with either option presented in this report but rather to contract with Ramona de Graaf to prepare information brochures.

Information Gathering

There is a substantial amount of information available, or currently being completed, that would help inform both the LTCs in their decision making capacity, as well as residents when considering their design and development options on or adjacent to coastal areas. At the combined meeting the LTCs had opportunity to discuss with the consultants how the mapping work was done and to consider how it can be integrated it into the broader shoreline review.

The key challenge at this point is to compile this inform into a user-friendly resource that would be available to the general public, including but not limited to:

- geomorphological shoreline features including shoreline classes and units, dominant wave energy direction, fetch, sediment source points and deposition patterns
- sensitive upland ecosystems and prioritizing of those with the highest ecosystem components or most vulnerable to degradation by development
- locations and features identified as a priority in the Regional Conservation Plan
- marine mapping of sensitive habitat (existing intertidal DPA, wetlands, estuaries, and new data including salt marshes, eelgrass beds and forage fish habitat)

- fresh water outlets, noting those subject to RAR
- raptor nest locations
- registered archaeological sites (precise locations may not be identified)
- shoreline slope – identify steep hazard areas and low lying area vulnerable to storm surge/flood
- points of public access (existing or future)
- upland land uses (residential, commercial, marinas, industrial, utilities, agricultural, modified shorelines, Crown leases)
- bathymetric values – wave base depth and sediment source

Furthermore, explanations of the various shoreline data and features and what design or development options should be taken into consideration is not the type information that can be provided by a static mapping product and additional materials (e.g. brochures, fact sheets, methodology reports, photos, aerial videos) would add context.

Shoreline Mapping

In 2011 consultants were contracted to provide preliminary shoreline mapping to categorize the shoreline types as part of a Trust-wide initiative. The shoreline mapping is limited in that it pertains to the geomorphological features of the shoreline and summarizes this information in three key maps: the shoreline type; energy and sediment movement; and values and vulnerability.

The meeting on October 4 provided an opportunity to have the consultants review the maps that have been completed for South and North Penders, the methodology used, and how this information could contribute to advancing the principals of Green Shores.

Additional mapping is currently being conducted for the presence of eel grass and forage fish habitat through a contract led by Trust Fund staff. Once available this mapping will also be provided for inclusion in the shoreline review, which is anticipated for early 2013.

Education and Consultation

The educational and consultation phase would include not only how information would flow to community residents, property owners and professionals, but also how the LTC would obtain input from residents on shoreline related issues and to help identify areas or activities that would be high priority for the LTC to address.

With regards to providing a method for residents to obtain shoreline information a traditional static map with varying aspects displayed quickly becomes illegible when significant amounts of information is displayed. The long, narrow, linear spatial boundaries result in overlapping of data with limited utility due. An example of the difficulty in displaying too much information becomes apparent quickly as shown in the map below of the Port Browning area, this example shows: shoreline type, land use (zoning and ALR lands), development permit areas, steep slope hazard, streams, conveyance zones, and archaeological sites. Adding pending data (eelgrass, forage fish habitat) would further complicate the display of the information.

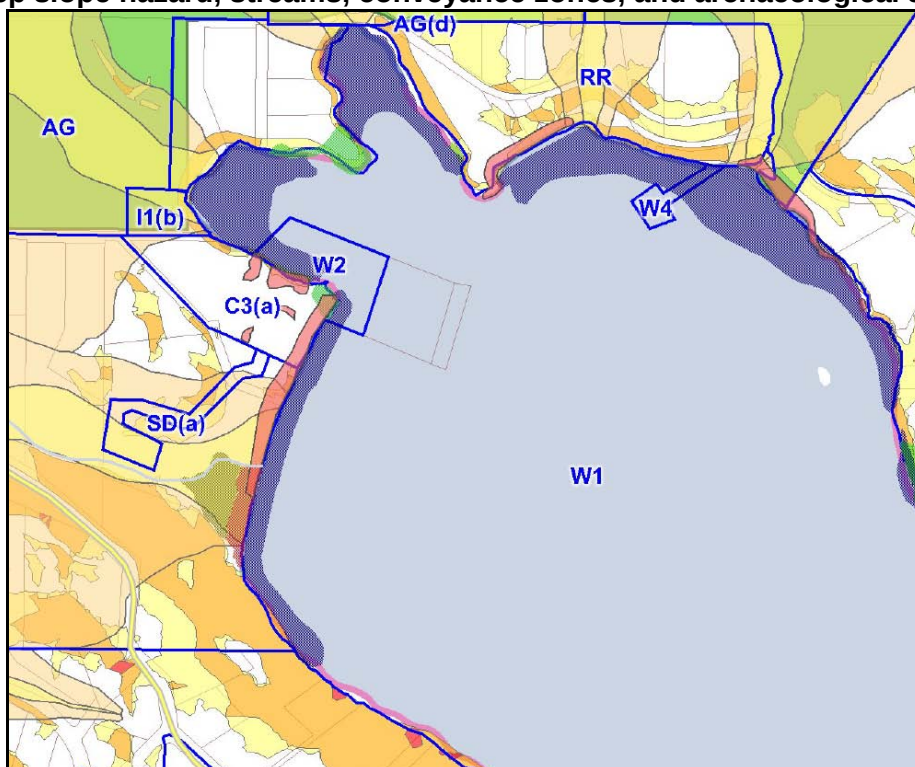
Supplemental information available in brochures typically focus only on one element would have limited ability to cross-connect issues or to integrate interactive mapping.

Implementation

The third phase is when implementation options could be considered, primarily providing information, or amending existing regulations and introducing new regulations. The trustees have

identified concerns that without adequate community consultation, implementing new regulations may be difficult, nor would regulations alone adequately address the range of activities that can still have significant impact but may not be appropriate to regulate ie: walking trails to access a beach, pesticide use, and managing drainage.

Figure 1: Mapping Challenges for Shoreline Issues
(Showing: shoreline type, land use (zoning and ALR lands), development permit areas, steep slope hazard, streams, conveyance zones, and archaeological sites)



OPTIONS

After the October 4th combined LTC meeting and the North Pender Island LTC meeting on Oct 25th staff sees three main options on how to proceed with the project through the remainder this fiscal year and into the next:

1. Focus on developing a 'shoreline information resource', which would be a web-based, interactive resource that would be comprehensive and include an interactive map as the primary component. A preliminary scoping of the timeline to develop a web-based resource indicates release would be in mid-2013. The approach in this option would be the reverse of past practices: instead of developing paper materials (brochures, fact sheets, etc) and then posting them to a website, the information would be designed around a web-based mapping site, using the MAPIT platform, and then the various pages and information could be secondarily designed to be 'print-friendly' so hard copies of the information could be provided singly or compiled into one or more booklets. In addition, while the shoreline information resource is being developed, staff would also recommend using Trustee Newsletters and continuing with community workshops as a way to encourage a community discussion on a range of shoreline and marine related matters.

2. Option 2: proceed with implementing regulatory amendments to address shoreline development. This could take a number of forms, including zoning amendments and DPA amendments, the first step would be to request staff to report back with an outline of options and a timeline for the LTC's consideration. While some community education and consultation could occur in tandem as the regulatory options are considered, staff and budget resource limitations preclude proceeding with both approaches simultaneously.
3. Taking a similar approach as North Pender and use the funding to create additional brochures that would complement the North Pender brochures. The intent would not be to duplicate the information in the North Pender contract but possibly have brochures to address related matters ie: Green Shores principals, shoreline dynamics. Options would have to be reviewed after the deliverables and scope of the key messaging for the North Pender brochures are determined. The South Pender funding could also be used for printing and mailouts costs for the brochures, and holding community information meetings to present the brochures.

Staff are recommending proceeding with Option 1; however this may require a scaled down option or require a longer timeline to complete unless other funding sources were possible within this fiscal year.

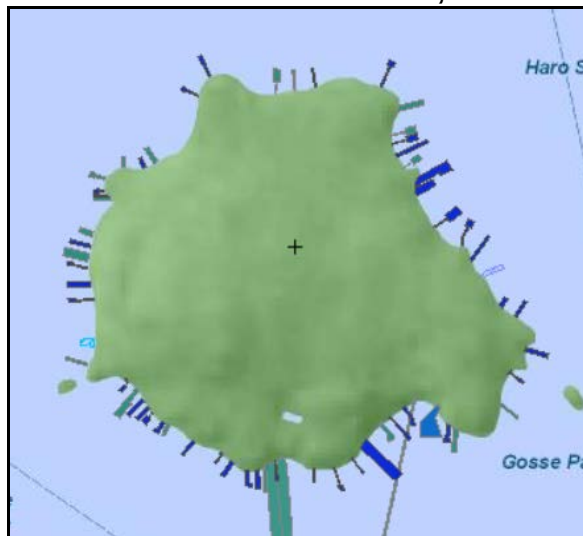
This recommendation is based on a number a number of reasons:

- In comparison to other areas, such as parts of Washington State, the southern Gulf Islands do not currently have a significant level of modified or hardened shoreline. Consequently, this allows a focus on education and prevention rather than restoring the natural coastal processes.
- The level of public sensitivity around impacts to the shoreline is much lower than for land based impacts. Environmental impacts from land disturbance are much more understood, as are the ecosystem components and function.
- The number of complaints relative to the number of violations for shoreline development (structures or land alterations) is significantly lower than for land developments which may be due to a number of factors such as: limited public access to see the development, when seen from the water identifying the correct location may be difficult, and neighbours may be hesitant to complain so their own development intentions are not thwarted.
- Most of the shoreline development tends to be fairly small scale although the cumulative impacts could be significant as noticeable in Figure 2 below that shows the impacts when a large number of owners construct a dock. Currently we are fortunate that unrealized development permitted in the North Pender Island LUB has not created a similar scenario.
- Although the shoreline mapping identified 4% and 6% of South and North Pender shoreline respectively as 'altered', once the consultants methodology was explained, the actual amount of altered would be significantly less, as the altered classification was applied to the entire shore segment.
- Increasing public awareness about impacts from shoreline development will take time.
- There is not currently a regulatory vacuum: the North Pender LUB regulates development within 15m of the sea and within any sensitive ecosystem DPA's; the South Pender LUB regulates structures within 7.5 m of the sea and limits the marine areas where private docks are permitted.
- The recent community survey completed for South Pender Island had ambiguous results regarding shoreline development. Although 50% of respondents prefer the shoreline kept as undeveloped as possible, and 48% support protection measures, most respondents did

not feel a set of stairs to the foreshore should be regulated (68%). Most respondents believe that public access, maintaining a natural looking shoreline, and habitat and ecosystems as the features they value. Most respondents also indicated they think the LTC should do more to protect the shoreline with more information and education noted. The survey results of the shoreline related questions are attached to this report.

- A significant proportion of waterfront property owners are not full time residents, and may reside out of country, therefore a single web-based resource would be more readily accessible than a variety of separate documents without an interactive map of shoreline features.

Figure 2: Cumulative Impact of Private Dock Structures (Visually)
This is not North or South Pender Islands, but it is a Gulf Island



Option 1: Preliminary Scope and Timeline

A preliminary timeline for creating a comprehensive, shoreline information resource would be:

1. Confirm the necessary resources to proceed and develop detailed timeline (Nov 2012)
2. Develop the web base tool and map (Dec 2012– Mar 2013)
3. Get input from a targeted test group regarding the information and revise as needed (Mar-May 2013)
4. Present the shoreline information resource to the community in conjunction with broader presentations regarding marine, shoreline and upland ecosystems (May-July 2013)
5. Begin to consider further implementation options, including a review of current OCP policies, existing zoning and development permit areas, and potential new regulations as an additional future project (Aug forward)

The shoreline information resource would include an interactive map as one component (based on the existing MAPIT platform). Other components of the shoreline information resource could include:

- An 'introductory page' - summarizing the inter-relationship between the marine ecosystem, terrestrial ecosystem and geological processes and how they shape the coastal environment

- A 'context' page – larger forces such as climate, seasonal influences, wind and energy forces and the oceanic current
- A 'features' page – various considerations for waterfront, foreshore or marine development
- An 'interactive map' page – shoreline data and features
- A 'photo/video' page – materials from the shoreline flight data
- A 'resources' page – links to both background information and additional resources
- A 'stewardship' page – further information for NAPTEP, the Green Shores information and the credit rating system, local environmental groups etc.

Based on preliminary estimates, designing and creating the webpages would likely consume the bulk of the allotted budget for both LTCs for this fiscal year and portion of the budget requested for next fiscal year. However as North Pender is proceeding with using their budget for brochures, staff would need to review other funding options and a more detailed budget would be prepared if the LTC decides to proceed with this option. If the LTC agrees to proceed with developing a web-based, interactive shoreline information resource then a revised timeline would be:

	First Q	Second Q	Third Q	Fourth Q
2012	---	---	---	Confirm necessary resources – prepare contracts as needed
2013	Develop web information and mapping application	Get to draft stage – review and revise	Public release with additional presenters/related topics Gather feedback – targeted stakeholders	Initiate Implementation phase Consider options – public consultation
2014	Prepare necessary bylaws	Implementation of any regulatory changes		

Staff is requesting direction on how the LTC would like to proceed with the project. If the education option is chosen, then any necessary contracts for aspects of the work would need to be initiated as soon as possible to be completed before the end of March.

If the LTC chooses to initiate regulatory implementation option then the LTC should also discuss options for community information meetings on shoreline related issues.

RECOMMENDATION:

1. THAT the South Pender Island Local Trust Committee directs staff to proceed with development of a web-based, shoreline information resource including an interactive mapping component.

Option:

2. THAT the South Pender Island Local Trust Committee directs staff to prepare a report outlining options for regulating shoreline development.

Respectfully submitted by:



Andrea Pickard

October 30, 2012

Date

Concurred in by:



Robert Kojima,
Regional Planning Manager

October 31, 2012

Date

Schedule A

11. Do you think the current regulations are restrictive enough for the following Land Use Bylaw regulations?

	Too restrictive		Appropriate		Not restrictive enough		Rating Average	Response Count
Last Question Only Related								
Setback to the sea (7.6m or ~25ft)	0.0% (0)	0.0% (0)	70.4% (19)	11.1% (3)	18.5% (5)	3.48	27	
Other (please specify)								

6

answered question	27
skipped question	1

12. Have you heard of "Green Shores" as a new approach for shorelines?

		Response Percent	Response Count
Yes		44.4%	12
No		55.6%	15
answered question			27
skipped question			1

13. Would you prefer regulations restricting use of the shoreline so that they are kept visually natural with native vegetation, or allow shoreline development such that buildings and structures could be visible along the shore with vegetation greatly reduced or altered?

		Response Percent	Response Count
Kept undeveloped as possible		50.0%	13
Neutral		15.4%	4
Allow development		34.6%	9
	Other (please specify)		2
answered question			26
skipped question			2

14. Waterfront property owners often have concerns with natural erosion of the shoreline. Generally, do you support the use of erosion protection structures (ie; seawalls, breakwaters etc) to prevent further erosion or prefer to 'let nature take its course'?

		Response Percent	Response Count
Support protection measures		48.0%	12
Neutral		24.0%	6
Let nature takes its course		28.0%	7
	Other (please specify)		9
answered question			25
skipped question			3

15. Currently the Land Use Bylaw allows a set of stairs to access the foreshore with no specific restrictions. Do you think a set of stairs to the foreshore should be regulated for a maximum width and height?

		Response Percent	Response Count
Yes		32.0%	8
No		68.0%	17
Other (please specify)			3
answered question			25
skipped question			3

16. What is the most important aspect or feature of the shoreline to you?

	Response Count
	18
answered question	18
skipped question	10

17. Do you have any specific concerns about the use and development of South Pender's shoreline?

	Response Count
	16
answered question	16
skipped question	12

18. Do you think the Local Trust Committee should do more to protect the shoreline?

		Response Percent	Response Count
Yes		63.6%	14
No		36.4%	8
Other (please specify)			5
answered question			22
skipped question			6

19. Do you feel adequately informed about what measures you could do around your home and property to to prevent forest fires?

NOT SHORELINE RELATED

		Response Percent	Response Count
Yes		95.7%	22
No		4.3%	1
Other (please specify)			2
answered question			23
skipped question			5

Page 2, Q8. For the following list of topics, please indicate if you think the Islands Trust is doing enough to address them:

NOT SHORELINE RELATED

Page 2, Q11. Do you think the current regulations are restrictive enough for the following Land Use Bylaw regulations?

NOT SHORELINE RELATED

NOT SHORELINE RELATED

Page 2, Q13. Would you prefer regulations restricting use of the shoreline so that they are be kept visually natural with native vegetation, or allow shoreline development such that buildings and structures could be visible along the shore with vegetation greatly reduced or altered?

- | | | |
|---|--|-----------------------|
| 1 | The question more is the effects of erosion after vegetation has been removed | Jun 20, 2012 10:27 PM |
| 2 | Mostly undeveloped, but some carefully evaluated development may be appropriate. | May 18, 2012 9:33 PM |

Page 2, Q14. Waterfront property owners often have concerns with natural erosion of the shoreline. Generally, do you support the use of erosion protection structures (ie; seawalls, breakwaters etc) to prevent further erosion or prefer to 'let nature take its course'?

1	depends on location and nature of erosion	Aug 31, 2012 3:06 AM
2	Design guidelines would need to be developed regarding the design of seawalls and break walls	Aug 29, 2012 11:22 PM
3	As above, if we let nature take its course we would NOT alter the foreshore	Jun 20, 2012 10:27 PM
4	Review each application	Jun 18, 2012 2:52 PM
5	Further to my comment in #11, it might be useful to have a prefatory explanatory paragraph with some or all of the questions. In this case, the average reader may not be aware that seawalls and breakwaters can be ecologically destructive.	May 25, 2012 3:06 PM
6	effect of seawalls on adjacent shoreline must be considered	May 23, 2012 10:09 AM
7	restrict tree cutting	May 22, 2012 9:11 AM
8	but use natural materials and keep a natural look, mandate native plants	May 21, 2012 11:41 PM
9	It depends on location.	May 18, 2012 4:10 PM

Page 2, Q15. Currently the Land Use Bylaw allows a set of stairs to access the foreshore with no specific restrictions. Do you think a set of stairs to the foreshore should be regulated for a maximum width and height?

1	depends on location	Aug 31, 2012 3:06 AM
2	And restrict where those structures end at the foreshore,i.e. not cross it	Jun 20, 2012 10:27 PM
3	OK within limits	Jun 18, 2012 2:52 PM

Page 2, Q16. What is the most important aspect or feature of the shoreline to you?

1	nature's interaction of plants and animals	Aug 31, 2012 3:06 AM
2	Public Accessibility	Aug 29, 2012 11:22 PM
3	access	Jul 4, 2012 4:11 PM
4	Accessability	Jul 1, 2012 10:01 AM
5	Accessability	Jun 30, 2012 4:39 PM
6	minimizing environmental impact of development	Jun 30, 2012 2:46 PM
7	Its naturalness	Jun 20, 2012 10:27 PM
8	natural look	Jun 18, 2012 2:52 PM
9	Public access	Jun 8, 2012 8:09 PM
10	Public ownership and access	May 31, 2012 2:57 PM
11	Public Access to beaches	May 26, 2012 4:20 PM
12	Natural state including nearshore ecosystems.	May 25, 2012 3:06 PM
13	undisturbed and natural	May 23, 2012 4:48 PM
14	natural	May 23, 2012 10:09 AM
15	natural views	May 22, 2012 9:11 AM
16	natural as possible look from the water	May 21, 2012 11:41 PM
17	Habitat for marine life	May 19, 2012 12:49 PM
18	No disturbance of intertidal zone	May 18, 2012 4:10 PM

Page 2, Q17. Do you have any specific concerns about the use and development of South Pender's shoreline?

1	Do not want it to become cluttered with too many individual structures.	Aug 31, 2012 3:06 AM
2	access for immobile persons	Jul 4, 2012 4:11 PM
3	No	Jul 1, 2012 10:01 AM
4	NO	Jun 30, 2012 4:39 PM
5	no	Jun 30, 2012 2:46 PM
6	Docks crossing the shoreline	Jun 20, 2012 10:27 PM
7	Avoid the look of Village Bay on Mayne	Jun 18, 2012 2:52 PM
8	There could be more public access, camping and hiking.	Jun 8, 2012 8:09 PM
9	Just leave present bylaws as they are	May 26, 2012 4:20 PM
10	Erosion and overhanging large trees being eroded	May 23, 2012 4:48 PM
11	should be accessible re beach constructions and lots of Ocean Accesses	May 23, 2012 10:09 AM
12	Large "showplace" houses that don't fit the environment	May 22, 2012 12:24 PM
13	Shoreline should be kept as natural as possible	May 22, 2012 9:11 AM
14	traffic	May 20, 2012 8:46 AM
15	Interference with habitat for marine life	May 19, 2012 12:49 PM
16	Not at this time.	May 18, 2012 9:33 PM

Page 2, Q18. Do you think the Local Trust Committee should do more to protect the shoreline?

1	I am not informed on this	Jun 30, 2012 2:46 PM
2	Refer to the prograams in Whatcom County and the SAn Juans	Jun 20, 2012 10:27 PM
3	provide owners with information about how to protect the shore from erosion	Jun 20, 2012 10:22 PM
4	Educate	Jun 18, 2012 2:52 PM
5	Don't know enough about what is presently done.	May 18, 2012 9:33 PM

Page 2, Q19. Do you feel adequately informed about what measures you could do around your home and property to to prevent forest fires?

NOT SHORELINE RELATED

October 30, 2012

File No.: SP-6500-20 LUB
Review 2012

To: South Pender Island Local Trust Committee
For the meeting of November 13, 2012

From: Andrea Pickard
Island Planner
Local Planning Services

CC: Robert Kojima, Regional Planning Manager

Re: Review of South Pender Island Land Use Bylaw

PROJECT BACKGROUND:

The South Pender Island Local Trust Committee (LTC) has identified a review of the Land Use Bylaw (LUB) on the work program. At the September meeting the LTC reviewed the draft bylaw and directed staff to refer the draft bylaw to the South Pender Advisory Planning Commission (APC). Furthermore, the LTC directed staff to provide a brief report regarding accessory height issues as part of the APC referral and for discussion on the November agenda. The memo forwarded to the APC is attached to this report as Schedule A.

The draft bylaw is attached as Schedule B, and using the numbering on the draft bylaw the objectives of the proposed amendments are summarized below.

Amendments related to how floor area is calculated:

Clause 1: amends the LUB to use the interior side of the outside walls for floor area calculation instead of the exterior side. This amendment would remove a barrier to builders wanting to construct a more environmentally friendly building using alternative materials such as cob or straw bale, or double thickness walls to obtain an insulation rating of R-40 or higher.

Amendments for allow marine geothermal loops:

Clause 4: to support alternative energy solutions that are safe for the environment by adding marine geothermal loops as a permitted use in all marine zones except the National Park Marine zone (W5). The definition specifies they only use freshwater as the circulating heat transfer fluid so proposed marine loops that do not use freshwater would require a site-specific rezoning application.

Clauses 47 to 50: introduces 'marine geothermal loop' as a use in the different marine zones.

Amendments to allow storage buildings as a principal use:

Clause 5: introduce 'storage buildings' as a building type and principal use that does not have to be accessory to another use on the lot.

Clause 8: Includes 'storage buildings' as a new building type subject to the height regulations.

Clause 10: clarifies the floor area of storage buildings are included in the total permitted floor area for accessory buildings.

Clause 11: introduces new regulations to limit the number, use and size of storage buildings.

Clauses 13, 18, 23, 30, 33, 38 and 40: all introduce storage buildings as a principal use in different zones where a residential use is permitted.

Amendments to allow attached dwellings:

Clause 6: introduces a new regulation that would allow attached dwellings on lots where two or more dwellings are permitted.

Clause 14, 15, 19, 20, 24, 25, and 35: all note that dwellings may be attached subject to the regulations outlined in Clause 6 within zones that may allow two dwellings

Amendments to limit the maximum floor area of a dwelling:

Clauses 16, 21, 26, 31, 34, and 39: introduces a maximum floor area for a dwelling in all zones permitting a single family dwelling.

General amendments for clarification:

Clause 2: removes accessory reference to pump houses since they are a permitted use in all zones.

Clause 7: reduces setback requirements for pump houses and solar collectors to 3 metres. The 3 m setback addresses Building Code separation requirements, including grade level solar collectors to support alternative energy technologies.

Clause 17, 22, 27 to 29, 32, 37 and 41 to 46: removes pump/utility house from the setback exemption due to building code spatial separation issues, setback is reduced to 3 metres in Clause 7.

Clause 3: exempts utility lines from the definition of a structure: to provide certainty that above or below ground lines are not considered structures and therefore not subject to the setbacks.

Clause 9: specifies 'roof-top mounted solar collectors' are exempt from the height regulations, also prevents over height structures solely for solar collectors.

Clause 12: update technical reference for mapping to digital GIS records.

Clause 36: clarify accessory buildings can be up to 9.2 metres on lots zoned Forestry (currently), however exemptions for over height agricultural buildings do not apply (3.4(3)) but the exemptions in 3.7(4) would, those being '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'.

At the time of submitting this report the minutes of APC meeting were not available; however they should be received as a separate item in the November agenda package.

The draft bylaw was also sent out to referral agencies near the end of September and at this point five agencies have responded with no objections or concerns raised. The agencies that have responded are: Agricultural Land Commission; Vancouver Island Health Authority; Ministry of Transportation and Infrastructure; Ministry of Forests, Lands, and Natural Resource Operations; and Parks Canada.

STAFF COMMENTS:

The LTC should now consider further revisions to the draft bylaw, including any new amendments to be added to the draft bylaw. If the LTC is satisfied to proceed with the draft bylaw then you may choose to consider scheduling of a community information meeting (CIM) before the next LTC meeting which will be determined when the 2013 meeting schedule is adopted.

A possible timeline is:

- Nov LTC meeting:
 - o Receive APC comments.
 - o Consider any further revisions to the draft bylaw.
 - o Direct staff to schedule a CIM.
 - Options: request a separate CIM possibly on a Saturday, or schedule the CIM as part of the first LTC meeting in 2013.
- First 2013 LTC meeting:
 - o CIM in advance of, or part of the meeting.
 - o Consider revisions to the draft bylaw.
 - o Give the draft bylaw First Reading.
 - o Direct staff to schedule a Public Hearing.
 - Options: the Public Hearing could be a separate meeting possibly on a Saturday, or schedule it as part of the next scheduled 2013 LTC meeting.
- Following the Public Hearing:
 - o LTC to consider public input and referral responses, consider further amendments.
 - o Give the bylaw Second and Third Reading.
 - o Refer to Executive Committee for approval.

Following the Public Hearing the LTC may alter the bylaw without requiring another Public Hearing only if the amendments do not:

- Alter a use,
- Increase the density, or
- Decrease the density without the property owner's consent.

RECOMMENDATIONS:

Options include:

1. THAT the South Pender Island Local Trust Committee direct staff to revise draft Bylaw No. 111 cited as South Pender Island Land Use Bylaw No. 92, 2003, Amendment No. 1, 2012 to
2. THAT the South Pender Island Local Trust Committee direct staff to schedule a community information meeting for draft Bylaw No. 111 cited as South Pender Island Land Use Bylaw No. 92, 2003, Amendment No. 1, 2012, to be held in advance of the first Local Trust Committee meeting scheduled for 2013 (*on a weekend vs weekday*)
Or
in conjunction with the first Local Trust Committee meeting scheduled for 2013.

Prepared and Submitted by:



Andrea Pickard

October 30, 2012

Date

Concurred in by:



Robert Kojima

October 31, 2012

Date

Date September 21, 2012

File: SP-6500-20 LUB Review 2012

To: South Pender Island Local Trust Committee

From: Andrea Pickard
Island Planner
Local Planning Services

CC: South Pender Island Advisory Planning Commission

Re: Accessory Buildings and Height Regulations

At the September 18th meeting of the South Pender Island Local Trust Committee (LTC) the LTC directed staff to refer Draft Bylaw 111 to the Advisory Planning Commission and to include the topic of accessory building height regulations and to provide some information to assist with the discussion. Below is a summary of some issues related to regulating accessory building height.

Accessory Buildings and Maximum Height Regulations

The South Pender Island Land Use Bylaw currently restricts the height of accessory buildings to 4.6 metres, with additional provisions to allow for higher agricultural buildings.

The comments below focus on accessory buildings for residential properties since that is the most applicable scenario on South Pender Island and the related impacts to the community. Environmental impacts are also an important consideration with the scale of any development including the amount of land and habitat disturbance, impacts to the local hydrological cycles, the amount of resource consumption, and both the embedded and ongoing energy consumption. Although these environmental impacts are considered with development applications, they are not further identified in the summary below.

Why regulate height?

The height of buildings and structures can be a concern for adjacent properties by:

- Loss of privacy, particularly if the accessory building has a second storey with increased views into neighbouring properties.
- Blocking sunlight.
- Altering local air flow and wind patterns.
- Increased light pollution between properties.
- Creating an imbalance in scale between adjacent properties.

- Creating an imbalance in scale between the principal use (e.g.; dwelling) and the accessory uses.
- The range of uses occurring in an accessory building may also result in increased noise, lighting, and general nuisance related activities.
- Visual impacts of numerous, tall buildings.
- They could detract from the rural character with increased building height and mass.

What are the benefits to permitting more height?

- A taller building could reduce the footprint and related land impacts if a second storey is used to obtain the same floor area.
- Added height may also just result in a larger building mass if the added height does not replace a larger footprint.
- There should be fewer variance requests.
- There would be more design options available for owners.

Why regulate accessory buildings separately from principal buildings?

- Accessory buildings are intended to be subordinate in size and use to the principal use permitted on a property.
- Property owners within a neighbourhood area have expectations of what is generally considered a reasonable level and type of development and what scale and massing of buildings would be permitted.
- Property owners have expectations of what the acceptable land uses and activities are occurring within a neighbourhood area.
- The 'feel' of a residential neighbourhood can be impacted if the size and number of non-residential buildings dominate the residential buildings and use of properties contributing to an imbalance in scale between residential and non-residential use and activities.
- Agricultural buildings are generally regulated differently than accessory buildings due to the nature of agricultural equipment, storage needs, and housing of livestock; as well as the legislative aspect of Agricultural Land Reserve land.
- The BC Building Code also has different requirements based on the use of a building, particularly if the building is intended to be used for habitation. When buildings are constructed for one purpose (e.g.; storage) but end up being used for another (e.g.; sleeping) there are concerns the health and safety requirements are not sufficient and people may be inadvertently put at undue risk.

What is the height restriction in other Local Trust Areas?

- North Pender: limited to 4.6 metres and one-storey
- Saturna: limited to 9 m and 140 m²
- Mayne: varies by zone, also limited to the number based on lot size, limited to 5 m in smaller residential zones, 9 m in the Rural and Agricultural zones
- Galiano: limited to 5 metres and one-storey and floor area is limited based on lot size.
- Salt Spring: limited to 6 m on lots 1.2 ha or less and 7 m on larger lots
- Gabriola: 7 m for less than 0.4 ha and 9 m on larger lots
- Hornby: 6 m
- Denman: varies by zone, 6m for residential zones and resource zones
- Thetis: 11m for dwellings and accessory buildings
- Gambier: 7m and one-storey

**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" 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 collection of rainwater 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 "'marine geothermal loop" means a renewable geoexchange system (geothermal heat exchange) utilizing the natural occurring temperature of the ocean for the purpose of heating and cooling that:
 - a. is a closed-loop system using only freshwater as the circulating heat transfer fluid,
 - b. meets or exceeds the Canadian CSA design standards CAN/CSA-448-02, as amended from time to time, and
 - c. is designed and installed by a Registered System Designer accredited by the Canadian Geoexchange Coalition, or the International Ground Source Heat Pump Association."

Following the definition the following be added: *Information Note: Installation of a marine geothermal loop is also required to obtain the necessary permits or approvals from provincial and federal agencies.*

5. 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 which it located and personal effects of the owner of the lot.”
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 and there is no interior passageway connecting the two dwellings. 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 a lot line. ”

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(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.
10. 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:”
11. 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 and personal effects of the owner of the lot;
 - (b) Only one storage building is permitted on any lot;
 - (c) The floor area is not to exceed 25 square metres (269 square feet);
 - (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.
12. 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”
13. 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)”

14. 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.”
15. 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.”
16. Section 5.1 (Rural Residential One (RR1)) is amended by inserting under Siting and Size a new subsection (7) “The maximum floor area of a single family dwelling is limited to 375 m² (4036ft²).” and renumbering the subsequent subsections accordingly.
17. 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:”
18. 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)”
19. 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.”
20. 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.”
21. Section 5.2 (Rural Residential Two (RR2)) is amended by inserting under Siting and Size a new subsection (7) “The maximum floor area of a single family dwelling is limited to 375 m² (4036ft²).” and renumbering the subsequent subsections accordingly.
22. 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:”
23. 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)”
24. 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.”
25. 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.”
26. Section 5.3 (Rural Residential Three (RR3)) is amended by inserting under Siting and Size a new subsection (7) “The maximum floor area of a single family dwelling is limited to 375 m² (4036ft²).” and renumbering the subsequent subsections accordingly.
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. Section 5.7 (Agriculture (A)) is amended by inserting under Siting and Size a new subsection (7) "The maximum floor area of a single family dwelling is limited to 375 m² (4036ft²).” and renumbering the subsequent subsections accordingly.
32. 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."
33. Subsection 5.8(1) (Forestry (F) Permitted Uses) is amended by inserting a new Article (g) "Storage buildings subject to Subsection 3.5(6)"
34. Section 5.8 (Forestry (F)) is amended by inserting under Siting and Size a new subsection (7) "The maximum floor area of a single family dwelling is limited to 375 m² (4036ft²).” and renumbering the subsequent subsections accordingly.
35. Subsection 5.8(2) (Forestry (F) Density) is amended by inserting at the end "which may be attached subject to Section 3.14."
36. Subsection 5.8(6) (Forestry (F) Siting and Size) is amended by deleting "Section 3.4" and inserting "Subsections 3.4(2) and 3.4(3) such that it reads "Despite Subsection 3.4(3), the maximum height of any building or structure is 9.2 metres (30 ft). "
37. 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."
38. 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)"
39. Section 5.9 (Natural Resource (NR)) is amended by inserting under Siting and Size a new subsection (6) "The maximum floor area of a single family dwelling is limited to 375 m² (4036ft²).” and renumbering the subsequent subsections accordingly.
40. Subsection 5.9(3) (Natural Resource (NR) Density) is amended by inserting at the end "which may be attached subject to Section 3.14."
41. 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."
42. 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."
43. 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."
44. 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."
45. 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."

- 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 _____ day of _____, 201__.

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__.

CHAIR

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.



Islands Trust

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. Completion of watershed and shoreline mapping 2. Consideration of issues related to erosion, including Canal erosion 3. Education on shoreline stewardship and the Greenshores Project 4. Consider impacts of docks on shoreline 5. Consider adaptation to climate change impacts	Oct-04-2011	Andrea Pickard		On Going



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
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 joint with NPILTC	Sep-18-2012	On Going



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

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 as required by the Riparian Area 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 proposed for future fiscal years and subject to future budget decisions

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

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?		IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate status change since last TC meeting</i>
1 PROTECT the natural environment of islands	1.1 Encourage voluntary stewardship of natural environment	<u>FY 2011/12- 2014/15</u> 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</u> 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 in development, ITF staff planning to present information at an LPS Pro D day
		<u>FY 2012/13 – 2014/15</u> 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		Subject to funding in annual budgets	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 and forage fish habitat mapping underway and other mapping in development stages
		<u>FY 2013/14</u> Research and develop a pilot landowner contact program in collaboration with a local conservancy	TFB		Subject to funding in 2013/14 budget	By whether a landowner contact pilot program is implemented	Not started
		<u>FY 2011/12 - 2014/15</u> 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	In progress
		<u>FY 2013/14</u> Council workshop regarding invasive species	TFB		Funded by base budget	By whether a Trust Council workshop has been held	Not started
		<u>FY 2013/14 – 2014/15</u> Share information with the public about managing invasive species	TFB		Subject to funding in 2013/14 budget	By whether information has been shared with the public	Not started
	1.2 Expand Natural Areas Protection Tax Exemption Program (NAPTEP) program to entire Islands Trust Area	<u>FY 2012/13</u> 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	Tax impact model complete. Further discussion in Sept/12
		<u>FY 2013/14</u> Seek support from Metro Vancouver RD for NAPTEP, subject to BIM approval of program	TFB	BIM***	Funded by base budget	By whether support from Metro Vancouver RD has been sought	Gambier LTC approval received. Pending BIM approval of program.

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate status change since last TC meeting</i>
		Launch NAPTEP on the islands in Metro Vancouver RD (subject to BIM and MVRD approval)	TFB	Subject to funding in 2013/14 program budget	By whether NAPTEP has been launched on the islands within the Metro Vancouver RD	Gambier LTC approval received. Pending BIM approval of program
	1.3 Protect fish habitat by implementing Riparian Areas Regulation	<u>FY 2013/14</u> Identify undesignated RAR watersheds	LTCs**	Subject to funding in 2013/14 program budget	By whether all RAR watersheds have been identified	Complete for 10 LTAs. Gambier and Lasqueti in progress
		<u>FY 2012/13</u> 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	New mapping of streams on SSI underway.
		<u>FY 2013/14 & 2014/15</u> Improve mapping of additional riparian areas on SSI and some northern islands	LTCs**	Subject to funding in 2013/14 program budget	By whether new mapping of priority riparian areas is complete	Not started
		<u>FY 2012/13</u> Adopt new bylaws to implement RAR on selected islands	LTCs**	Funded by 2012/13 program budget	By whether selected islands are RAR compliant through bylaw development	Work underway on SSI, Gabriola.
		<u>FY 2013/14 – 2014/15</u> Adopt new bylaws to implement RAR on all islands where still required		Subject to funding in future program budgets	By whether all LTAs are compliant with RAR through bylaw development	19 of 43 bylaws are compliant. 21 bylaw amendments in process
	1.4 Establish reliable, adequate and sustainable funding for the Islands Trust Fund	<u>FY 2012/13</u> Seek legislative change regarding TFB corporate structure and name	EC	Funded by base budget	By whether legislative change has been requested	Verbal request has been made. Chair correspondence requesting change is in progress
		<u>FY 2011/12 – 2014/15</u> Engage in outreach to expand donor base, develop legacy giving program and secure acquisition funds	TFB*	Partially funded through 2012-2013 program budget	By whether the TFB has implemented outreach regarding funding needs and legacy gifts	Not started
		<u>FY 2014/15</u> 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	Pending legislative change
		<u>FY 2015/16</u> 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. Pending legislative change
	1.5 Establish core conservation areas to protect biodiversity priorities	<u>FY 2011/12- 2012-13</u> 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

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?		IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate status change since last TC meeting</i>
		<u>FY 2011/12 – 2014/15</u> 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	78.97 hectares protected since 2011
	1.6 Use land use planning tools and decisions to increase protection of special areas	<u>FY 2012/13</u> 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 report.
		Trustee workshop about protection of special areas	TFB	LPC	Funded by base budget	By whether a trustee workshop has been held	Planned for December 2012 Trust Council meeting
		<u>FY 2011/12 – 2014/15</u> Develop policy, OCP and LUB amendments that include protective measures for biodiversity	LTCs**/BIM***		Subject to annual program budgets	By whether OCPs and LUBs have been amended to address improved protection of biodiversity	Some reviews underway
	1.7 Reduce greenhouse gas emissions	<u>FY 2012/13</u> 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 2012
		<u>FY 2014/15</u> Use new planning tools (Bill 27) to reduce greenhouse gas emissions to implement OCP policies LTCs adopted last term (e.g. as illustrated in Trust Council toolkit Reducing Greenhouse Gases in the Islands Trust Area)	LTCs**/BIM***		Subject to funding in 2014/15 budget	By whether LTCs/BIM have used new planning tools to foster reduced GHG emissions from development	Not started
		<u>FY 2012/13</u> 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	Draft going to FPC in Nov/12
2. PROTECT coastal and marine ecosystems	2.1 Encourage understanding of shoreline processes and voluntary stewardship of coastal and marine ecosystems	<u>FY 2012/13</u> 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	Drafts complete. To be finalized and distributed by Mar/13
		<u>FY 2013/14</u> Identify and post updated website links regarding existing shoreline stewardship information	TAS		Funded by base budget	By whether website links have been updated	Not started

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?		IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate status change since last TC meeting</i>
		Pilot a Green Shores for Homes credit rating incentive system in one LTA	LTCs**		Subject to funding in 2013/14 budget or successful grant application	By whether an LTC has piloted a Green Shores for Homes credit rating incentive system	Not started
		Host a shoreline stewardship landowner workshop on one island	LPC	TFB	Subject to funding in 2013/14 budget	By whether a workshop has been held	Not started
	2.2 Use land use planning tools and decisions to improve protection of coastal areas	<u>FY 2013/14 – 2014/15</u> 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
		Develop mechanisms for proactive bylaw enforcement of illegal structures on the foreshore	LPC/LTCs**		Subject to funding in future budgets	By whether mechanisms have been developed	Not started
	2.3 Participate in planning for National Marine Conservation Area Reserve	<u>FY 2011/12 – 2014/15</u> 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	Successful resolution sponsored at UBCM 2010 Convention
		Participate in NMCA workshops and consultation opportunities	LTCs**/TAS		May require additional funds	By level of participation in NMCA workshops and consultation opportunities	August 2012 Parks Canada workshop
		<u>Future fiscal years (TBD)</u> Respond to NMCA implementation steps with complementary activities, as required	LTCs**		May require additional funds	TBD	Not started
	2.4 Advocate for protection of the Salish Sea and Howe Sound from oil spills, derelict vessels and industrial activities	<u>FY 2011/12 – 2014/15</u> 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 letter sent Resolution proposed for UBCM convention 2012
		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	One NEB hearing presentation August 2012
		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 held at AVICC
		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
		<u>FY 2011/12 – 2014/15</u> 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

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate status change since last TC meeting</i>
		<u>FY 2011/12 – 2014/15</u> Advocate regarding potential impacts of the proposed Raven Coal Mine upon Baynes Sound and the potential impacts of the proposed Burnco Gravel Mine upon Howe Sound	EC	Subject to base and project budgets	By whether the Executive Committee has advocated regarding the proposed Raven Coal Mine and the Burnco Gravel Mine	Two Trust Council resolutions passed One letter written
		<u>FY 2013/14</u> Clarify jurisdictional issues related to Islands Trust Area boundary	EC	Subject to 13/14 budget	By whether a formal report and request for provincial clarification has been completed	Not started
	2.5 Advocate for appropriate regulation of aquaculture	<u>FY 2013/14 – 2014/15</u> Collaborate with Department of Fisheries and Oceans regarding shellfish regulations through local government advisory committee as a pilot project for one LTC (Denman)	LTCs**	Subject to funding in 2013/14 budget	By whether the Denman Island LTC has collaborated with DFO on a pilot project	Not started
	2.6 Advocate for regulation of marine sewage	<u>FY 2011/12 – 2014/15</u> Chair correspondence regarding marine sewage regulation	EC	Funded by base budget	By whether the Chair has written to advocate for regulation of marine sewage	Pending
		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	Required or recommended in 8 OCPs

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

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate status change since last TC meeting</i>
3. PROTECT quality and quantity of water resources	3.1 Encourage understanding and voluntary stewardship of water resources	<u>FY 2013/14</u> Develop new educational materials about water resource concerns	TPC	Subject to 2013/14 program budget	By whether educational materials had been developed	Not started
		Hold community meetings to discuss local water resource concerns and encourage local stewardship actions	TPC	Subject to 2013/14 program budget	By whether community meetings have been held to encourage water stewardship	Not started
		<u>FY 2014/15</u> 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 started
	3.2 Advocate for provincial Water Act reform	<u>FY 2011/12 – 2014/15</u> Continue to participate in Water Act reform consultations	EC	Funded by base budget	By whether participation in Water Act reform has taken place	Pending provincial selection of pilot areas
	3.3 Use land use planning tools and decisions to protect water quality and quantity	<u>FY 2013/14</u> Develop toolkit for use by LTCs/BIM that illustrates options for using planning tools to protect water quality and quantity	LPC	Subject to 2013/14 program budget	By whether a toolkit has been developed	Not started
		<u>FY 2013/14 – 2014/15</u> Amend OCPs to include new policies for water resource protection	LTCs**/BIM***	Subject to annual program budgets	By whether OCPs have been amended to include new policies about water resource protection	Some reviews underway
		Amend LUBs to include new regulations aimed at protection of water quality and quantity	LTCs**/BIM***	Subject to annual program budgets	By whether LUBs have been amended to include new regulations aimed at protection of water quality and quantity	Not started
		<u>FY 2013/14</u> Develop model Development Permit Areas that LTCs and BIM may consider in regards to water conservation	LPC	Subject to 2013/14 program budget	By whether model Development Permit Areas have been developed	Not started
		<u>FY 2014/15</u> Adopt new Development Permit Areas to enhance water conservation	LTCs**/BIM***	Subject to 2014/15 program budget	By whether LTCs/BIM have adopted new Development Permit Areas to enhance water conservation	Not started
	3.4 Explore alternative tools for improving watershed management	<u>FY 2012-13</u> Identify options within the Islands Trust Act for coordination of watershed protection	EC	Funded by base budget	By whether options had been identified	Underway

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate status change since last TC meeting</i>
		<u>FY 2013-14</u> Consider pilot project for coordination of watershed protection within one LTA	LTCs**	Subject to funding by program budget or grants	By whether a pilot project has been considered	Not started

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

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate status change since last TC meeting</i>
4. ENHANCE community economic sustainability and security	4.1 Create linkages between islands and Regional Districts to share effective and appropriate economic development models	<u>FY 2013/14</u> Convene Trust Area opportunity to focus on effective and appropriate economic development models	TPC	Subject to funding in 2013/14 program budget	By whether an opportunity has been developed	Not started
	4.2 Advocate for sustainable, affordable and appropriate ferry service	<u>FY 2013/14</u> Commission economic impact study related to ferry fares and service	TPC	Subject to funding in 2013/14 budget	By whether a study is complete	Not started
		<u>FY 2011/12 – 2014/15</u> 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	On-going
	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, Affordable Housing Guide)	<u>FY 2011/12 – 2014/15</u> Amend OCPs to include affordable housing policies	LTCs**/BIM***	Subject to annual program budgets	By whether OCPs have been amended to include new affordable housing policies	Some OCP reviews underway
		Amend LUBs to improve availability of affordable housing	LTCs**/BIM***	Subject to annual program budgets	By whether LUBs have been amended to improve availability of affordable housing	SSI LUB amendments re secondary suites to public hearing in fall/2012
	4.4 Use land use planning tools and decisions to increase local food security and farmland protection (as described in Trust Council's toolkit, A Seat at the Table)	<u>FY 2012/13 – 2014/15</u> Amend OCPs to include food security and farmland protection policies	LTCs**/BIM***	Subject to annual program budgets	By whether OCPs have been amended to address food security and farmland protection	Reviews underway
		Amend LUBs to improve food security	LTCs**/BIM***	Subject to annual program budgets	By whether LUBs have been amended to improve food security	Reviews underway

Goal D: In cooperation with others...

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?		IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate status change since last TC meeting</i>
5. STRENGTHEN relations with First Nations	5.1 Improve consultation/engagement with First Nations during land use referrals	<u>FY 2012/13</u> Adopt First Nations Consultation Strategy	TAS		Funded by 2011/12 budget	By whether Trust Council has adopted a First Nations Consultation Strategy	First draft to TC Jun/12
		Trustee workshop on working with aboriginal peoples	EC		Funded by 2012/13 budget	By whether a trustee workshop has been held	Complete
		<u>FY 2012/13</u> 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	Underway
		Identify resource needs for improved consultation and engagement	EC		Funded by base budget	By whether the resource needs for improved consultation and engagement has been identified	Not started
		<u>FY 2013/14 – 2014/15</u> Implement improvements identified in the FN Consultation Strategy as longer term or requiring additional resources	LPS	TAS	Subject to funding in future base budgets	By whether all improvements identified in the FN Consultation Strategy as longer term or requiring additional resources have been implemented	Not started
	5.2 Improve consultation/engagement with First Nations during Trust Council's marine and terrestrial protection work	<u>FY 2013/14 – 2014/15</u> Improve consultation and engagement re free Crown grant program	TAS		Subject to funding	By whether consultation and engagement has been improved	Not started
		<u>FY 2012/13 – 2014/15</u> Improve communication and coordination during marine protection advocacy	EC		Funded by base budget	By whether consultation and engagement has been improved	Not started
6. IMPROVE organizational cost and operational effectiveness	6.1 Confirm a fair distribution of Islands Trust Services to Bowen Island Municipality	<u>FY 2012/13</u> Review and amend Policy 7.2.vi (Municipal Requisition Cost Allocations)	FPC		Funded by base budget	By whether Policy 7.2.vi has been amended	Draft prepared for discussion with BIM in Sept/12
		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 planned Sep/12
		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	Not started
		<u>FY 2013/14</u> Provide additional TAS services to BIM	TAS		Funded by base budget	By whether BIM is accessing additional TAS services as identified	Not started

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?		IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate status change since last TC meeting</i>
	6.2 Improve cost-recovery from development application fees	<u>FY 2012/13</u> Develop model fees bylaw for consideration by LTCs	LPC	FPC	Funded by base budget	By whether a model bylaw has been developed	TC referred to LPC/FPC before bylaw drafting begins
		<u>FY 2013/14</u> Consider adoption of amended fees bylaws.	LPC/LTCs**		Subject to funding in 2013/14 program budget	By whether LTCs have adopted an amended fees bylaw that improves cost recovery	Not started
	6.3 Prepare Island Trust organization for potential incorporation of Salt Spring Island (if province advances a provincial restructure study for SSI)	<u>FY 2012/13</u> Review terms of reference for a transition strategy	FPC	EC	Possibly externally funded	By whether term of reference for a transition strategy have been developed	Pending provincial decision regarding SSI restructure study
		<u>FY 2013/14</u> Identify and evaluate options and adopt a transition strategy	FPC	EC	Possibly externally funded	By whether a transition strategy is complete	Not started. Pending provincial decision regarding SSI restructure study
		<u>FY 2014/15 - ?</u> Implement adopted transition strategy	EC		Subject to future budgets	By whether the transition strategy has been implemented	Pending provincial and SSI decisions
		<u>FY 2012/13 to 2013/14</u> 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	Pending provincial decision
	6.4 Review service delivery regarding application processing	<u>FY 2013/14</u> Consider development and use of a quality management system pilot on Salt Spring island for processing of development applications	LTC**		Subject to funding in 2013/14 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:

Sheila Malcolmson, Chair,
 Islands Trust Council
 email smalcolmson@islandstrust.bc.ca
 telephone 250.247.8078

Linda Adams, Chief Administrative Officer,
 Islands Trust
 email ladams@islandstrust.bc.ca
 telephone 250.405.5151

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

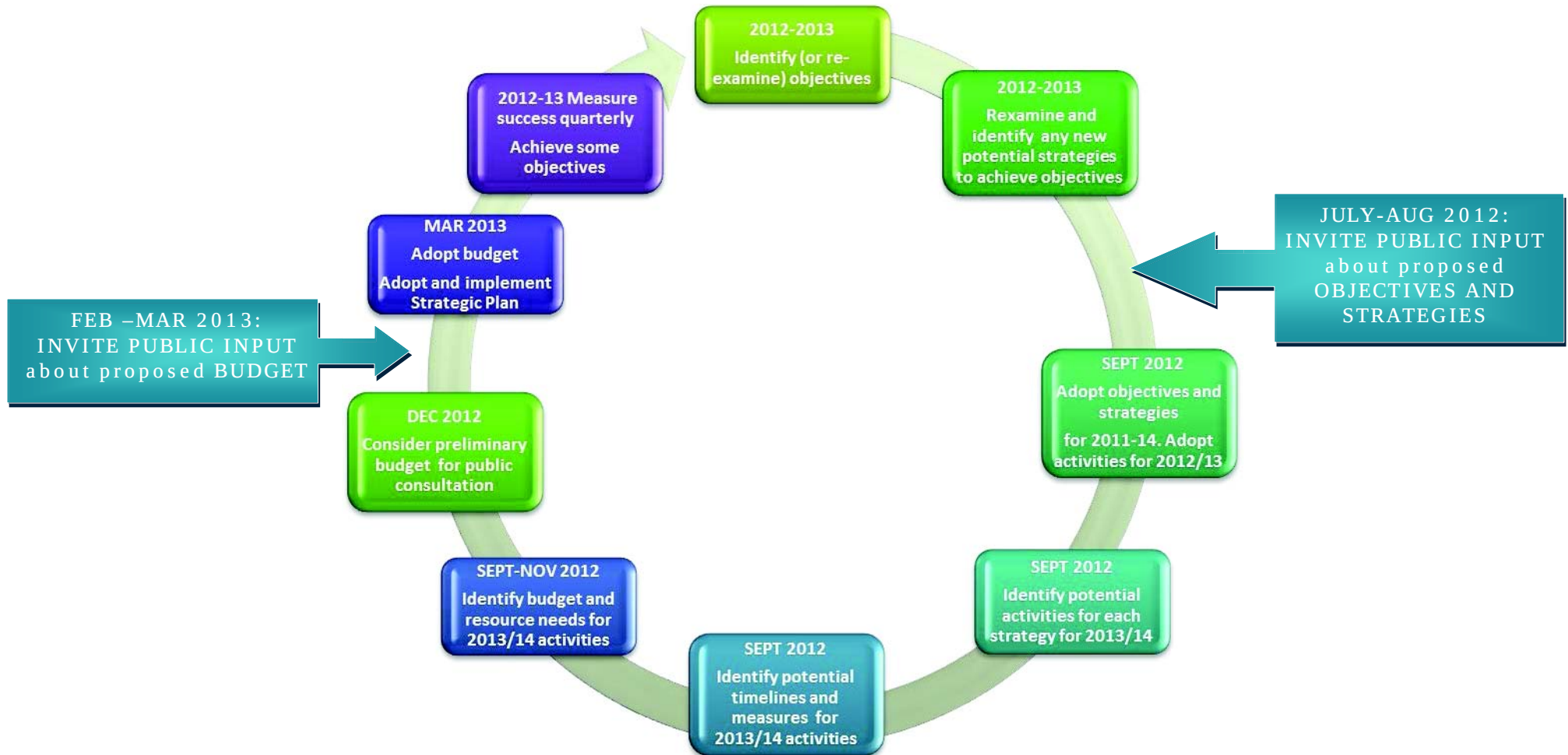
Colour Key for middle column:

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



Islands Trust

Strategic Planning Process (2012-2013)





Applications w / Status - South Pender Island

Status: Open

Applications

Agricultural Land Reserve

File Number	Applicant Name	Date Received	Purpose
SP-ALR-2012.1	the Airey Group	Mar-08-2012	8970 GOWLLAND POINT RD Subdivision in the ALR - Sec. 21(2) ALC Act & Non-Farm Use in the ALR - Sec. 20(3) ALC Act

Planner: Andrea Pickard

Planning Status

Status Date: Sep-10-2012

not expected to be considered during Sep ALC meeting, deferred to Nov

Status Date: Apr-12-2012

forwarded to ALC

Status Date: Mar-15-2012

Initiated review of application

Subdivision

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

Planner: Andrea Pickard

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

Kathy Jones

From: Nicole Ranger
Sent: October-25-12 11:21 AM
To: Andrea Pickard; Ken Hancock; Liz Montague; Mike Jones; Robert Kojima; Kathy Jones; Sharon Lloyd-deRosario
Cc: Nancy Roggers
Subject: South Pender LTC Expenses - Oct 31/12

Islands Trust

LTC EXP SUMMARY REPORT F2012

Invoices posted to October 31, 2012

665 South Pender	Invoices posted to October 31, 2012	Budget	Spent	Balance
65000 665	LTC "Trustee Expenses"	1,100.00	523.64	576.36
65200 665	LTC Local Exp LTC Meeting Expenses	1,700.00	878.42	821.58
65210 665	LTC Local Exp APC Meeting Expenses	300.00	596.31	(296.31)
65220 665	LTC Local Exp Communications	500.00	125.38	374.62
65230 665	LTC Local Exp Special Projects	200.00	-	200.00
65240 665	LTC Local Exp Miscellaneous	300.00	-	300.00
TOTAL LTC Local Expense		3,000.00	1,600.11	1,399.89
73001 665 4005	South Pender Shoreline Protection	6,000.00	360.09	5,639.91
TOTAL Project Expense		6,000.00	360.09	5,639.91

Nicole Ranger

Finance Clerk
 Islands Trust
 200-1627 Fort Street
 Victoria, BC V8R 1H8
 Phone: (250) 405-5152
 Fax: (250) 405-5155

Preserving *Island* communities, culture and environment



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Islands Trust

Preserving **island** communities, culture and environment.

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Population (2011):

Approximately 201

Size:

911 hectares (2,251 acres)

Location:

15 kilometres east of the Swartz Bay ferry terminal on Vancouver Island via North Pender Island.

[Land Use Planning](#)
[Related Planning Services](#)
[Related Resources](#)
[Trust Area Mapping](#)
[Related Links](#)

South Pender Island Local Trust Committee

Latest News

In this section you will find current news items that are relevant to your Local Trust Area and your community. [Subscribe](#) to the South Pender Island Latest News updates and receive the latest information on official community plan reviews, staff reports, notifications and other documents published in the latest news section.

October 2012

- [October 13, 2012 - Shoreline Stewardship Event](#)

September 2012

- [South Pender Community Survey - Final Results](#)
- [Pender Islands Transportation Survey Results](#)
- [Pender Island Transportation Management Plan](#)

June 2012

- [Ministry of Transportation Decision Re: Tilly Point Road Closure Application](#)

May 2012

- [South Pender Island Trustee Newsletter - May 2012](#)

Pender Post Trustee Reports

Planner Office Hours on Pender Island

- [Planner Office Hours on Pender Island](#)

General Information

- [Eagle Brochure](#)
- ["A Guide to Environmentally Friendly Building and Renovating in the Southern Gulf Islands" booklet](#)
- [A "Choosing a Building Site on your Lot" fact sheet](#)
- [A "Making Changes to your Lot Line" fact sheet](#)
- [An "Applying for a Variance" fact sheet](#)

South Pender Island Local Trust Committee Projects

Local trust committee community planning projects are initiated and managed through their Work Programs. The Work Program Top Priorities are projects that have been prioritized by the LTC and for which resources are available or anticipated to be available shortly. Projects can be significant and long term, such as an Official Community Plan Review, or may be relatively minor, such as an amendment to a regulation in a Land Use Bylaw.

- [Work Program Top Priorities](#)

Bylaw Enforcement

- [Staff Report - September 8, 2011 - Adoption of Bylaw Enforcement Notification Bylaw - TABLED until 2013](#)

Zoning and Density Review

- [Potential RR Zones Memo - June 9, 2011](#)

Committee Links

[Committee Home](#)
[Trustee Membership](#)
[Contact Trustees](#)
[Contact Planning Staff](#)
[Planning Bylaws](#)
[Administrative Bylaws](#)
[Meetings Schedule](#)
[Meeting Agendas](#)
[Meeting Minutes](#)
[Resolutions-Without-Meeting](#)
[Associated Islands](#)
[Land Use Application Forms](#)

- [Staff Report - May 2010](#)
- [Residential Subdivision Potential Map](#)

Climate Change Action

- [Community Engagement Tools](#)
- [Climate Wise Islands](#)

Ecosystem Mapping Webpage

Geological Hazard Protection

- [Steep Slopes Hazard Map](#)

Applications

SP-SUB-2011.2 (Cadez)

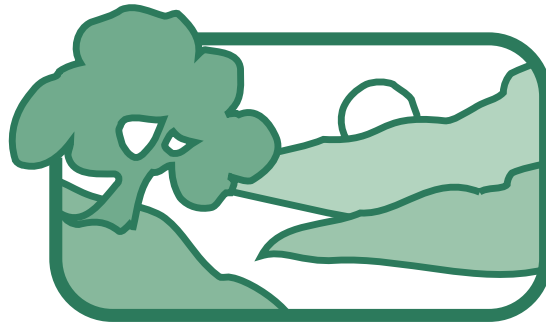
- [Referral Package dated April 19, 2012 - sent to Advisory Planning Commission for Comment](#)
- [Advisory Planning Commission Referral Response - Draft May 4, 2012 Minutes](#)

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PROPOSED



Islands Trust

SOUTH PENDER ISLAND LOCAL TRUST COMMITTEE

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

FEBRUARY 5, 2013

APRIL 16, 2013

JUNE 18, 2013

***SEPTEMBER 16, 2013**

NOVEMBER 5, 2013

**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



Memorandum

Date October 16, 2012

File Number SP LTC

To South Pender Local Trust Committee
From Sharon Lloyd-deRosario

Re 2013 LTC Meeting Schedule – Reasons for Alternate Meeting Dates

The suggested dates were chosen as alternate dates due to the following reasons:

April 16th – April 9 EC

June 18th – June 11th TC

September 17th – September 10th TC

pc



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 October 22, 2012 File Number SP 3050-20 (APC)

To South Pender Island Local Trust Committee

From Kathy Jones
Planning Clerk
Local Planning

Re South Pender Island Advisory Planning Commission Terms

This memo is to inform you that Ron Henshaw, Buffy Paterson, Jane Perch, Paul Petrie and Cameron Thorn's appointments expire on December 31, 2012. These appointments were for a two year term.

Your options for appointing APC members are:

1. Re-appoint members

A letter be drafted and sent out to the present members asking if they would like to serve another term.

2. Advertise for new APC Members

In the past, when we do advertise for APC members, we send a letter thanking the current members and invite them to re-apply, if they are interested in serving another term.

Excerpt from APC Bylaw:

- (c) The Local Trust Committee shall by resolution appoint members to serve up to a three-year term commencing January 1st.

[Information Note: Appointment terms may vary to allow for alteration in 50% of membership on an annual basis]"

I look forward to your direction on this matter.

pc