

Thetis Island Local Trust Committee

Regular Meeting Agenda

Date: June 12, 2015
 Time: 9:30 am
 Location: Thetis Island Community Centre (Forbes Hall)
 North Cove Road, Thetis Island, BC

		Pages
1.	CALL TO ORDER	9:30 AM - 9:35 AM
2.	APPROVAL OF AGENDA	
3.	TOWN HALL AND QUESTIONS	9:35 AM - 9:50 AM
4.	COMMUNITY INFORMATION MEETING - none	
5.	PUBLIC HEARING - none	
6.	MINUTES	9:50 AM - 10:00 AM
6.1	Local Trust Committee Minutes Dated April 14, 2015 for adoption	4 - 13
6.2	Section 26 Resolutions-without-meeting Report Dated June 1, 2015	14 - 15
6.3	Advisory Planning Commission Minutes - none	
7.	BUSINESS ARISING FROM MINUTES	10:00 AM - 10:45 AM
7.1	Follow-up Action List dated June 1, 2015	16 - 18
7.2	Advisory Planning Commission - Update	
7.3	Hardy Granite Quarry Permit on Valdes Islands - Letter to Aboriginal Affairs and Northern Development Canada	
7.3.1	<u>Memorandum dated May 7, 2015</u>	19 - 21
7.4	Foreshore Lease off Valdes Island - verbal update	
7.5	Annual Meeting with Cowichan Valley Regional District (CVRD) - verbal update	
7.6	Mosquito Population on Thetis Island - Letter to CVRD	
7.6.1	<u>Memorandum dated May 4, 2015</u>	22 - 27
7.7	Finalize Input to Strategic Plan - discussion	

7.8	Letter dated February 25, 2015 from Trustee Luckham to Minister of Technology, Innovation and Citizens' Services regarding Request for Support for Improved Internet Access on Thetis Island	28 - 29
8.	DELEGATIONS	
9.	CORRESPONDENCE	
	(Correspondence received concerning current applications or projects is posted to the LTC webpage)	
9.1	Email dated April 7, 2015 from Don Moss regarding Hardy Granite Quarry	30 - 31
10.	APPLICATIONS AND REFERRALS	10:45 AM - 11:00 AM
10.1	TH-RZ-2015.1 Penelakut Seafoods Inc. - verbal update	
10.2	Galiano Island Local Trust Area Bylaw Referral Request for Response for Land Use (LUB) Bylaw No. 251 and Official Community Plan (OCP) Bylaw No. 252 - attached	32 - 34
10.3	Galiano Island Local Trust Area Bylaw Referral Request for Response for OCP Bylaw No. 242 and LUB Bylaw No. 243 - attached	35 - 37
10.4	Galiano Island Local Trust Area Bylaw Referral Request for Response for OCP Bylaw No. 254 and LUB Bylaw No. 255 -attached	38 - 40
11.	LOCAL TRUST COMMITTEE PROJECTS	11:00 AM - 11:50 AM
11.1	Shoreline Protection	
	11.1.1 <u>Memorandum dated May 28, 2015</u>	41 - 95
11.2	Riparian Areas Regulations Implementation - verbal update	
12.	BREAK	11:50 AM - 12:20 PM
13.	REPORTS	12:20 PM - 12:40 PM
13.1	Work Program Reports	
	13.1.1 <u>Top Priorities Report Dated June 1, 2015</u>	96 - 96
	13.1.2 <u>Projects List Report Dated June 1, 2015</u>	97 - 97
13.2	Applications Report Dated June 1, 2015	98 - 99
13.3	Trustee and Local Expense Report Dated March, 2015	100 - 100
13.4	Adopted Policies and Standing Resolutions	

13.5	Local Trust Committee Webpage	
13.6	Chair's Report	
13.7	Trustee Reports	
13.8	Electoral Area Director's Report	
13.9	Trust Fund Board Report - May 2015	101 - 101
14.	NEW BUSINESS	
15.	UPCOMING MEETINGS	
15.1	Next Regular Meeting Scheduled for Tuesday, August 11, 2015 at 9:30 am at the Thetis Island Community Centre (Forbes Hall), North Cove Road, Thetis Island, BC	
16.	TOWN HALL	12:40 PM - 12:55 PM
17.	CLOSED MEETING	12:55 PM - 1:30 PM
17.1	Motion to Close the Meeting	
	That the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1)(d) for the purpose of considering Adoption of In-Camera Meeting Minutes Dated April 14, 2015 and s.90(1)(f) for the purpose of Bylaw Enforcement report and advise AND that the recorder and staff attend the meeting.	
17.2	Recall to Order	
17.3	Rise and Report	
18.	ADJOURNMENT	1:30 PM - 1:30 PM



Thetis Island Local Trust Committee Minutes of Regular Meeting

Date: April 14, 2015
Location: Thetis Island Community Centre (Forbes Hall)
North Cove Road, Thetis Island, BC

Members Present Susan Morrison, Chair
Peter Luckham, Local Trustee
Ken Hunter, Local Trustee

Staff Present Janice Young, Recorder
Karin Kronstal, Island Planner

Others Present Four (4) members of the public were in attendance.

1. CALL TO ORDER

Chair Morrison called the meeting to order at 9:24 am. She acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations. Chair Morrison introduced the staff and trustees and welcomed the public.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- Late item 13.3.2 - Trustee Ad Hoc Agenda
- Late item 13.5 - Meeting with Regional Director
- Remove item 6.4 - Ruxton Island Advisory Planning Commission Minutes, as this Commission is no longer meeting. The Local Trust Committee (LTC) requested that this item be removed as a standing item.

By general consent the agenda was adopted as amended.

3. TOWN HALL AND QUESTIONS

Colleen Kasting spoke to community home support on Thetis for aging and medical situations, and added that community members that are working on these issues may approach the Islands Trust for support.

Chair Morrison suggested the Last Resort Society on Lasqueti Island as a resource.

Stu Downey, representing the Thetis Island Residents and Ratepayers Association (TIRRA) expressed an interest in the agenda item regarding the mosquito population on Thetis Island.

4. COMMUNITY INFORMATION MEETING

None.

5. PUBLIC HEARING

None.

6. MINUTES

6.1. Local Trust Committee Minutes Dated February 3, 2015 for adoption

By general consent, the LTC meeting minutes of February 3, 2015 were adopted.

6.2. Section 26 Resolutions-without-meeting Report Dated April 2, 2015

Planner Kronstal read out the motion for information; discussions followed for clarity.

6.3. Advisory Planning Commission Minutes

None.

6.4. Ruxton Island Advisory Planning Commission Minutes

None.

7. BUSINESS ARISING FROM MINUTES

7.1. Follow-up Action List dated April 2, 2015

Planner Kronstal reviewed the Follow-up Action List; discussion followed.

Trustee Luckham commented on the importance of enhancing communication between the Cowichan Valley Regional District and Islands Trust.

7.2. Valdes Mining Activity - Hardy Granite Quarry

7.2.1. Memorandum dated February 24, 2015

Planner Kronstal presented the memorandum. Trustee Luckham expressed thanks for this comprehensive report. Discussion followed regarding the importance of ensuring that noise from drilling and blasting is minimized to reduce impact on neighbouring residents, and how both neighbouring residents and the Islands Trust should be consulted in the event of any future applications for similar mining activity on Valdes. Trustee Luckham also expressed concern that the Province of BC may have issued a foreshore lease to Hardy Granite Quarry Ltd. without referring the matter to the Islands Trust. Discussion ensued about which agencies should be contacted to express concern about these matters.

TH-2015-009

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee request staff to prepare a letter for their review and signature to be sent to the Province of British Columbia regarding referral for the foreshore lease for Lyackson IR3 and a letter to Aboriginal Affairs and Northern Development Canada regarding the noise impact for the quarry activities on Lyackson IR3.

CARRIED

7.3. Mosquito Population on Thetis Island

7.3.1. Memorandum dated March 30, 2015

Planner Kronstal presented the memorandum and extended thanks to Stu Downey from TIRRA for assistance on this issue.

Chair Morrison spoke to promoting the use of natural predation before opting to toxic pest management programs.

TH-2015-010

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee request staff draft a letter to the attention of Regional Director Mel Dorey, copied to Chief Administration Officer Brian Carruthers at the Cowichan Valley Regional District requesting that they work directly with the Thetis Island Residents and Ratepayers Association on development of a mosquito control program for Thetis Island, for Local Trust Committee approval and endorsement at the next regular meeting of the Thetis Local Trust Area.

CARRIED

7.4. LTC Goal Setting Session Report

7.4.1. Memorandum dated March 30, 2015

The report was reviewed and discussed. It was requested that the third point from the bottom of the page, "Consider new zoning for lots of 15 acres or more", be deleted.

8. DELEGATIONS

None.

9. CORRESPONDENCE

(Correspondence received concerning current applications or projects is posted to the LTC webpage)

None.

10. APPLICATIONS AND REFERRALS

10.1. TH-RZ-2015.1 Penelakut Seafoods Inc. - verbal update

Planner Kronstal gave a verbal update on Penelakut Seafood Inc. She reported that the application is now complete, and that the area known as "the Slough" has been removed from the area proposed for rezoning. The applicant has also agreed to amend the area proposed for rezoning so that it does not extend all the way to the high water mark, but rather ends 10 metres from the high water mark.

Discussion ensued. Trustee Luckham expressed a preference that the map for the Crown lease and map for the proposed rezoning show the same boundaries. Planner Kronstal noted that the process for issuing the Crown lease may already be past the point where changing the lease boundaries is possible, but said staff would contact the Province of BC and the applicant to see if this could be changed.

11. LOCAL TRUST COMMITTEE PROJECTS

11.1. Shoreline Protection

11.1.1. Memorandum dated March 30, 2015

Review and discussion of update on the shoreline protection project with Planner Aleksandra Brzozowski via teleconference.

It was noted that a Greenshores for Homes BC Pilot Project conference call will be held at the end of April. A Landowner's Guide is projected to be available by the summer.

TH-2015-011

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee approve the Thetis Island Greenshores Project Charter revised 2015.

CARRIED

Trustee Luckham talked about a presentation he had made regarding alternate stewardship options for shoreline protection. This slide show is available to view via the Columbus Institute Website link and Trustee Luckham agreed to provide the link to staff for consideration of posting on the Island Trust website.

Trustee Luckham is working on a second presentation addressing oil spill concerns in the San Juan County and Island Trust Area.

Discussion ensued regarding contacting property owners that were involved in the Greenshores for Homes BC Pilot Project as a follow-up after the workshop.

TH-2015-012

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee request staff to contact the three pilot project property owners and provide a memorandum summarizing their feedback as to whether the resources provided to date have assisted them in moving forward with their projects.

CARRIED

Past Trustee Sue French extended thanks to all new Island Trust personnel and spoke to being pleased to see this project moving forward, and mentioned that in the Official Community Plan and Land use Bylaw, the section on sea level rise will need to be updated.

11.2. Associated Islands Official Community Plan and Land Use Bylaw Review - verbal update

Verbal update and discussion with Planner Aleksandra Brzozowski via teleconference.

The Associated Islands Official Community Plan and Land Use Bylaw continue to be reviewed with the Ministry of Community, Sport and Cultural Development, after which they will be sent to the Ministry of Justice.

12. REPORTS

12.1. Work Program Reports

12.1.1. Top Priorities Report Dated April 2, 2015

Received.

12.1.2. Projects List Report Dated April 2, 2015

Received.

12.2. Applications Report Dated April 2, 2015

Received.

12.3. Trustee and Local Expense Report Dated March, 2015

Received.

12.4. Adopted Policies and Standing Resolutions

None.

12.5. Local Trust Committee Webpage

None.

12.6. Chair's Report

Chair Morrison reported that life is busy. Executive Council now begins at 8:45 am to accommodate commuting to Denman and Lasqueti. She attended the Associated Vancouver Island and Coastal Communities (AVICC) convention, at which she enjoyed the First Nations' presentation and noted how they handled resolutions and information.

12.7. Trustee Reports

Trustee Hunter reported that he has received phone calls from Thetis Islanders regarding the need for homecare on Thetis Island. He also expressed concerns with the expense and budget of Islands Trust, as well as the pending Crown lease for Penelakut Seafoods.

Trustee Luckham reported communicating with the Nature Trust of BC and Penelakut First Nation following an article in an area newspaper regarding the Moore Hill "bat cave" on Thetis Island. Penelakut First Nation representatives have made it known they wish to make a visit to the caves to ensure that they are undisturbed. However, precautions must be taken to ensure visitor safety and that the bats are not disturbed during their hibernation period. Trustee Luckham

will be following up with Penelakut First Nation and the Nature Trust of BC (who is the landowner) in June to arrange a site visit.

Trustee Luckham also reported on the Thetis Island Marine Association (TIMA), is doing a good job with its management plan for Telegraph Harbour, which includes clearing the harbour of derelict boats.

12.8. Electoral Area Director's Report

None.

12.9. Trust Fund Board Report

Chair Morrison reported on Trust Fund involvement in the Woodward Property on Thetis Island, Lasqueti Crown Land Acquisition, and of more Natural Area Protection Tax Exemption Program (NAPTEP) applications coming in.

Chair Morrison recessed the meeting at 11:17 am and reconvened the meeting at 11:37 am.

13. NEW BUSINESS

13.1. Thetis Island Local Trust Committee Submission for 2014-2015 Annual Report

13.1.1. Memorandum dated March 31, 2015

Planner Kronstal reviewed the memorandum and discussion ensued. Trustees will submit any revisions or additions to Planner Kronstal, who will re-draft for a Resolution Without Meeting.

13.2. Board of Variance

13.2.1. Staff Report dated February 2, 2015

Review and discussion of Board of Variance Report.

TH-2015-013

It was MOVED and SECONDED,

that the Thetis Island Local Trust request staff to advertise for membership in a Board of Variance appointed jointly with other Local Trust Committees in the Northern Region.

CARRIED

13.3. Bylaw Enforcement Report to Trust Council, March 2015

The Bylaw Enforcement Report to Trust Council was reviewed and discussed.

TH-2015-014

It was MOVED and SECONDED,

that the Thetis Island Local Trust request Bylaw enforcement staff to attend by teleconference to report on bylaw enforcement activity in the Thetis Island Local Trust area at the next Local Trust Committee meeting.

CARRIED

13.4. Strategic Planning

13.4.1 Input to Strategic Plan

After reviewing the materials provided, trustees agreed that they needed more time for reflection before providing their input into the Strategic Plan. It was agreed that the trustees would reflect on their priorities and be prepared to provide their feedback at the next regular LTC meeting in June. Staff advised the trustees that this would be the very latest date possible, as the Executive Committee would be providing the final input at the end of that week.

13.4.2 Trustee Ad Hoc Agenda

Chair Morrison added this as a late item to the agenda for information.

13.5 Meeting with the Regional District

Planner Kronstal spoke to the annual meeting with the Cowichan Valley Regional District (CVRD). Discussion ensued regarding which personnel should be in attendance at the meeting. Trustees indicated that the following CVRD staff should be invited to attend: the Regional District Chair, Chief Administrative Officer, CVRD Bylaw Enforcement, and the Regional Director. Islands Trust staff proposed for attendance included the Thetis Island Trustees and Chair, Bylaw Enforcement, the Regional Planning Manager and the Island Planner. The agenda items proposed include a protocol agreement, bylaw referrals, community consultation, mosquito management and access to Regional Offices.

14. UPCOMING MEETINGS

14.1. Next Regular Meeting Scheduled for Tuesday, June 9, 2015 at 9:15 am at the Thetis Island Community Centre (Forbes Hall), North Cove Road, Thetis Island, BC.

There was discussion regarding the meeting start time, given present ferry schedule.

TH-2015-015

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee change the official start time of the regular business meetings held at the Thetis Island Community Centre (Forbes Hall), North Cover Road, Thetis Island from 9:15 am to 9:30 am on the following dates:

Thursday, June 12, 2015
Tuesday, August 11, 2015
Tuesday, September 29, 2015
Tuesday, November 24, 2015

CARRIED

15. TOWN HALL

None.

16. CLOSED MEETING

16.1. Motion to Close the Meeting

TH-2015-016

It was MOVED and SECONDED,

that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1)(a) for the purpose of considering appointment of Advisory Planning Commission Members AND that the recorder and staff attend the meeting.

CARRIED

Chair Morrison closed the meeting to the public at 12:20 pm.

16.2. Recall to Order

Chair Morrison recalled the regular business meeting to order at 12:24 pm.

16.3. Rise and Report

Chair Morrison reported that the LTC would defer Advisory Planning Commission (APC) appointments for the time being, but that this would be kept on the agenda as a standing item until such time as an APC is appointed. Planner Kronstal will advise the applicants of this decision with thanks for the expressions of interest.

17. ADJOURNMENT

By general consent the meeting was adjourned at 12:25 pm.

Susan Morrison, Chair

Certified Correct:

Janice Young, Recorder



Islands Trust

Print Date: Jun-01-2015

RWM From: April 02, 2015 To: June 01, 2015

Thetis Island

Resolution #	Action	Resolution Description	Resolution Date
2015-04	In Favour Susan Morrison and Peter Luckham provided a verbal assent; Ken Hunter voted via email.	"THAT the following text be submitted on behalf of the Thetis Island Local Trust Committee for the 2014-2015 Islands Trust Annual: In 2014-2015, the Thetis Island Local Trust Committee held six regular meetings with a continued focus on shoreline protection and education and completing an Official Community Plan (OCP) and Land Use Bylaw (LUB) for Thetis Local Trust Area "Associated Islands", the group of 10 small developed islands in the Thetis Trust area with no OCP and no recent LUB. Since 2013 Thetis Island has been a pilot area and project lead for the "Green Shores for Homes" program, an innovative shoreline protection initiative that provides community with information and mapping to promote voluntary stewardship of shorelines. In June 2014 Thetis Island hosted a Green Shores Scenarios Workshop that brought together local contractors, biologists and engineers, affected property owners, other government agencies, and realtors to explore three sites on Thetis Island dealing with different shoreline erosion situations. The hands-on day provided participants with a better understanding of the feasibility of pursuing softer shoreline approaches that protect the riparian and shoreline ecosystems. In August the Local Trust Committee held a Community Information Meeting and Public Hearing for the OCP and LUB for the Thetis Trust Area Associated Islands, which are located in the Cowichan Valley Regional District between Chemainus and Valdes Island (Dayman, Hudson, Pylades, Reid, Ruxton, Scott, Tree, and Whaleboat Islands).	May 19, 2015

Prior to the public Hearing, two islands "Bute & Dunsmuir" were removed from the OCP/LUB due to First Nations concerns, leaving eight islands (as above). The LTC plans to re-insert the two islands into the Plan Area upon completion of a stakeholder planning process with property owners and the Stz'uminus Nation. The Local Trust Committee referred the Official Community Plan to the Minister of Community, Sport and Cultural Development for approval and looks forward to receiving a positive response in the near future. An extensive process has been underway with property owners, Staff and the Local Trust committee on Thetis Island since 2012 with regard to implementing the Riparian Areas Regulation on Thetis Island and the Local Trust Committee aims to complete this work in 2015."

2015-03

In Favour

"That the Thetis Island Local Trust Committee change its Tuesday, June 9, 2015 Regular Business Meeting to Friday, June 12, 2015."

May 05, 2015



Follow Up Action Report w/ Target Date

Thetis Island Jun-04-2014

No.	Activity	Responsibility	Target Date	Status
1	To prepare a referral response to the Woodlot License Plan for W2043, to be reviewed by the LTC. Update (July 23): Woodlot License Management Plan release has been delayed.	Aleksandra Brzozowski	Jul-23-2014	On Going
1	Post a link to the Coastal Douglas Fir Report to the website and a link be provided to the Woodlot Licence Plan, Woodlot 2043, referral, when it is available. Update (July 23): Woodlot License Management Plan release has been delayed.	Aleksandra Brzozowski	Jul-23-2014	On Going

Feb-03-2015

No.	Activity	Responsibility	Target Date	Status
1	Staff to look into creating a Correspondence section for the LTC webpage. Update: Correspondence from last two years to be included on the 'News' page.	Theresa Warren	Apr-14-2015	On Going

Apr-14-2015

No.	Activity	Responsibility	Target Date	Status
1	Create new notice for the on-island bulletin board with the correct meeting time (9:30) and provide to minute taker with a request to post it on island.	Theresa Warren	Apr-28-2015	Done
1	Karin to clarify with Aleks on FUAL items number 1 and 2 whether details provided are still accurate.	Aleksandra Brzozowski Karin Kronstal	Apr-28-2015	Done
1	Remove item 6.4 as a standing item from the Thetis Island LTC agenda.	Karin Kronstal Becky McErlean	Apr-28-2015	Done

1	Thetis Island Local Trust Committee request staff draft a letter to the attention of Regional Director Mel Dorey, copied to the Chief Administration Officer Brian Carruthers at the Cowichan Valley Regional District requesting that they work directly with the Thetis Island Residents and Ratepayers Association on development a mosquito control program for Thetis Island, for LTC approval and endorsement at the next regular meeting of the Thetis Local Trust Area.	Karin Kronstal	Apr-28-2015	Done
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1	Staff to contact Regional District about possible dates for annual meeting and circulate options to Trustees.	Marnie Eggen Theresa Warren	Apr-29-2015	On Going
1	Staff prepare letter for review and signature to be sent to Province of BC regarding referral for the foreshore lease for IR3 and to AANDC regarding the noise impact associated with the quarry operation on IR3. Update: Province of BC has advised that the application for the foreshore lease is still under review and will be referred to the Islands Trust at the appropriate time.	Karin Kronstal	May-04-2015	Done
1	Staff to revise annual report submission and circulate to Trustees for adoption via RWM.	Karin Kronstal	May-05-2015	Done
1	Work with Penekalut Seafoods and AANDC to update map for the crown lease application so that the same boundaries apply to the lease area as those being applied for under the upcoming rezoning application.	Marnie Eggen	May-12-2015	On Going
1	Staff to contact the 3 pilot project properties owners and provide a memo summarizing their impressions of the property owners with their ability to move forward with their projects.	Aleksandra Brzozowski	May-12-2015	On Going
1	Follow up with AANDC to request the appendices attached to the Quarry Permit for Lyackson IR3.	Marnie Eggen	May-12-2015	On Going

1	Staff to collect ideas from Thetis LTC about strategic plan input for final confirmation at June 12th LTC meeting.	Marnie Eggen	May-19-2015	On Going
1	Staff to keep APC as a standing item on the Thetis LTC agenda until such time as APC appointed.	Karin Kronstal Becky McErlean	May-19-2015	Done
1	Representative from Bylaw enforcement to provide update via teleconference to Thetis LTC at June 12th LTC Meeting.	Warren Dingman Miles Drew Marnie Eggen	Jun-09-2015	On Going



Memorandum

Date May 7, 2015 File Number TH-3070-20

To Thetis Island Local Trust Committee
For the meeting of June 12, 2015

From Karin Kronstal, Island Planner

Re **Hardy Granite Quarry - Letter to Aboriginal Affairs and Northern Development Canada (AANDC)**

At their April 14, 2015 meeting, the Thetis Island Local Trust Committee (LTC) passed the following resolution:

TH-2014-047

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee direct staff to prepare a letter for their review and signature to be sent to the Province of British Columbia regarding referral for the foreshore lease for Lyackson IR3 and a letter to Aboriginal Affairs and Northern Development Canada regarding the noise impact for the quarry activities on Lyackson IR3.

This letter has now been drafted and is attached for the LTC approval and endorsement.

Attachments:

Letter to AANDC re Hardy Granite Quarry

pc Courtney Simpson, Regional Planning Manager

June XX, 2015

File: TH-3070-20

Joan Calderhead
Manager, Environment & Natural Resources,
Lands and Economic Development
BC Region
600-1138 Melville Street
Vancouver BC V6E 4S3

RE: Hardy Granite Islands Quarry Operation on Valdes Island

Dear Ms. Calderhead,

I am writing to you as Chair of the Thetis Island Local Trust Committee which is the local government with land use planning authority for part of the Gulf Islands including Valdes Island, and surrounding waters. A permit for the Dimension Stone Test Quarry on Valdes Island was issued to Hardy Island Granite Quarries Ltd. ('Hardy Granite') by the Department of Aboriginal Affairs and Northern Development Canada (AANDC) on December 30, 2014. As the Permit Area is located on a portion of L'yackson First Nations Territory (L'yackson IR3), the permit was issued by AANDC pursuant to their authority under the Indian Act, Subsection 28(2), which speaks to issuance of a permit for occupation or use of a First Nation land.

It is of concern to the Thetis Island Local Trust Committee that we were not advised of the proposed quarrying activity during the application process. In fact, we only became aware of the quarry following several inquiries from residents of DeCourcy Island about blasting noise coming from on L'yackson Territory (commencing in January of 2015). This noise issue, along with the lack of consultation with LTCs for the permit itself, is deeply troubling to the Local Trust Committee.

Quarrying activity has now ended for the season, and we have been informed that Hardy Granite will not recommence blasting operations again until September of 2015 due to permit requirements as per the bald eagle nesting season (the window for barging the material off-site that the Department of Fisheries and Oceans has limited to December 1st to February 15th). We understand from AANDC staff that Hardy Granite has been required to provide a noise management plan for next year following the complaints, and we request that AANDC provide us with a copy of this plan for our reference.

While L'yackson First Nations was actively involved in the permitting process, they were not signatories to the agreement made between the Hardy Granite and AANDC. As such AANDC's primary responsibility for stakeholder consultation is to L'yackson First Nation, whose comments and concerns were addressed during the proposal stage. However, consultation with non-Aboriginal groups can be a requirement of such permits if AANDC

deems it necessary due the potential for 'off-reserve effects.' We believe that the Thetis Local Trust Committee, along the residents of neighbouring islands, should be consulted as part of the permitted process for any significant development activity on Valdes Island.

It is our understanding that if Hardy Granite applies for a longer term lease once the two year test lease is up, there would be a new and separate review process. AANDC has indicated that they have documented all noise complaints received thus far as part of any future application; however, no assurance has been provided that the Local Trust Committee or adjacent residents would be consulted in the event that a long-term permit application is made. Given the strong potential for 'off-reserve effects' and the delicate ecosystem in which this quarrying activity is taking place, the Thetis Island Local Trust Committee is formally requesting to be consulted as part of any future lease application by Hardy Island Granite Quarries or any other mining operation.

The Islands Trust is a federation of local government bodies representing 25,000 people living within the Islands Trust Area and another 10,000 non-resident property-owners. The Islands Trust is responsible for preserving and protecting the unique environment and amenities of the Islands Trust Area through planning and regulating land use, development management, education, cooperation with other agencies, and land conservation. The area covers the islands and waters between the British Columbia mainland and southern Vancouver Island. It includes 13 major and more than 450 smaller islands covering 5200 square kilometres.

Yours sincerely,

Susan Morrison
Chair, Thetis Island Local Trust Committee

Cc
Chief Pahalicktun (Richard Thomas), L'yackson First Nation
Kathleen Johnnie, L'yackson First Nation
Gabriola Island Local Trust Committee



Memorandum

Northern Office – 700 North Road, Gabriola Island, BC V0R 1X3

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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 May 4, 2015 File Number TH-4990-20-Mosquito Population

To Thetis Island Local Trust Committee
For the meeting of June 12, 2015

From Karin Kronstal, Island Planner

Re **Letter to Cowichan Valley Regional District on Thetis Island Mosquito Population**

At their April 14, 2015 meeting, the Thetis Island Local Trust Committee (LTC) passed the following resolution:

TH-2014-048

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee request staff draft a letter to the attention of Regional Director Mel Dorey, copied to Chief Administration Officer Brian Carruthers at the Cowichan Valley Regional District requesting that they work directly with the Thetis Island Residents and Ratepayers Association on development of a mosquito control program for Thetis Island, for Local Trust Committee approval and endorsement at the next regular meeting of the Thetis Local Trust Area.

This letter has now been drafted and is attached for the LTC approval and endorsement.

Attachments:

Letter to CVRD re Mosquitos from Thetis LTC

Report by D.G. Ragen and Associates Ltd. Regarding Site Visit, dated March 23, 2015

pc Courtney Simpson, Regional Planning Manager

June 12, 2015

File: TH-4990-20 – Mosquito Population

Mel Dorey, Regional Director
Cowichan Valley Regional District
11095 Valdon Road
Ladysmith, BC V9G 1Z2

RE: Mosquito Control Program on Thetis Island

Dear Mr. Dorey,

The Thetis Island Local Trust Committee has received a number of reports from local residents that the mosquito population on Thetis Island has been steadily increasing over the past several summers. Aside from the negative impacts on residents' quality of life, mosquito annoyance can also harm the local economy, particularly if tourists are discouraged from visiting or staying on the island.

The Thetis Island Residents and Ratepayers Association (TIRRA) has been proactive on this issue, and arranged for Curtis Fediek, a Registered Professional Biologist from DG Regan and Associates Ltd., to conduct a site visit of particularly affected by the mosquito incursion. As noted in the attached report to TIRRA, the purpose of this visit was to collect larvae samples from public and private properties that have reported a mosquito issue in order to assess mosquito management options.

All parties agree that public input and education is of primary importance important and is a key part of a successful proactive mosquito mitigation plan; however, more needs to be done to ensure that this pest issue does not get out of hand. TIRRA is now seeking to partner with the appropriate governing body for assistance in creating a mosquito management plan. As you are likely aware, the authority to manage "pests" falls under Section 797.1(1)(d) of the Local Government Act, which does not apply to the Islands Trust or Local Trust Committees.

As mosquito abatement is within the legislated authority of the Cowichan Valley Regional District (CVRD), the LTC is writing to request that the CVRD work directly with TIRRA to address this issue. We would be please to provide any contact or background information required to facilitate a partnership on this important issue to ensure that is it addressed in a timely manner.

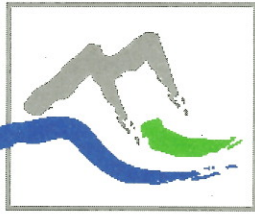
Yours sincerely,

Susan Morrison
Chair, Gabriola Island Local Trust Committee

Cc: Brian Carruthers, Chief Administrative Officer, Cowichan Valley Regional District

Attached:

Report by D.G. Ragen and Associates Ltd. Regarding Site Visit, dated March 23, 2015



D.G. Regan and Associates Ltd.
environmental services

23 March 2015

TIRRA
Box 4-1
Thetis Island, BC
V0R 2Y0

ATTN: Mssers. Stu Downey and Ernie Hunter
REF: Nuisance Mosquito Site visit and field discussion

As a follow up to our meeting of 17 March 2015.

In response to above normal adult mosquito annoyance during summer 2014, *DGRA* was contacted by Mr. Stu Downey in late February 2015. Following a number of telephone conversations and discussions regarding potential causes and solutions, a field visit was organized for mid-March.

On 17 March 2015, Messrs Stu Downey and Eric Hunter provided a brief survey of potential sources of mosquito development and nuisance they had identified. Several property owners provided details and tours of their properties and observations related to their local experiences with mosquitos. The largest site visited, was a slowing-flowing creek winding through three properties along a flat, valley bottom, ending in large pond beside Mr. Roy Halloway's property before draining into the ocean through a culvert. Larvae from flooded hoof prints and pools, and a single adult mosquito specimen, were collected from Mr. Bill Dickie's property, at the north end of this water course. Sample identifications determined that all larvae were *Aedes dorsalis* and the adult specimen was *Culiseta impatiens*. *Aedes dorsalis*, better known as the "salt marsh" mosquito, will also develop in brackish and fresh water. It is a vicious biter, day or night, and is not usually found more than 1-2 km from its source. *Culiseta impatiens* typically emerge early in the spring, often when there is still snow on the ground. They are not aggressive biters, and while they attack man on occasion they usually take blood from other animals, typically cattle.

A number of other properties were visited, and brief discussions, regarding each were completed.

As part of the discussions surrounding the issue of localized adult mosquito annoyance and possible solutions, a short term and long term plan was requested. The following is a very brief summary of the usual procedures/processes (long term plan) which a community-based nuisance mosquito control program would typically complete to become operational. The following assumes that there is funding and community support.

..../2

-
1. The desire to have relieve from mosquito nuisance has been identified by residents and businesses and this has been brought forward to a rate payers association, municipal council or regional district. There is a typically a general consensus of where the “problem” areas are located, and the extent of the nuisance problem.
 2. The need for some form of control program is recognized. The treatment scope (area size) and costing for a program need to be determined. Public education and information is provided through personal contact, public meetings, brochures and pamphlets.

A development site survey to identify potential development habitats, site mapping, larval, and adult mosquito sampling, is completed. This information is essential to prepare and submit a Pest Management Plan to the BC Ministry of Environment. It also establishes the scope of potential control and provides a tentative, operational budget (\$) for further planning. If control applications are contemplated for more than 1 hectare of public land, a Pest Management Plan, Pesticide Use Notice and Pesticide Use Notice Confirmation is required. See the Integrated Pest Management Act (www.env.gov.bc.ca/epd/main/ipma).

3. A Pest Management Plan is prepared using details of potential habitats, locations and species collected during the development site survey. It is an integrated plan which provides for the conservation of natural predators, reduction of habitat where possible and larval control using biological larvicides. This plan involves public notification (advertisement) and opportunity for input from the general public, interest groups and local first nations. A control program budget and funding is established.
4. Upon approval of the Pest Management Plan, valid for 5 years, mosquito control operations can begin. Legal notification and reporting requirements of program operations is required annually.

This long-term plan would typically be completed over a period of 1-3 years. The initial season may involve recognition of a problem and desire for action, public meetings, administrative and funding discussions. In the second season the development site survey would be completed during the summer. The PMP is prepared, advertised and completed during the fall and early spring using survey information. Operational mosquito control begins in season # 3. Year 1 and 2 tasks can occur in the same, first year allowing for control the following, or second summer.

It is understood that there are several residents interested in working to further develop the mosquito control service/program on Thetis Island. A short-term Action Plan for Thetis Island Ratepayers includes:

1. Public Education. The public should be encouraged to participate. Since mosquitoes require water to develop, and can do so in as little as 7-10 days, land owners and residents should eliminate standing waters wherever they can. Empty buckets and other water holding containers. Clean gutters, tarped equipment and regularly change water in livestock

.../3



watering troughs and bird baths. Ensure that irrigation or settling ponds are deeper than 1-2 feet, have shorelines/edges free of vegetation, or regularly circulate water and keep moving with a fountain or pump. Fill or grade water-holding depressions such as tire ruts, old excavations, forest and field puddles and depressions.

2. Volunteers to sample, collect and preserve larval mosquitos from potential development habitats that they believe may be sources of nuisance mosquitos. Adult mosquitos to also be collected from residents or volunteers willing to provide samples from their mosquito magnetsTM. Volunteers to keep records of their observations, dates of sampling, sampling results and any photographs or maps they collect or generate of potential sites.
3. Control of nuisance mosquito populations by landowners on their private land using a bacterial larvicide such as VectoBac (*Bacillus thuringiensis* var. *israelensis*) is possible where the water bodies are self-contained (man-made or natural) and on private land.
4. Residents to continue to deploy adult mosquito collection devices (mosquito magnetsTM), limit activity during dusk and dawn, in shaded and cool forested areas, wear light coloured, loose fitting clothing, ensure window screens are in good repair, eliminate or minimize standing waters on private properties.

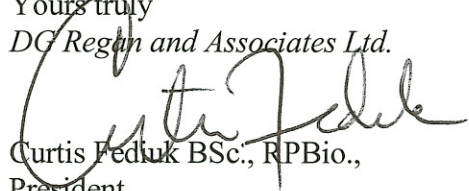
We are very interested in the development of the local nuisance mosquito control program and are available to assist with its ongoing progression. We are available to attend committee or public information meetings, to provide volunteers with training and certification, and if called upon, can prepare and manage Pest Management Plan development and submission, and to supply mosquito surveillance, control and reporting services.

We look forward to working with the residents and businesses of Thetis Island as they develop a pro-active mosquito surveillance and control program to manage, and suppress nuisance mosquito populations.

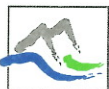
If you have any questions on the above please contact us at your convenience.

Yours truly

DG Regan and Associates Ltd.


Curtis Feduk BSc., RPBio.,
President

CWF/kab





**Peter Luckham
Thetis Island Local Trustee**

Box 5-9 Thetis Island BC V0R 2Y0
Telephone: **250.246.4802**

Email: pluckham@islandstrust.bc.ca
Web: www.islandstrust.bc.ca

February 25, 2015

Via email: TIACS.minister@gov.bc.ca

The Honourable Amrik Virk
Minister of Technology, Innovation and Citizens' Services
PO Box 9068
Stn Prov Govt
Victoria, BC V8W 9K4

Dear Minister Virk:

Re: Request for support for improved internet service on Thetis Island

I am writing to you as an Islands Trust Trustee, an elected representative in my community of 350 citizens. I would like to thank you for your work towards ensuring that all British Columbians have access to the Internet. I am writing to bring your attention to my community on Thetis Island, a small Gulf Island, 50 km west of Vancouver, 30 km south of Nanaimo and 60 km north of Victoria (see map below).

From the Thetis Island Official Community Plan I find I am called upon, from section 2.12 Public Utilities: "To support cooperation with public utility organizations engaged in providing services on Thetis Island and with their regulatory authorities." The Internet provider to Thetis Island is TELUS.

Some 70 per cent of the residents on Thetis Island have enjoyed high-speed Internet access for at least 15 years. The remaining 30 per cent have suffered with using dial-up service which, as you know, has significant limitations in this digital age. These residents believed that the reason they did not have access to high-speed Internet access was because the length of the copper wire from the TELUS control box on Thetis Island is further than the signal is able to be reliably transmitted. They expected that TELUS would soon overcome this technological limitation. However, instead of investing on Thetis Island, TELUS recently cut off dial-up service to all of its customers, leaving members of my community and many others without affordable Internet access. The only current alternative for these households is satellite service at a very high cost for very low bandwidth.

It appears that despite your Ministry's far-reaching Connecting B.C. Agreement with TELUS, TELUS has made a business decision that reduced Internet access in my community. We are a community that is falling through the cracks.

/...2

The Honourable Amrik Virk
February 25, 2015
Page 2

I am encouraged that the BC government is committed to ensuring that 100 per cent of British Columbians have access to high-speed Internet connections by 2021 and I know your Ministry has been working hard to close the broadband gap.

It is my hope that the Ministry of Technology, Innovation and Citizens' Services could work with TELUS to prioritize bringing improved Internet service to all of Thetis Island so that all the citizens in my community can enjoy the same Internet access that the thousands of British Columbians within an hour's travel of Thetis Island enjoy.

Thank you for your attention to this matter.

Yours sincerely,



Peter Luckham
Thetis Island Local Trustee

cc: Joe Natale President and CEO, TELUS
Darren Entwistle, Executive Chair, TELUS
Douglas Routley, MLA for Nanaimo-North Cowichan
Mel Dorey, Director Area G - Saltair / Gulf Islands, Cowichan Valley Regional District
Islands Trust Victoria office

Map of Islands Trust Area:



From: Don Moss [<mailto:donmoss@telus.net>]
Sent: Tuesday, April 07, 2015 4:23 PM
To: Karin Kronstal
Subject: Re: Lyackson Quarry

Hi Karen, Thanks very much for the heads up on your Memorandum to the Thetis Island LTC. You have done an exceptionally thorough job in presenting the pertinent information regarding the Hardy Granite project on Valdez Island. I am impressed!

I also note that in the AANDC Table of Commitments and Assurances there is a reference to noise control for the "Pit Operation" under "Responsible Environmental Management" Ref. 1.2 and again under "Air Quality and Noise" Ref. 5.2. This literature from AANDC seemingly indicates that noise control is a concern of theirs but only after the fact. This is a case of seeking forgiveness vs permission.

I have attached a copy of a memo that I wrote today regarding the Valdez Operation that will be published in the spring edition of the DeCourcy Island Tidelines newsletter. In that memo my reference to the current hiatus on Valdez and the resumption of operations were taken from a note recently sent to me by Helgi Sigurgeirson. Helgi also mentioned that he did not know when Kathleen Johnnie was prepared to take a tour but if that does happen he will inform me and I will likewise let you know.

Once again, Thank you for your efforts in keeping me apprised in this matter.

Cheers...Don Moss

Quarry Development on Valdez Island

Notes by Don Moss

Last December Hardy Granite obtained a permit from AANDC (Aboriginal Affairs and Northern Development) to quarry sandstone from the Lyakson First Nations IR#3 on Valdez Island. Since then they have established a “test phase” at and near the shoreline on Valdez Island directly across Pylades Channel from Ruxton Island. This test phase is scheduled to last for up to 2 years after which the permit can be extended, pending approval from Chief and Council of the Lyakson FN.

As far as I can tell, none of the nearby residentially zoned neighbourhoods, such as on Pylades, Ruxton or DeCourcy Islands were consulted. This is unfortunate as the subsequent noise level generated by this industrial operation is quite invasive. It consists of a high pitched whine generated by rock drilling rigs accompanied with subsequent frequent blasting.

I have been in contact with AANDC, Lyakson FN, Islands Trust and Hardy Granite on this issue and hope to present our case regarding noise and any other concerns that we may have at some point in the future.

In the meantime there is a hiatus on the quarry operation as Hardy Granite reviews its viability. Their site Supervisor Helgi Sigurgeirson has been very co-operative and has agreed to implement some noise mitigation when next they start up. A less noisy drilling machine and blast mats will be used to accomplish this. The current hiatus, according to Helgi will remain until next winter and possibly until the fall of 2016.

I have personally witnessed the noise that this operation generates and have found it unacceptable as it persists all day long. It has a very definite impact on the peace and enjoyment that residents of our Island are entitled to enjoy. Helgi has been very co-operative so far, but we should be prepared to follow up on asserting our rights.



Islands Trust

BYLAW REFERRAL FORM

Suite 200, 1627 Fort Street
Victoria, B.C. BC V8R 1H8
Ph: (250) 405-5151
Fax: (250) 405-5155
information@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: Galiano Island Local Trust Area Bylaw No.: 251 (LUB) and 252 (OCP) Date: April 29, 2015

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within 30 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

APPLICANTS NAME / ADDRESS:

Galiano Conservancy Association, 2540 Sturdies Bay Road, RR#1, Galiano Island, BC V0N 1P0

PURPOSE OF BYLAW:

- Rezone the subject property in the Galiano Island Local Trust Land Use Bylaw No.127,1999 from the **Rural 2 (R2)** zone to **Nature Protection (NP)** zone; and,
- Redesignate the subject property in the Galiano Island Local Trust Official Community Plan No 108, 1995 from **Rural (R)** to **Nature Protection (NP)**.
- Staff reports are available on the Galiano Island webpage: <http://www.islandstrust.bc.ca/islands/local-trust-areas/galiano/current-applications.aspx>

GENERAL LOCATION:

Near the end of Ellis Road on the southern end of Galiano Island close to Salamanca Point, Galiano Island Local Trust Area

LEGAL DESCRIPTION:

Lot 1, Block 9, District Lot 5, Galiano Island, Cowichan District, Plan 1974
(PID: 006-620-965)

SIZE OF PROPERTY AFFECTED:

6.85 ha (16.92 acre)

ALR STATUS:

N/A

OFFICIAL COMMUNITY PLAN DESIGNATION:

Rural (R)

OTHER INFORMATION:

Additional information, including the current bylaws, is available at: www.islandstrust.bc.ca

Please fill out the Response Summary on the back of this form. If your agency's interests are "*Unaffected*", no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this Bylaw.

Name:

Phil Testemale

(Signature)

Title:
Contact Info

A/Planner 2
Tel: 250-405-5170
Email: ptestemale@islandstrust.bc.ca

PLEASE TURN OVER

This referral has been sent to the following agencies:

Federal Agencies

N/A

Provincial Agencies

Ministry of Community, Sport, and Cultural Development
Ministry of Environment – BC Parks
Ministry of Forest, Lands & Natural Resource Operations
Ministry of Transportation & Infrastructure

Non-Agency Referrals

Islands Trust Fund
Managed Forest Council

Regional Agencies

Capital Regional District – Electoral Area Director
Capital Regional District – Regional Parks and Community Services
Capital Regional District – Building Inspection
Galiano Island Fire Rescue

Adjacent Local Trust Committees and Municipalities

Mayne Island Local Trust Committee
Salt Spring Island Local Trust Committee
Thetis Island Local Trust Committee

First Nations

Cowichan Tribes
Halalt First Nation
Lake Cowichan First Nation
Lyackson First Nation
TE'Mexs Treaty Association
Pauquachin First Nation
Penelakut Tribe
Semiahmoo First Nation
Stz'uminus First Nation
Tsartlip First Nation
Tsawout First Nation
Tsawwassen First Nation
Tseycum First Nation

BYLAW REFERRAL FORM RESPONSE SUMMARY

☐

Approval Recommended for Reasons Outlined Below

☐

Approval Recommended Subject to Conditions Outlined Below

☐

Interests Unaffected by Bylaw

☐

Approval Not Recommended Due to Reason Outlined Below

Galiano Island Local Trust Area

(Island)

251 (LUB) and 252 (OCP)

(Bylaw Number)

(Signature)

(Name and Title)

(Date)

(Agency)



Islands Trust

BYLAW REFERRAL FORM

Suite 200, 1627 Fort Street
Victoria, B.C. BC V8R 1H8
Ph: (250) 405-5151
Fax: (250) 405-5155
information@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: Galiano Island Local Trust Area Bylaw No.: 242, 243 Date: May 13, 2015

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within 30 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

APPLICANTS NAME / ADDRESS: LTC - initiated

PURPOSE OF BYLAW:

The proposed bylaws would amend the Galiano Official Community Plan and Land Use Bylaw to permit a larger floor area and greater height for cottages. The intent is to provide expanded housing options and more flexibility in cottage layout and design. The amendments would increase the permitted maximum floor area for cottages from 60 m² to 70 m² and the height from 5 metres to 9 metres. The amendments would also clarify the use of the term 'cottage' for two different uses in the current bylaws.

Staff reports and background information are available on the Galiano island webpage: [Cottage Size Review](#)

GENERAL LOCATION:

Galiano Island Local Trust Area

LEGAL DESCRIPTION:

n/a

SIZE OF PROPERTY AFFECTED:

n/a

ALR STATUS:

n/a

OFFICIAL COMMUNITY PLAN DESIGNATION:

n/a

OTHER INFORMATION:

Additional information, including the bylaws, is available at: www.islandstrust.bc.ca/islands/local-trust-areas/galiano/projects-initiatives/cottage-size-review

Please fill out the Response Summary on the back of this form. If your agency's interests are "Unaffected", no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this Bylaw.

(Signature)

Name: Robert Kojima

Title: Regional Planning Manager
Contact Info: Tel: 250-405-5159
Email: rkojima@islandstrust.bc.ca

PLEASE TURN OVER

This referral has been sent to the following agencies:

Federal Agencies

n/a

Provincial Agencies

Ministry of Community, Sport and Cultural Development
Ministry of Transportation & Infrastructure

Non-Agency Referrals

Galiano Island Advisory Planning Commission (under separate cover)
Islands Trust – Bylaw Enforcement
BC Assessment Authority
Spanish Hills Waterworks and Parks District
Wise Island Waterworks District
Montague Improvement District
Sticks Allison Water Service Area (CRD)
Galiano Estates Improvement District
Gossip Island Waterworks District
Philimore Point Improvement District

Regional Agencies

Capital Regional District – Electoral Area Director
Capital Regional District – Building Inspection
South Galiano Fire Department
North Galiano Fire Protection Society

Adjacent Local Trust Committees and Municipalities

Mayne Island Local Trust Committee
Salt Spring Island Local Trust Committee
Thetis Island Local Trust Committee

First Nations

Cowichan Tribes
Halalt First Nation
Lake Cowichan First Nation
Lyackson First Nation
Penelakut Tribe
Semiahmoo First Nation
Stz'uminus First Nation
Tsawwassen First Nation

BYLAW REFERRAL FORM RESPONSE SUMMARY

☐

Approval Recommended for Reasons Outlined Below

☐

Approval Recommended Subject to Conditions Outlined Below

☐

Interests Unaffected by Bylaw

☐

Approval Not Recommended Due to Reason Outlined Below

Galiano Island Local Trust Area

(Island)

242 / 243

(Bylaw Number)

(Signature)

(Name and Title)

(Date)

(Agency)



Islands Trust

BYLAW REFERRAL FORM

Suite 200, 1627 Fort Street
Victoria, B.C. BC V8R 1H8
Ph: (250) 405-5151
Fax: (250) 405-5155
information@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: Galiano Island Local Trust Area Bylaw No.: 254, 255 Date: May 13, 2015

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within 30 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

APPLICANTS NAME / ADDRESS: LTC - initiated

PURPOSE OF BYLAW:

The proposed bylaws would amend the Galiano Official Community Plan and Land Use Bylaw to permit and regulate secondary suites in residential zones. Secondary suites are ground-oriented, market rental housing intended to provide affordable rental housing options. They would be permitted within single-family dwellings and are usually in the basement or at ground level. The proposed regulations would limit suites to one per lot; permit either a cottage or a suite on lots under 4 hectares, not both; establish a maximum floor area of 60 m² and 40% of the dwelling; require the suite to be located in the dwelling and have a separate exterior entrance; require the building to be equipped with a cistern and rainwater catchment system; preclude subdivision by strata plan or other means; limit home occupations and prohibit vacation rentals in a suite; and require one additional parking space on the lot.

Staff reports and background information are available on the Galiano island webpage: [Secondary Suites](#)

GENERAL LOCATION:

Galiano Island Local Trust Area

LEGAL DESCRIPTION:

n/a

SIZE OF PROPERTY AFFECTED:

n/a

ALR STATUS:

Suites would be permitted in ALR

OFFICIAL COMMUNITY PLAN DESIGNATION:

n/a

OTHER INFORMATION:

Additional information, including the bylaws, is available at: www.islandstrust.bc.ca/islands/local-trust-areas/galiano/projects-initiatives/secondary-suites

Please fill out the Response Summary at the end of this form. If your agency's interests are "Unaffected", no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this Bylaw.

(Signature)

Name: Robert Kojima

Title: Regional Planning Manager
Contact Info: Tel: 250-405-5159
Email: rkojima@islandstrust.bc.ca

PLEASE TURN OVER

This referral has been sent to the following agencies:

Federal Agencies

n/a

Provincial Agencies

Agricultural Land Commission
Ministry of Agriculture – Regional Agrologist
Ministry of Community, Sport and Cultural Development
Ministry of Forest, Lands & Natural Resource Operations
- Water Protection
Ministry of Transportation & Infrastructure

Non-Agency Referrals

Islands Trust – Bylaw Enforcement
Galiano Island Advisory Planning Commission (under separate cover)
BC Assessment Authority
BC Hydro and Power Authority
Telus
Spanish Hills Waterworks and Parks District
Wise Island Waterworks District
Montague Improvement District
Sticks Allison Water Service Area (CRD)
Galiano Estates Improvement District
Gossip Island Waterworks District
Philimore Point Improvement District

Regional Agencies

Capital Regional District – Electoral Area Director
Capital Regional District – Building Inspection
Capital Regional District – Integrated Water Services
South Galiano Fire Department
North Galiano Fire Protection Society

Adjacent Local Trust Committees and Municipalities

Mayne Island Local Trust Committee
Salt Spring Island Local Trust Committee
Thetis Island Local Trust Committee

First Nations

Cowichan Tribes
Halalt First Nation
Lake Cowichan First Nation
Lyackson First Nation
Penelakut Tribe
Semiahmoo First Nation
Stz'uminus First Nation
Tsawwassen First Nation

BYLAW REFERRAL FORM RESPONSE SUMMARY

☐

Approval Recommended for Reasons Outlined Below

☐

Approval Recommended Subject to Conditions Outlined Below

☐

Interests Unaffected by Bylaw

☐

Approval Not Recommended Due to Reason Outlined Below

Galiano Island Local Trust Area

(Island)

254 / 255

(Bylaw Number)

(Signature)

(Name and Title)

(Date)

(Agency)



Memorandum

700 North Road Gabriola Island BC V0R 1X3

Telephone **250. 247-2063** FAX: 250. 247-7514

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

northinfo@islandstrust.bc.ca www.islandstrust.bc.ca

Date May 28, 2015 File Number TH-6500-20
Shoreline Protection

To Thetis Island Local Trust Committee

From Aleksandra Brzozowski
Island Planner, Northern Office

Re Shoreline Protection Project Update

This memorandum is to provide an update on the priority project of Shoreline Protection.

Green Shores – BC Pilot Project

In January 2014, the Stewardship Centre for BC (SCBC) invited Thetis Island to participate in a 2-year Green Shores project to be funded by the Real Estate Foundation. In April 2014, the LTC joined on as one of four pilot communities in the Green Shores for Homes – BC (GSH-BC) Pilot project. As part of their participation in the project, the LTC contributed \$3,000 towards the 2014/2015 phase of the project and is contributing \$5,000 to the project for 2015. The contributions made by the communities are being matched by funders and are financing consultation work and project implementation.

The first phase of the Pilot Project focuses on identifying barriers, opportunities, and strategies to promote the Green Shores for Homes concept in four pilot communities. Following consultation, the results of the preliminary outreach have been analyzed and a 5-year strategy framework for the project has been drafted.

The attached final draft report on the first phase of the GSH-BC Pilot Project is submitted to the LTC for review. Following review and feedback from all four pilot communities, the report will be finalized and published in the summer.

Next Steps in the GSH-BC Pilot Project

The attached report identifies a number of strategies and activities to take on in the next few years. The SCBC is requesting feedback from the four pilot communities on which activities they would prioritize for the 2015-2016 year to support their local work.

Follow Up on the Thetis Shoreline Scenarios Workshop

The LTC hosted a Shoreline Scenarios workshop in June 2014, studying three sites that property owners indicated were likely to receive shoreline work in the near future. Staff contacted the property owners for the three sites to hear whether there are plans on the horizon to start work on their shorelines.

The property owner of the Bella Vista site has noted that he is actively pursuing a renovation project for his property that will include work on a modification to his rip rap wall. He is consulting with the technical professionals that led his site scenario, and has contacted Planning Staff on his project.

The St Margaret's Cemetery Society has indicated that it continues to pursue its redevelopment plans for the cemetery site, and seeks support on the hydrology- and shoreline-related aspects of the project.

From the replies given to Staff thus far from property owners at Sunrise Point, there are currently no immediate plans for work on the Sunrise Point site.

Staff suggests that ideas about how best to support these upcoming projects be considered when providing feedback to the SCBC about priority activities that would support Green Shores practices on Thetis Island in 2015-2016.

Letter of Support for Green Shores Training Program

The SCBC has an opportunity to apply for funding from Natural Resources Canada to support an education workshop series on Green Shores practices through the University of Victoria and at the BC Institute of Technology in Vancouver.

The targeted curriculum would be aimed at four audiences - landowners, local governments, conservation organizations, and professionals. The theoretical and practical courses, offered in a workshop format, would introduce participants to the purpose and application of Green Shores practices, and the roles and responsibilities of government, landowners, and professionals for shoreline developments. They would also include results from recent research projects as well as field practicums.

Such an educational program has been noted by the Thetis community as an incentive to promoting the Green Shores ethos on the island, and a workshop series at one of the local universities would be an excellent opportunity. As such, the SCBC requested a letter of support from the LTC, and the LTC endorsed a letter of support by Resolution Without Meeting in early June. A copy of this letter is attached.

Attachments: Draft of the Final Report on Phase One of GSH-BC Pilot Project

Letter of Support for the proposed "Education and Training for shoreline decision-makers"
Workshop Series at the University of Victoria

GREEN SHORES FOR HOMES PILOT PROJECT SUMMARY REPORT

May 2015

PREPARED BY:

PREPARED FOR:



MODUS

from insight to impact



STEWARDSHIP CENTRE
FOR BRITISH COLUMBIA

TABLE OF CONTENTS

Executive summary	1
Introduction	4
Project Context and Purpose	4
Objectives	5
Acknowledgements	5
Acronyms	5
Summary of Engagement Activities	6
Advisory Committee	6
Workshops	6
Situational Analysis	7
Overview	7
Homeowners	8
Professionals	10
Local Governments	10
From Analysis to Strategy	12
Strategy Overview	13
Strategy Details	15
Strategy 1: Develop an educational and promotional initiative	15
Strategy 2: Develop a Professional Certification Program	16
Strategy 3: Streamline Approvals Processes	17
Strategy 4: Develop Incentives	17
Other Possible Strategies	18
Implementation Action Plan	20
Educational Program	21
Professional Certification -	22
Streamlined Approvals	23
Advisory Committee Comments on Action Plans	25
Conclusions	27

Appendix A: List of Acronyms	28
Appendix B: Results of Workshops	

EXECUTIVE SUMMARY

Green Shores™ for Homes (GSH) is a voluntary, incentive-based program of the Stewardship Centre for BC (SCBC) that helps waterfront homeowners restore natural shorelines and enjoy the many recreational, scenic, environmental, and shoreline-protection benefits they bring. In 2014, the SCBC launched the Green Shores for Homes BC Pilot Program. The purpose of the pilot is to engage homeowners in four pilot communities – Thetis Island, Powell River, Cowichan Valley, and West Vancouver – to identify key barriers and solutions for adopting shore-friendly practices, and to determine strategies for successfully implementing the GSH project province-wide. The project was overseen by an Advisory Committee which included representatives from the pilot communities as well as representatives from the provincial government and NGOs. This report provides an overview of the findings from GSH workshops, an analysis of primary actors, challenges and opportunities related to shoreline alterations, strategies and opportunities for local governments, and key recommendations for successfully implementing the GSH program across BC.

Workshops. The series of “barriers and breakthroughs” workshops were hosted by the SCBC with support from the pilot communities. With the exception of the initial Thetis Island Scenarios Workshop, homeowner workshops were open to the public but targeted towards waterfront homeowners in each of the test communities. Professional workshops targeted participants who worked in industries related to shoreline development/protection including local government staff/politicians, realtors, engineers, architects, developers, landscape architects, general contractors, and landscape contractors. Workshop participants learned about shore-friendly practices and the GSH program and discussed key motivators and barriers for homeowners to adopt shore-friendly practices. Groups then discussed key interventions, such as financial incentives, education, streamlined approval processes, and technical support from GSH professionals, which could help homeowners adopt GSH practices.

Situational Analysis. The primary actors involved in shoreline restoration generally include property owners and professionals such as developers, building contractors, engineers, architects, landscape architects, biologists and landscape contractors. Local governments also play a key role in facilitating shore-friendly practices and protecting the integrity and health of shorelines in their communities. The top five barriers identified in workshops, in order of importance, were: 1) Strong perception of high costs 2) Cost of removal of existing hard armouring and/or adjusting or replacing existing docks 3) Concern over government involvement in private lives, lack of trust that it will not “over-step” and impose requirements 4) Lack of awareness of Green Shores approaches and 5) Lack of knowledge of and belief that they will function well and look good, and that they will provide lasting protection. The main motivators were improving ecosystem health, cost-effectiveness, reducing risk of erosion and flooding, and maintenance of aesthetics and views.

Challenges for Homeowners. Homeowners or property owners often face the greatest risks from shoreline erosion and/or flooding, whether the root of the problem occurs on their property or other adjacent or uphill properties. One of the greatest challenges homeowners face are the costs or perceived costs associated with shoreline protection infrastructure and maintenance. Another

key challenge that homeowners face is a general lack of knowledge about shore-friendly practices, including a general lack of awareness/information on Green Shores.

If homeowners haven't experienced the downside to hard armouring they may not feel GSH is relevant for them. These factors combined with a lack of government support and incentives, complex permitting processes and regulations, and lack of qualified/certified professionals can make it challenging for homeowners to adopt GSH practices. Finally, and significantly, participants in each of the workshops made it clear that they do not trust local government, and that this would be a barrier to their participation if GSH were led by government.

Opportunities for Homeowners The most significant motivator reported by homeowners in the workshops was to protect and enhance ecosystem health and biodiversity by preserving important habitats, minimizing pollutants and reducing cumulative negative effects. Another key motivator for homeowners is reducing the risk of property damage and preserving their assets, including land values associated with the usable parts of the property. A key benefit of GSH practices is that they provide cost-effective solutions for homeowners while supporting the long-term health and well-being of shoreline ecosystems. Other motivators for homeowners include shoreline aesthetics, views, and privacy screens between public and private spaces (for example, vegetated berms/banks to separate private property from public beach).

Challenges for Professionals. Professionals involved in shoreline restoration or in developing waterfront homes and properties face many of the same challenges as homeowners when it comes to adopting shore-friendly practices. These include: a general lack of knowledge about GSH practices or the value they can provide; scepticism about the long-term durability of soft armouring approaches, and desire to minimize costs and maximize profit. Other factors, such as complex permitting processes and regulations, lack of government support, and lack of incentives and financial support, and lack of certification or recognition for professionals can make it challenging to develop shore-friendly homes.

Opportunities for Professionals With the right support systems in place, GSH could create many opportunities for professionals. Local government support and incentives (i.e., streamlined approvals, density bonusing, etc.) could make it more profitable and desirable for professionals to develop shore-friendly homes and properties. Creating naturally beautiful and functional shorelines and waterfront properties could raise the profile of GSH professionals and help to bring credibility and confidence to their work. And widespread recognition of the program would make certification valuable and could even create new markets for GSH professionals.

Challenges and Opportunities for Local Governments Homeowners and professionals often look to local governments to take the lead in guiding the general form and location of development – however, local governments have limited capacity and multiple demands on their fiscal and human resources. However, GSH practices can greatly benefit local governments and help to achieve their long-term goals. GSH practices can provide opportunities for local governments to protect their local assets, support local fishing industries (by protecting aquatic and shellfish habitats), support outdoor recreation and tourism, and preserve the beauty and identity of their waterfront communities. Local stewardship through GSH may save local governments money in the long run.

Recommended Strategies Based on the public and stakeholder workshop results, the most important strategies that the Stewardship Centre for BC needs to implement through the GSH program are:

1. Develop an educational and promotional initiative targeting homeowners and professionals. Include information about legal concerns, permitting and approvals, and joint homeowner agreements. This first step will provide a basis for professional certification, broaden awareness of the program, and address the most important set of barriers.
2. Develop a professional certification program. This is a prerequisite to providing recognition or awards of any kind, and will increase the credibility and exposure of the program, creating a built-in incentive for private professionals to promote Green Shores. In developing the program, consider potential liability associated with certification.
3. Work with others to streamline approvals for Green Shores, leveling the playing field vs. hard armouring or providing an incentive for Green Shores approaches.
4. Explore and then develop carefully targeted incentives. The most important target would be accelerating retrofits of hard armouring to Green Shores, rather than rewarding soft shores approaches on new sites or where a retrofit will already happen (where they already cost less so have a built-in incentive). An alternative leverage point is an incentive for the first Green Shores project done by a professional. It is recognized that non-financial incentives are an important part of this strategy that overlaps with the other strategies (e.g. expedited approvals for GSH compliant applications).

Conclusions and Next Steps The workshops done as part of the pilot led to deeper understanding of the most important barriers and solutions relevant to BC communities large and small, in both freshwater and marine contexts. Drawing on that understanding, the Stewardship Centre for BC now has a strong outline of the four primary strategies it needs to employ to implement the Green Shores for Homes program, along with associated work plans for delivering on these strategies through a sequence of interrelated tasks. The implementation strategies and work programs are a strong starting point for the next steps of work, but require thoughtful review and considered refinement.

INTRODUCTION

PROJECT CONTEXT AND PURPOSE

Green Shores for Homes (GSH) is a voluntary, incentive-based program of the Stewardship Centre for BC (SCBC) that helps waterfront homeowners restore natural shorelines and enjoy the many recreational, scenic, environmental, and shoreline-protection benefits they bring. The benefits of Green Shores approaches are:

- Protection and enhancement of natural shoreline environments;
- Improved accessibility to shorelines, eliminating drop-offs and walls;
- Improved opportunities for strolling, kayaking, foraging, and other beach recreation;
- Lower cost shoreline protection from erosion and flooding.

Currently, most homeowners protect their properties from erosion and flooding with hard armouring such as retaining walls. These traditional practices are costly, can create further erosion problems, and contribute little to ecological shoreline functions. The purpose of the GSH program is to encourage homeowners to adopt Green Shores practices that realize broader benefits from their waterfront property.

The Green Shores initiative has been underway in both Washington state and British Columbia for some years, beginning with the development and piloting of a rating system for large developments. In the US, substantial research and development in recent years has led to a Green Shores for Homes program there, with targeted marketing and partnerships with local governments. The Washington and BC organizations share information and expertise in order to maintain momentum and alignment on both sides of the border.

In 2014, the SCBC launched the Green Shores for Homes (GSH) BC Pilot Program. The purpose of the pilot is to engage homeowners in four pilot communities – Thetis Island, Powell River Regional District, Cowichan Valley Regional District, and the District of West Vancouver – to identify key barriers and solutions for adopting shore-friendly practices, and to determine strategies for successfully implementing the GSH project province-wide.

The project kicked off with a Shoreline Scenarios Workshop on Thetis Island in June 2014. GSH technical professionals led groups of participants to three sites, each dealing with different forms of shoreline erosion. Groups assessed each site, explored possible solutions, and discussed potential incentives for promoting shore-friendly practices. This was followed by a series of workshops in Powell River, the Cowichan Valley, and West Vancouver. To gain a deeper understanding of issues and opportunities that homeowners face with regard to GSH, two workshops were hosted in each of these three communities; one for homeowners, and one for professionals involved in shoreline building, protection, and/or restoration.

This report provides an overview of the findings from GSH workshops, an analysis of primary actors, challenges and opportunities related to shoreline alterations, strategies and opportunities

for local governments, and key recommendations for successfully implementing the GSH program across BC.

OBJECTIVES

Key objectives of the pilot program include:

- Raising awareness and strengthening understanding of the GSH program
- Identifying key motivators that would encourage homeowners to adopt GSH practices
- Identifying key barriers that would prevent homeowners from adopting GSH practices
- Identifying key interventions that would increase adoption of GSH practices
- Understanding different types of issues associated with different shoreline communities (i.e., lakeshore versus coastal communities).

ACKNOWLEDGEMENTS

The consulting team, consisting of Modus Planning Design and Engagement and Erik Lees Associates, wish to acknowledge the essential contributions of the following people:

- DG Blair, Executive Director of the Stewardship Centre for BC, who has ably quarterbacked this project;
- the participants in the workshops, upon whose time and interest this work depended;
- local government staff at the Islands Trust, Powell River Regional District, District of West Vancouver, and Cowichan Valley Regional District, who helped organize, advertise, and run the workshops; and
- the Green Shores for Homes Advisory Committee, who have lent invaluable guidance to this work.

ACRONYMS

Acronyms are used throughout this document. A glossary of common acronyms is included in Appendix A.

SUMMARY OF ENGAGEMENT ACTIVITIES

ADVISORY COMMITTEE

To oversee and support the GSH Pilot Program, the SCBC formed a BC Pilot Advisory Committee including representatives from Powell River Regional District, Cowichan Valley Regional District, District of West Vancouver, Islands Trust, BC Lake Stewardship Society, Washington Sea Grant, West Coast Environmental Law, Climate Action Secretariat, and members of the SCBC & Green Shores Technical Advisory Committee. The Committee met on a generally monthly basis leading up to and during the project, and participated in a workshop to scope and sequence GSH program implementation activities.

WORKSHOPS

The series of “barriers and breakthroughs” workshops were advertised through local government websites, local newspapers, community posters, and email invitations to network mailing lists with support from Advisory Committee members. Workshops were hosted by the SCBC with support from the Islands Trust, Powell River Regional District, Cowichan Valley Regional District, and District of West Vancouver.

With the exception of the initial Thetis Island Scenarios Workshop, homeowner workshops were open to the public but targeted towards waterfront homeowners in each of the test communities. Professional workshops targeted participants who worked in industries related to shoreline development/protection including local government staff/politicians, realtors, engineers, architects, developers, landscape architects, general contractors, and landscape contractors.

The following provides a summary of workshop participants in each of the four pilot communities:

- **Thetis Island Green Shores Scenarios Workshop (June, 2014):** 35 participants including a mix of property owners and professionals.
- **Powell River Homeowner Workshop (November, 2014):** approx. 25 participants
- **Powell River Professionals Workshop (November 2014):** approx. 20 participants
- **Cowichan Valley Professionals Workshop (November 2014):** 16 participants
- **Cowichan Valley Homeowner Workshop (November 2014):** 18 participants
- **West Vancouver Professionals Workshop (November, 2014):** 18 participants
- **West Vancouver Homeowner Workshop (January 2015):** 27 participants

Workshop participants learned about shore-friendly practices and the GSH program and discussed key motivators and barriers for homeowners to adopt shore-friendly practices. Groups then discussed key interventions, such as financial incentives, education, streamlined approval processes, and technical support from GSH professionals, which could help homeowners adopt GSH practices.

An overview of workshop results is provided as Appendix B.

SITUATIONAL ANALYSIS

OVERVIEW

The primary actors involved in shoreline restoration generally include property owners and professionals such as developers, building contractors, engineers, architects, landscape architects and landscape contractors. Local governments also play a key role in facilitating shore-friendly practices and protecting the integrity and health of shorelines in their communities.

The following describes some of the most important results from each of the pilot communities:

- **West Vancouver** is unique because they have a head lease on the water lots along their shoreline. This lease allows them much more control and flexibility in working on the shoreline, and reduces the permitting required of them from senior governments. The District also has a dedicated 0.5 FTE position for shoreline improvements, and works with landowners to jointly soften the shoreline, with the landowner responsible for work on their property, and the District responsible for work beyond it. While West Vancouver's waterfront property is some of the most valuable in Canada, making the cost of improvements relatively less significant for homeowners, they are also the most concerned about costs, and about the distribution of costs and benefits between private landowners and the municipality.
- **Cowichan Valley** discussions focused on Lake Cowichan, distinguished by active landowner associations, a lack of concern over sea level rise, and a lack of confidence in the ability and/or commitment of the local government to support an initiative like Green Shores.
- **Powell River Regional District** is an example of a jurisdiction without Building Permits, meaning that government control over development is looser and some regulatory interventions are not available. In that context, the Regional District has adopted an education and community outreach approach to influence development in the coastal zone.
- **Thetis Island** is part of the Islands Trust, and hence has a somewhat different regulatory regime, with narrower powers relying heavily on zoning to protect the sensitive natural environment. While certain financial opportunities exist, such as tax exemption covenants, the Islands Trust cannot hold land or offer direct financial incentives. Despite the differences, interventions identified in the Thetis Island workshop (which used a less formal structure) overlap with those identified in the other three workshops. These interventions are included in this report, with those identified in other workshops.

Results showed remarkable consistency and support a clear direction for interventions to enable adoption of Green Shores practices by homeowners and the professionals who assist them or regulate their activities.

In particular, the motivators were consistent across both homeowners and professionals, and among the different sites. The top motivators were:

- **Improving ecosystem health:** people recognize their dependence on the ecosystem, are seeing improvements, and want to see further progress

- **Reducing risk of property damage:** primary concern related to land value and retention of usable parts of the property, especially if you include sea level rise as part of this motivator
- **Cost-effective infrastructure and maintenance:** a good return on investment is important, especially for developers and builders
- **Maintenance of aesthetics and views**

Sea level rise was, of course, not a motivator for communities concerned with freshwater shorelines. Otherwise, the main differences between locations were among the barriers – and these differences were relatively minor.

The top barriers, in order of importance, were:

1. Strong perception of high costs
2. Cost of removal of existing hard armouring and/or adjusting or replacing existing docks
3. Concern over government involvement in private lives, lack of trust that it will not “over-step” and impose requirements
4. Lack of awareness of Green Shores approaches
5. Lack of knowledge of and belief that they will function well and look good, and that they will provide lasting protection
6. Belief that you can engineer or manage the environment to do as you like
7. Complex, opaque permitting process that is oriented better to hard armouring, coupled with complex regulations
8. Need for coordination among neighbours, with concerns that an unusual approach that will look different from neighbours and may put you at risk if neighbours don't also use it
9. Lack of qualified / certified professionals

The following provides an overview of the key challenges and opportunities each of these actors face in terms of shoreline protection and restoration, based on results from the homeowner and professional workshops.

HOMEOWNERS

Challenges

Homeowners or property owners often face the greatest risks from shoreline erosion and/or flooding, whether the root of the problem occurs on their property or other adjacent or uphill properties. One of the greatest challenges homeowners face are the costs or perceived costs associated with shoreline protection infrastructure and maintenance.

- For property owners with existing “hard armouring,” such as seawalls or dykes, it is expensive to remove the existing infrastructure and replace it with “soft armouring” before the end of the life of the hard armouring.
- The fact that studies have shown that soft armouring techniques provide a significant cost advantage over hard armouring (in all different types of coastal environments) and provide effective long-term protection against flooding and erosion¹ is not well-known: there is a

¹ SNC Lavalin. 2014. Greening Shorelines to Enhance Resilience: An evaluation of approaches for adaptation to sea level rise. Available at http://www.stewardshipcentrebc.ca/PDF_docs/reports/Greening_Shorelines_to_Enhance_Resilience.pdf (Accessed January 27, 2015)

common perception that hard armouring is more cost-effective or durable over the long-term.

Another key challenge that homeowners face is a general lack of knowledge about shore-friendly practices. This can include

- a general lack of awareness/information,
- belief that they can engineer or manage the environment to do as they like,
- lack of understanding that no infrastructure or hard armouring options may cause or increase issues over time,
- lack of awareness or appreciation for the implications of sea level rise,
- fear that erosion assessment may affect their insurance rates,
- concern over loss of use to the property line, or
- fear of using a new approach that will look and function differently from neighbouring properties.

If homeowners haven't experienced the downside to hard armouring they may not feel GSH is relevant for them. These factors combined with a lack of government support and incentives, complex permitting processes and regulations, and lack of qualified/certified professionals can make it challenging for homeowners to adopt GSH practices. Finally, and significantly, participants in each of the workshops made it clear that they do not trust local government, and that this would be a barrier to their participation if GSH were led by government.

Opportunities

There are, however, good reasons for homeowners to take action. The most significant motivator reported by homeowners in the workshops was to protect and enhance ecosystem health and biodiversity by preserving important habitats, minimizing pollutants and reducing cumulative negative effects. There is a strong recognition among waterfront homeowners of the symbiotic relationship between humans and nature, and the benefits of preserving and promoting healthy shorelines. By working in tune with nature, people feel more connected to the shore environment and are able to take advantage of the natural beauty and amenities available to them.

Another key motivator for homeowners is reducing the risk of property damage and preserving their assets, including land values associated with the usable parts of the property. Damage can be caused by sudden events such as storm surges or flooding, or by cumulative effects over time, such as slope or beach erosion. A key benefit of GSH practices is that they provide cost-effective solutions for homeowners while supporting the long-term health and well-being of shoreline ecosystems.

Other motivators for homeowners include shoreline aesthetics, views, and privacy screens between public and private spaces (for example, vegetated berms/banks to separate private property from public beach).

PROFESSIONALS

Challenges

Professionals involved in shoreline restoration or in developing waterfront homes and properties face many of the same challenges as homeowners when it comes to adopting shore-friendly practices. These include

- a general lack of knowledge about GSH practices or the value they can provide,
- scepticism about the long-term durability of soft armouring approaches, and
- desire to minimize costs and maximize profit.

For example, larger building setbacks can protect homeowners from significant property damage in the long run; however, it is generally more desirable for homes to be located as close to the waterfront as possible.

Other factors, such as complex permitting processes and regulations, lack of government support, and lack of incentives and financial support, and lack of certification or recognition for professionals can make it challenging to develop shore-friendly homes.

Opportunities

With the right support systems in place, GSH could create many opportunities for professionals. Local government support and incentives (i.e., streamlined approvals, density bonusing, etc.) could make it more profitable and desirable for professionals to develop shore-friendly homes and properties. Creating naturally beautiful and functional shorelines and waterfront properties could raise the profile of GSH professionals and help to bring credibility and confidence to their work. And widespread recognition of the program would make certification valuable and could even create new markets for GSH professionals.

LOCAL GOVERNMENTS

Challenges

Homeowners and professionals often look to local government to take the lead in guiding the general form and location of development. While there are always “early adopters,” the majority of people will stick with the status quo, particularly if it is the easiest option. Local governments face pressure from the public to protect the environment, provide great public spaces and infrastructure, serve the interests of the community, and provide timely service and approvals, and lower taxes, all with a limited budget and resources. It can be challenging to change existing regulations or processes and to decide where to spend valuable resources. However, supporting GSH practices can greatly benefit local governments and help to achieve their long-term goals.

Opportunities

While there are provincial and federal laws to help conserve and protect rare, endangered, threatened, or priority species on the waterfront, local governments also have a role to play in improving the shoreline environment. GSH practices can help local governments to protect their local assets, support local fishing industries (by protecting aquatic and shellfish habitats), support outdoor recreation and tourism, and preserve the beauty and identity of their waterfront

communities. Local stewardship saves governments money in the long run. Whether it is mitigating damage to public infrastructure and properties adjacent to shore-friendly homes, or preserving the community's natural assets, GSH practices can bring broader benefits to communities. Close collaboration among homeowners, professionals and local governments can help to bring GSH practices into the mainstream.

FROM ANALYSIS TO STRATEGY

This analysis provides a strong, simple basis for thinking about how to encourage adoption of Green Shores practices. Encouraging adoption of practices that are not widely used involves intervening to align with motivators, and to reduce barriers to change. A cost-effective strategy can focus on the most important motivators and barriers. For the Green Shores for Homes program, this means emphasising the ability of Green Shores approaches to cost-effectively reduce risk of erosion and improve ecosystem health while being able to maintain views and attractive landscaping. It also means reducing regulatory barriers, simplifying permitting, and increasing the knowledge of both homeowners and professional/industry representatives. Incentives of various kinds may also be helpful to accelerate action.

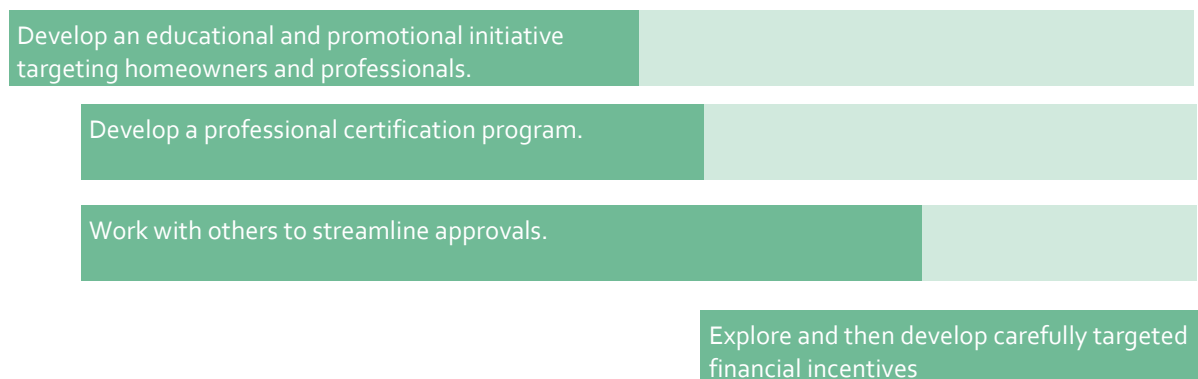
The next section outlines the proposed strategy, which also sequences the strategies so that they build on one another over time, reducing the most important barriers first.

STRATEGY OVERVIEW

Based on the public and stakeholder workshop results, the most important strategies that the Stewardship Centre for BC needs to implement through the GSH program are:

1. **Develop an educational and promotional initiative** targeting homeowners and professionals. Include information about legal concerns, permitting and approvals, and joint homeowner agreements. This first step will provide a basis for professional certification, broaden awareness of the program, and address the most important set of barriers.
2. **Develop a professional certification program.** This is a prerequisite to providing recognition or awards of any kind, and will increase the credibility and exposure of the program, creating a built-in incentive for private professionals to promote green shores. In developing the program, consider potential liability associated with certification.
3. **Work with others to streamline approvals** for Green Shores, leveling the playing field vs. hard armouring or providing an incentive for Green Shores approaches.
4. **Explore and then develop carefully targeted incentives.** The most important target would be accelerating retrofits of hard armouring to Green Shores, rather than rewarding soft shores approaches on new sites or where a retrofit will already happen (where they already cost less so have a built-in incentive). An alternative leverage point is an incentive for the first Green Shores project done by a professional. It is recognized that non-financial incentives are an important part of this strategy that overlaps with the other strategies (e.g. expedited approvals for GSH compliant applications).

Through a workshop with Advisory Committee members, an initial implementation plan was developed for each of the strategies identified through the pilot project. The general sequence recommended for the strategies is shown below. Dark shading indicates timing of primary development efforts. Light shading indicates ongoing refinements and implementation of each strategy.



The rationale for this sequencing is:

1. The educational program is important to lay the groundwork for the others, so it is first, with the professional certification building on the broader educational program.
2. Streamlining approvals is an important incentive, and early tasks to map the current approvals processes feed into education and then professional certification materials, so this work needs to overlap those streams of work to some degree.
3. Exploring and developing financial incentives is only important for a sub-set of properties, and does not need to be reflected in initial education. However, financial incentives may be built into streamlined approvals processes, so the two strategies should overlap.

The content of each strategy is described in more detail below, followed in the next section by action plans describing the steps required to implement each strategy.

STRATEGY DETAILS

STRATEGY 1: DEVELOP AN EDUCATIONAL AND PROMOTIONAL INITIATIVE

Develop an educational and promotional initiative targeting homeowners and professionals. Include information about legal concerns, permitting and approvals, and joint homeowner agreements. This first step will provide a basis for professional certification, broaden awareness of the program, and address the most important set of barriers. Key components include:

Shift the nature of local government – homeowner interactions over shoreline changes

- “Think as a local government, act like a neighbour” is an intervention, described by West Vancouver staff, that can go a long way to building relationships with homeowners whatever their initial attitude.
- The intervention requires significant face-to-face time, e.g. on-site as part of a project; a listening, responsive attitude; and a friendly demeanour on the part of staff. Staff need to respond actively to input, and demonstrate how they have responded, to build trust.
- The intervention works with guidelines that leave flexibility, but not with inflexible regulations.
- As part of any education and communication materials, be very clear about roles, relationships, jurisdiction, and be clear about the intent of the program and the program’s owners. A program “owned” by the local government may get much less traction with some homeowners than one “owned” by the SCBC, or even promoted as a partnership.

Increase public awareness, understanding, and appreciation of Green Shores approaches

- Educational programs mentioned are primarily directed at homeowners. The majority of interventions mentioned address barriers related to knowledge and beliefs affecting homeowner behaviour. These were identified consistently as the primary barriers to Green Shores practices, especially given the fact that Green Shores practices are typically less expensive than hard armouring.
- Promote homeowner education through municipal and professional champions, and build a network of champions that also includes retailers.
- In keeping with the message of cost-effectiveness, promote (where appropriate) retention of damaged or end-of-life hard walls and integration into a Green Shores design, as lower-cost approach than removing and replacing the hard armouring.
- Separate educational packages should be prepared for freshwater and marine regions, because of the regulatory and environmental differences between them.
- Educational initiatives should emphasise the top four motivators for homeowners:
 - Improving ecosystem health

- Reducing risk of property damage
 - Cost-effectiveness
 - Maintenance of aesthetics and views
- Case studies, demonstration projects, tours and testimonials should be used to establish credibility of claims of cost efficiency and should show how concerns over aesthetics and views can be addressed.
- Sample signage should be prepared for homeowners using Green Shores approaches, to promote the program and practices, and use peer pressure to encourage neighbours to participate. Signage should capture the main benefits of the program (the top motivators, above).
- Joint action among homeowners should be discussed and encouraged in educational materials – this may include sample joint agreements. Materials should encourage homeowners to work together or to at least consult with one another, reducing the potential for conflict among neighbours with different perceptions of aesthetic quality and risk.
- Design guidance should target key issues for homeowners: accommodating various aesthetics within a Green Shores approach; maintenance and improvement of views; protection of privacy and definition of public/private edges.
- Communicate expectations clearly, including limits of what shoreline work can do

Provide sample agreements for joint homeowner green shores projects

- Sample joint agreements could be prepared in conjunction with related educational material (see above) to encourage homeowners to initiate Green Shores treatments jointly, and to simplify that process.
- A supporting component could be a model bylaw that enables a system similar to laneway improvements, in which homeowners vote on an improvement, and if the vote succeeds, they all are committed to paying for them through taxes or a similar mechanism, even if they voted against the improvement. However, this should be considered in the context of distrust of government and should perhaps be a later addition to the program.

STRATEGY 2: DEVELOP A PROFESSIONAL CERTIFICATION PROGRAM

Provide professional education and certification

- While these interventions were lower ranked by workshop participants, they are linked with education and should be delivered in tandem with educational and promotional initiatives.
- Education of professionals increases the amount of credible support for the program in the community, and increases the level of professional competence in Green Shores approaches, decreasing the risk of poorly executed projects that make the program less credible.
- Educated and certified professionals can act as champions for the program. Where interested homeowners may access the program and target certified professionals, other

homeowners may not know of the program until they contact a professional who can promote it to them.

- Certification of professionals provides a measure of credibility to the educational information which will help increase confidence of homeowners.
- Professional certification also increases the credibility of the professionals, creating an incentive for them to participate in the Green Shores program in order to extend their customer base.

STRATEGY 3: STREAMLINE APPROVALS PROCESSES

Adjust regulations and enforcement to enable GSH approaches, but be very careful about putting new regulations in place: these practices are new to the market, and there is substantial distrust of government from people across the pilot communities.

Simplify and streamline approvals processes

- Development of a homeowners' guide to the permitting and approvals needed for shoreline alterations, especially Green Shores approaches, would help homeowners cope with the complex system. This intervention is within the influence of the Stewardship Centre.
- Explicitly link local government approvals for shoreline projects to GSH credits/ practices proposed
- Development of a more streamlined process through inter-agency coordination is a broader initiative that would benefit a broader set of stakeholders. Identifying other organizations interested in such an initiative and advocating jointly for it is recommended if resources are available.
- Documenting and promoting West Vancouver's head lease as a model to other jurisdictions may make progress on Green Shores practices easier for local governments able to dedicate resources to shoreline rehabilitation. A partnership with West Vancouver, West Coast Environmental Law and/or the Provincial or Federal Ministries responsible is suggested as a way to expedite this tool.

STRATEGY 4: DEVELOP INCENTIVES

Financial incentives

- Financial incentives are recommended only for those practices that are more expensive than standard practice. This would be focused on removal of hard armouring before the end of its life, although it could be applied to certain stormwater runoff management practices.
- In the Gulf Islands, NAPTEP covenants could be used as a financial incentive; however, they apply only to the private property portion of Green Shores practices, typically restrict landowners from making any further alterations, and (if they are like most conservation covenants) are not effectively enforced.

- Hard armouring removals could be done as a feebate or rebate program (e.g. like low-flow toilet replacement). They are expensive and would draw significant funding, so incentives should be:
 - tied to and funded partly by other initiatives, like sea level rise adaptation;
 - targeted at high risk properties, so as to focus funding where the risk is highest; and
 - delayed to a later part of the program roll-out once broader program components are in place and “low-hanging fruit” are addressed

Grants are preferred to loans when encouraging hard armouring replacement before end-of-life: for homeowners for whom the cost is relatively significant, a grant is a lower risk incentive.

Other incentives

Other incentives may be equally or more important than direct financial ones. Other related incentives or program elements could include:

- Shorter approvals for green shores (see Streamlined Approvals, above)
- Cultural changes (associated with Education and Professional Certification, above)
- Reduced costs for green shores construction, e.g. through access to low-cost materials
- More local government staff encouraging and supporting homeowners and contractors to do green shores (associated with Education and Professional Certification, above)
- Providing services that are mutually beneficial (“bake cookies” e.g. providing rock, equipment) in support of green shores projects

OTHER POSSIBLE STRATEGIES

Other strategies were raised as possibilities either from our review of the literature or from workshop input. These strategies are not recommended as part of the core GSH implementation strategy because they were not strongly supported in input or because they are not appropriate at this stage of GSH implementation. They should be considered once other stages of implementation are complete.

Put regulations in place and enforce them; build recognition and awards

- Regulations and enforcement are typically used at the latter stages of market transformation, to make widespread practices ubiquitous. As Green Shores practices are little-known and not commonly practiced, they are not suited to regulation and enforcement at this time and are not recommended as part of the Green Shores program. Adjustments to regulations to enable Green Shores approaches (mentioned above) would be appropriate to remove any regulatory barriers.
- Formal recognition and awards were not strongly supported by participants. Some people thought a recognition program could work, but noted it is a double-edged sword: if recognition raises property value, it also raises taxes. A simple form of certification and recognition may be appropriate, e.g. a “Green Shores” shoreline project would have to be delivered by a certified professional and meet requirements set out in a checklist. Such a program, if adopted, would have to follow development of a professional certification

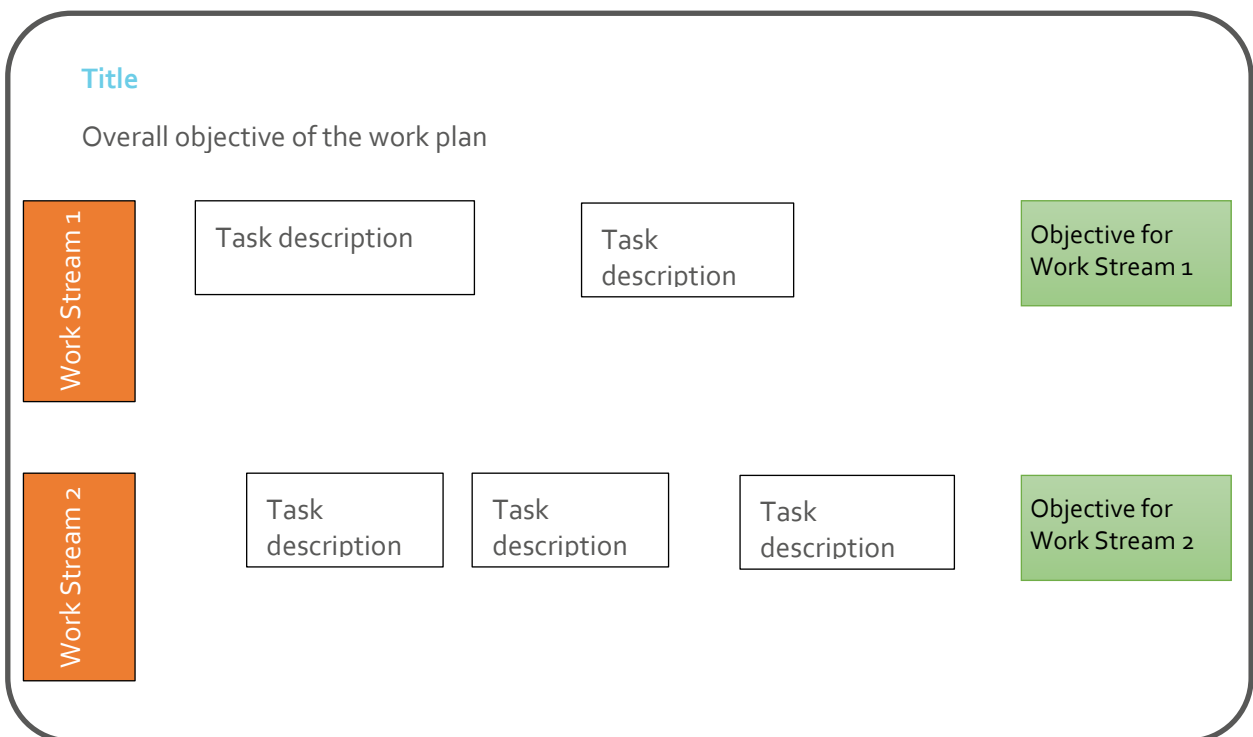
program and a practice checklist simple enough to be suited for homeowner use before the system was in place.

IMPLEMENTATION ACTION PLAN

Action plans developed through the Advisory Committee workshop are described on the following pages. These will need to be further refined and will evolve as implementation steps are carefully considered. In particular, Advisory Committee members noted that the sequence of activities as presented is an ideal vision; in reality, the sequence of activities may be shaped as much by organizational capacity, funding criteria and willing partners as by this ideal sequence.

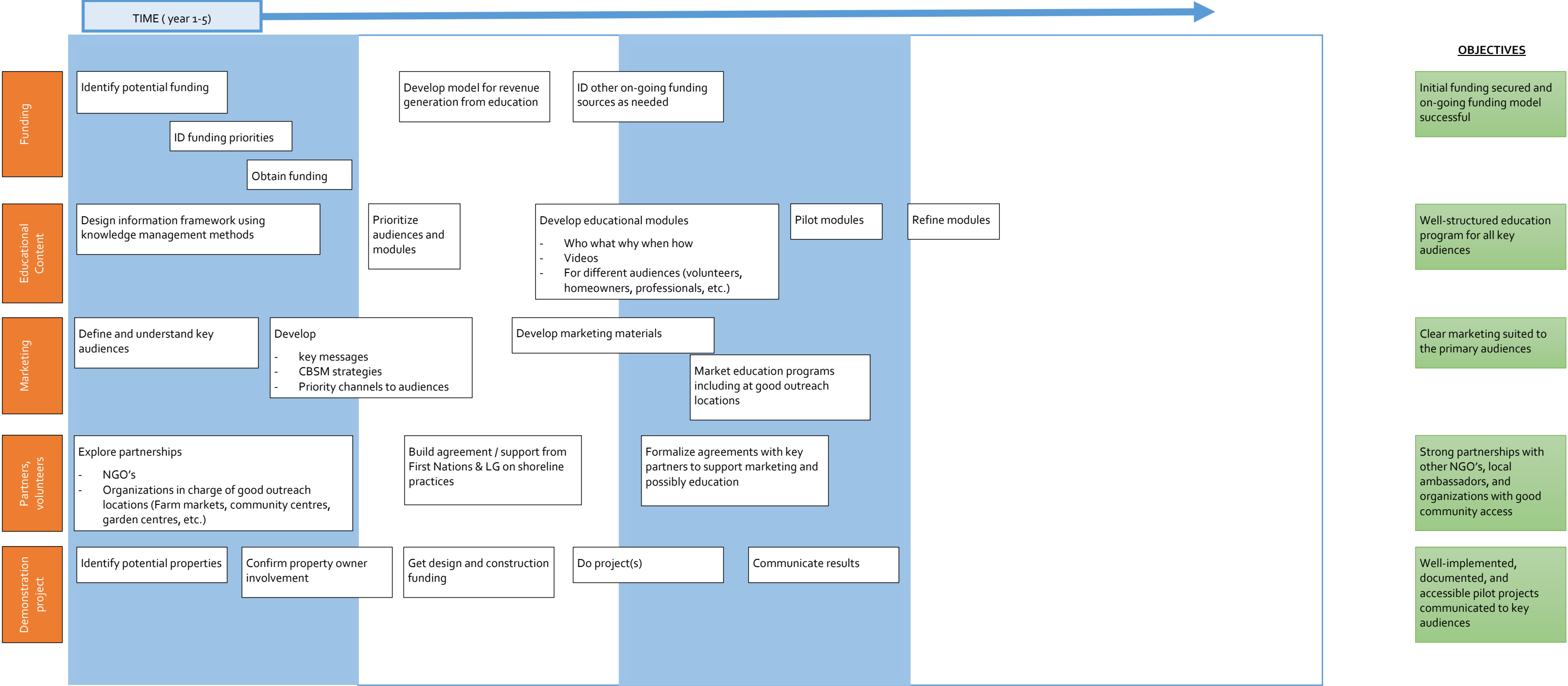
Below is a key to the action plan diagrams on the following pages. Each diagram includes an overall objective at the top. The diagram then breaks the work down into a series of work streams, titled in an orange box on the left. The work streams consist of a series of tasks sequenced over a general timeline of 5-10 years that aim to achieve a more specific objective, shown in the green box at right. Tasks are arranged in order within each work stream, and in general, if a task in one stream needs to precede a task in another work stream, it is shown earlier (further to the left) in the overall sequence. Thus the diagrams show a series of discrete but linked sets of tasks build towards discrete objectives as well as the overall objective.

Further Advisory Committee comments follow the diagrams.



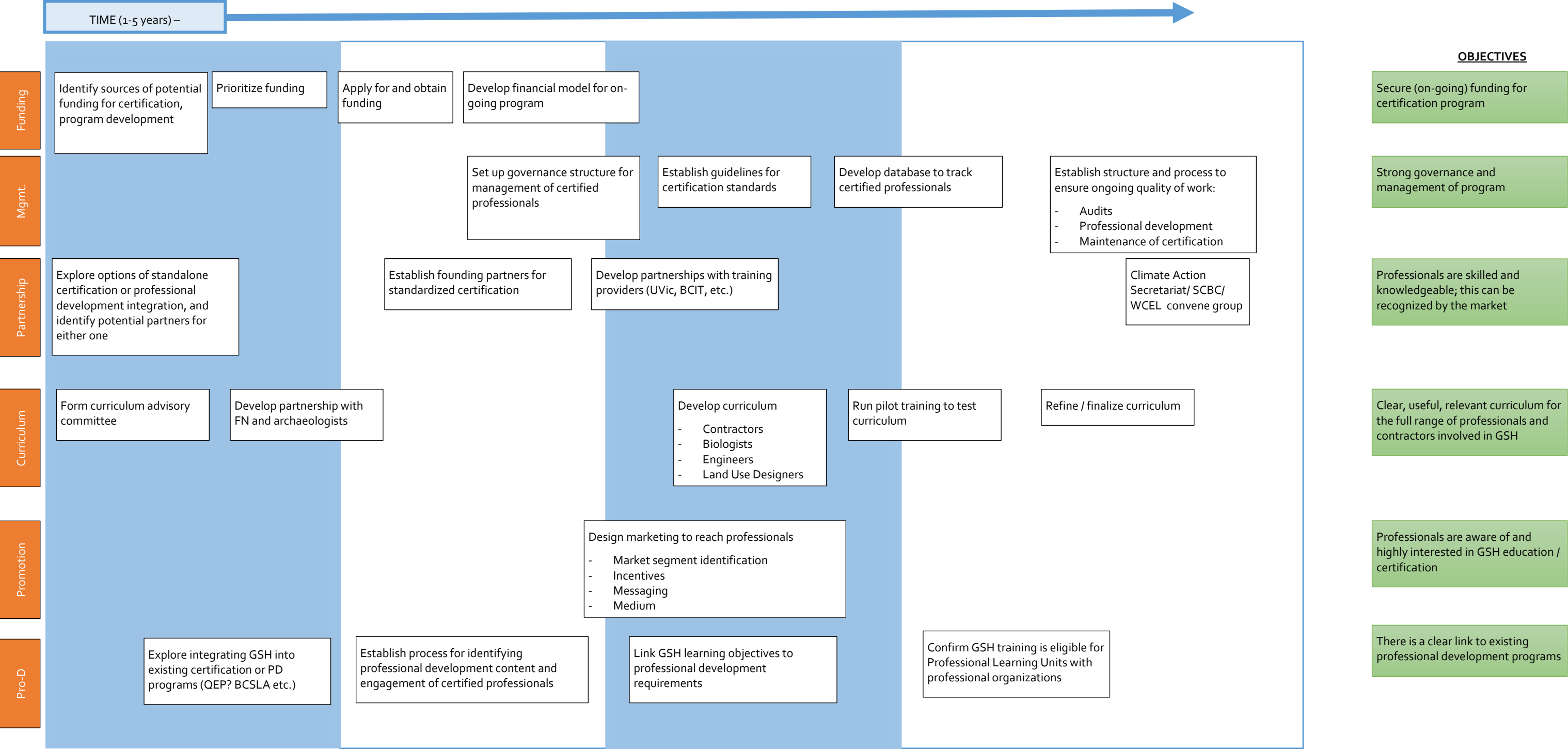
EDUCATIONAL PROGRAM

Objective: Establish and maintain a program to engage and educate homeowners, organizations, professionals, and all levels of government (and the public) on Green Shores for Homes to increase use of green shore techniques



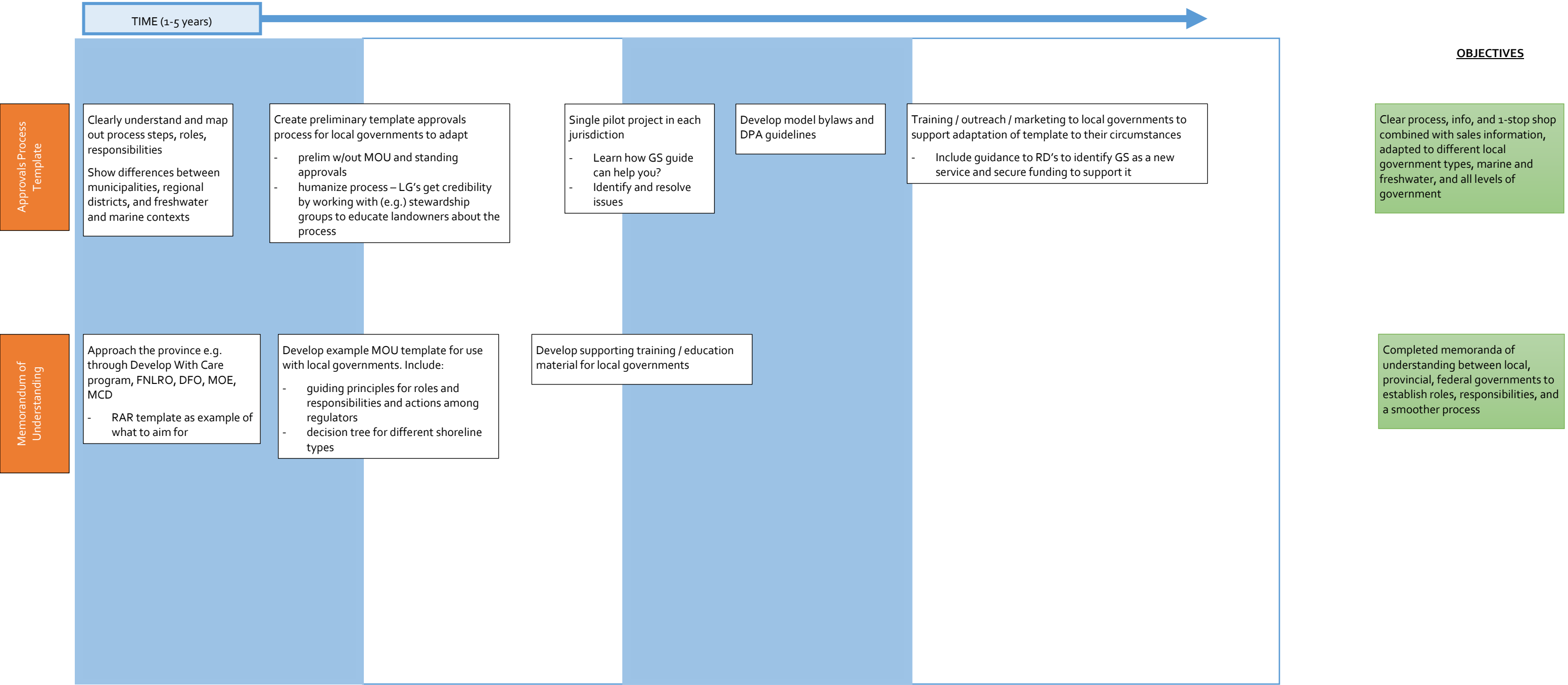
PROFESSIONAL CERTIFICATION -

Objective: Establish and maintain a certification program that trains and qualifies professionals to implement and verify Green Shores for Homes projects



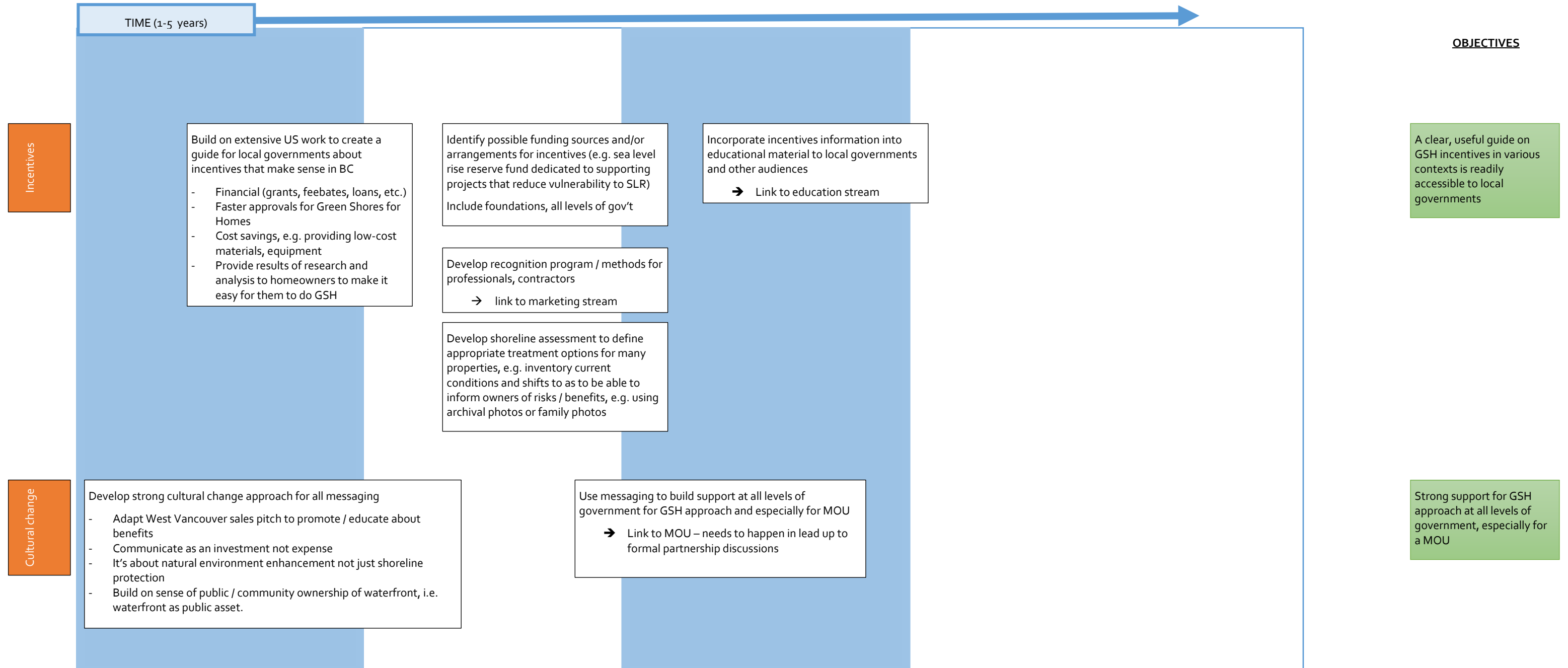
STREAMLINED APPROVALS

Objective: Approvals for Green Shores are as easy or easier than for hard armouring, for work both above and below the natural boundary.



Incentive Program

Objective: Effective incentives are in place to support Green Shores for Homes (GSH)



ADVISORY COMMITTEE COMMENTS ON ACTION PLANS

Other comments made during the Advisory Committee workshop are noted below for consideration in further development of strategies and action plans.

Education

- Who will pay for being educated (or for being associated with education)?
- Draw on change management approaches to get people interested
 - Describe Issues (based on lived experience) – establish urgency
 - Describe Benefits – establish vision, get people interested
 - Explain service (GSH) that will address issues, create benefits
- Education content includes
 - Videos
 - Techniques
 - Permitting processes with GSH
 - Training for NGO partners
 - A tool kit
- Consider
 - Resources (e.g. funder priorities and amounts) may define priorities and timing – need a process for reconciling these
- Audiences include
 - Realtors
 - Home-owners
 - Organizations
 - Federal government
 - Provincial government
 - First Nations
 - Local permitting agencies
 - Contractors
 - Professionals (link to certification)
- Create opportunity and ownership and agency in the local marketing program

Certification

- Jury is out on actual certification, the key objective is quality of professionals – so adjust the scope of the strategy as needed to focus on this objective
- A key question is the business model – What do you charge for? Do you pay trainers? How integrated with professional associations and their Professional Development / Education programs?
- QEP 2 means one professional can do both above and below high water line
- Needs further work on
 - Vision: Whether to develop independent certification, or just be part of existing professional development programs, or somewhere in between. How to

provide the market with a signal that someone is GSH expert if they just do a few courses within their PD system? Option like SFU Sustainable Community Planning or Urban Design certificates?

- Details: Sequencing of tasks and major work categories

Streamlined Approvals

- Also need to deal with longer/more complex approvals and risks
- Include processes for both above and below the natural boundary
- Use completed MOUs between local, provincial and federal governments to establish a smoother process (i.e., RAR agreements)
- Simplify as much as possible, reduce the layers, and include a sales pitch
- In developing the approvals process template and associated guidance, consider
 - how local governments can reduce barriers internally (e.g. development fees, shorter approval (staff instead of council))
 - using approvals to make GSH more attractive than hard armouring, e.g. if a development permit area is in place, allow plans that comply with GSH to be exempt from DP
 - consider using Development Procedures bylaw changes to make GS more attractive

Incentives

Financial incentives are most applicable to accelerating replacement of hard armouring on sites where Green Shores is an appropriate solution

Other incentives are equally or more important than direct financial ones (other related incentives or program elements include):

- Shorter approvals for green shores
- Cultural changes
- Reduced costs for green shores construction, e.g. through access to low-cost materials
- More local government staff encouraging and supporting homeowners and contractors to do green shores
- Free or subsidized site-specific advice to homeowners
- Providing services that are mutually beneficial ("bake cookies" e.g. providing rock, equipment) in support of green shores projects
- Rebate program like low-flow toilet replacement for green shores replacement of hard armouring
- Feebates e.g. security bond taken through DP process; rebate given once work is done and GS techniques verified

Other comments

- Pursue GS adoption as part of Provincial Crown Land policies?

CONCLUSIONS

The objective of the GSH Pilot was to engage homeowners in four pilot communities – Thetis Island, Powell River Regional District, Cowichan Valley Regional District, and District of West Vancouver – to identify key barriers and solutions for adopting shore-friendly practices, and to determine strategies for successfully implementing the GSH project province-wide. Building on work done in Washington State, the workshops done as part of the pilot led to deeper understanding of the most important barriers and solutions relevant to BC communities large and small, in both freshwater and marine contexts.

The workshops demonstrated that there is remarkable consistency among the four pilot communities, but also exposed some differences. The most important difference is between freshwater and marine contexts, where the regulatory situations are different, and addressing sea level rise is a motivator only in the marine context.

Drawing on that understanding, the Stewardship Centre for BC now has a strong outline of the four primary strategies it needs to employ to implement the Green Shores for Homes program. These strategies target the most important barriers: lack of awareness and knowledge among professionals and homeowners; complex approvals due to multi-jurisdictional nature of shorelines; and high costs associated with accelerated replacement of hard armouring. Initial work plans for delivering on these strategies form a sequence of interrelated tasks:

1. Develop an educational and promotional initiative.
2. Develop a professional certification program.
3. Work with others to streamline approvals.
4. Explore and then develop carefully targeted financial incentives.

The implementation strategies and work programs are a strong starting point for the next steps of work, but require thoughtful review and considered refinement.

Recommended next steps for the Stewardship Centre for BC are to:

1. Review the scope and objectives of each strategy carefully, and refine to suit SCBC/local government capacity and the needs of key audiences.
2. Consider refining the “target market” for the GSH program as a whole via an assessment of regions and properties most suited to and in need of GSH approaches (e.g. using a similar approach to Washington’s shoreline assessment, and/or identifying areas anticipating significant development or renewal of shoreline protection).
3. Review the four work plans together to improve the mapping of synergies and linkages between them.
4. Identify key implementation milestones to target over the next 1-5 years.
5. Assess budget, skills and resources needed for major tasks, so as to anticipate funding and capacity needs associated with achievement of the milestones.

APPENDIX A: LIST OF ACRONYMS

BCIT: BC Institute of Technology
BCSLA: BC Society of Landscape Architects
CBSM: Community-based social marketing
DFO: Department of Fisheries and Oceans
DPA: Development Permit Area
FN: First Nations
FNLRO: Forests, Lands and Natural Resource Operations
FTE: Full-time Equivalent
GSH: Green Shores for Homes
ID: Identify
LG: Local government
MCD: Ministry of Community Development
MOE: Ministry of Environment
MOU: Memorandum of Understanding
NAPTEP: Natural Area Protection Tax Exemption Program
NGO: Non-governmental organization
PD: Professional development
QEP: Qualified Environmental Professional
RAR: Riparian Area Regulations
RD: Regional District
SCBC: Stewardship Society of BC
SLR: Sea Level Rise
UVic: University of Victoria
WCEL: West Coast Environmental Law

GREEN SHORES FOR HOMES – SUMMARY OF WORKSHOP RESULTS

The following summary of results was prepared from an analysis of Green Shores™ for Homes workshops held in Thetis Island, Cowichan Valley Regional District, Powell River Regional District, and District of West Vancouver with homeowners and professionals. It includes summaries of participant priorities and comments on the following topics:

1. Barriers with related interventions
2. Motivators, broken down by workshop
3. Barriers, broken down by workshop
4. Interventions, broken down by workshop

SUMMARY OF BARRIERS AND RECOMMENDATED INTERVENTIONS

The table on the next page summarizes barriers and matching interventions based on the results of the workshops. It is based on the most common barriers identified in the workshops:

1. Strong perception of high costs
2. Cost of removal of existing hard armouring and/or adjusting or replacing existing docks
3. Concern over government involvement in private lives, lack of trust that it will not “over-step” and impose requirements
4. Lack of awareness of Green Shores approaches
5. Lack of knowledge of and belief that they will function well and look good, and that they will provide lasting protection
6. Belief that you can engineer or manage the environment to do as you like
7. Complex, opaque permitting process that is oriented better to hard armouring, coupled with complex regulations
8. Need for coordination among neighbours, with concerns that an unusual approach that will look different from neighbours and may put you at risk if neighbours don’t also use it
9. Lack of qualified / certified professionals

Barriers	Interventions
Consistent barriers:	Matching Interventions:
Strong perception of high costs	
Cost of removal of existing hard armouring and/or adjusting or replacing existing docks	Financial incentives (top 4) - Financial incentives are recommended only for those practices that are more expensive than standard practice. This would be focused on removal of hard armouring before the end of its life, although it could be applied to certain stormwater runoff management practices. - In the Gulf Islands, NAPTEP covenants could be used as a financial incentive; however, they apply only to the private property portion of Green Shores practices, typically restrict landowners from making any further alterations, and (if they are like most conservation covenants) are not effectively enforced. - Hard armouring removals are expensive and would draw significant funding, so incentives should be: - tied to and funded partly by other initiatives, like sea level rise adaptation; - targeted at high risk properties, so as to focus funding where the risk is highest; and - delayed to a later part of the program roll-out once broader program components are in place and “low-hanging fruit” are addressed - Grants are preferred to loans when encouraging hard armouring replacement before end-of-life: for homeowners for whom the cost is relatively significant, a grant is a lower risk incentive.

Barriers	Interventions
Concern over government involvement in private lives, lack of trust that it will not “over-step” and impose requirements	Think as a local government, act like a neighbour (new intervention, not ranked) - This intervention, described by West Vancouver staff, can go a long way to building relationships with homeowners whatever their initial attitude. - The intervention requires significant face-to-face time, e.g. on-site as part of a project; a listening, responsive attitude; and a friendly demeanour on the part of staff. Staff need to respond actively to input, and demonstrate how they have responded, to build trust. - The intervention works with guidelines that leave flexibility, but not with inflexible regulations. - As part of any education and communication materials, be very clear about roles, relationships, jurisdiction, and be clear about the intent of the program and the program’s owners. A program “owned” by the local government may get much less traction with some homeowners than one “owned” by the BCSC, or even promoted as a partnership. Adjust regulations and enforcement (middle ranked intervention) to enable GS approaches, but be very careful about putting new regulations in place: these practices are new to the market, and there is substantial distrust of government from people across the pilot communities.
- Lack of awareness of Green Shores approaches - Lack of knowledge of and belief that they will function well and look good, and that they will provide lasting protection - Belief that you can engineer or manage the environment to do as you like - On Lake Cowichan, people haven’t experienced the downsides of hard armouring so may not believe it is relevant to them unless there is a local example.	Education and resources; Demonstration project, tours, testimonials; Free expert advice and support (top 4); Free erosion assessment (lower ranked) - Educational programs mentioned are primarily directed at homeowners. The majority of interventions mentioned address barriers related to knowledge and beliefs affecting homeowner behaviour. These were identified consistently as the primary barriers to Green Shores practices, especially given the fact that Green Shores practices are typically less expensive than hard armouring. - Promote homeowner education through municipal and professional champions, and build a network of champions that also includes retailers. - In keeping with the message of cost-effectiveness, promote (where appropriate) retention of damaged or end-of-life hard walls and integration into a Green Shores design, as lower-cost approach than removing and replacing the hard armouring. - Separate educational packages should be prepared for freshwater and marine regions, because of the regulatory and environmental differences between them. - Educational initiatives should emphasise the top four motivators for homeowners: - Improving ecosystem health - Reducing risk of property damage - Cost-effectiveness - Maintenance of aesthetics and views - Case studies, demonstration projects, tours and testimonials should be used to establish credibility of claims of cost efficiency and should show how concerns over aesthetics and views can be addressed. - Sample signage should be prepared for homeowners using Green Shores approaches, to promote the program and practices, and use peer pressure to encourage neighbours to participate. Signage should capture the main benefits of the program (the top motivators, above). - Joint action among homeowners should be discussed and encouraged in educational materials – this may include sample joint agreements. Materials should encourage homeowners to work together or to at least consult with one another, reducing the potential for conflict among neighbours with different perceptions of aesthetic quality and risk. - Design guidance should target key issues for homeowners: accommodating various aesthetics within a Green Shores approach; maintenance and improvement of views; protection of privacy and definition of public/private edges. - Communicate expectations clearly, including limits of what shoreline work can do
Complex, opaque permitting process that is oriented better to hard armouring, coupled with complex regulations	Simple and streamlined processes and approvals (middle ranked) Development of a homeowners’ guide to the permitting and approvals needed for shoreline alterations, especially Green Shores approaches, would help homeowners cope with the complex system. This intervention is within the influence of the Stewardship Centre.

Barriers	Interventions
	- Development of a more streamlined process through inter-agency coordination is a broader initiative that would benefit a broader set of stakeholders. Identifying other organizations interested in such an initiative and advocating jointly for it is recommended if resources are available. - Documenting and promoting West Vancouver’s head lease as a model to other jurisdictions may make progress on Green Shores practices easier for local governments able to dedicate resources to shoreline rehabilitation. A partnership with West Vancouver, West Coast Environmental Law and/or the Provincial or Federal Ministries responsible is suggested as a way to expedite this tool.
Need for coordination among neighbours, with concerns that an unusual approach that will look different from neighbours and may put you at risk if neighbours don’t also use it	Sample joint agreements (lower ranked); - Sample joint agreements could be prepared in conjunction with related educational material (see above) to encourage homeowners to initiate Green Shores treatments jointly, and to simplify that process. - A supporting component could be a model bylaw that enables a system similar to laneway improvements, in which homeowners vote on an improvement, and if the vote succeeds, they all are committed to paying for them through taxes or a similar mechanism, even if they voted against the improvement. However, this should be considered in the context of distrust of government and should perhaps be a later addition to the program.
Lack of qualified / certified professionals	Professional education, professional certification (lower ranked) - While these interventions were lower ranked by workshop participants, they are linked with education and should be delivered in tandem with educational and promotional initiatives. - Education of professionals increases the amount of credible support for the program in the community, and increases the level of professional competence in Green Shores approaches, decreasing the risk of poorly executed projects that make the program less credible. - Educated and certified professionals can act as champions for the program. Where interested homeowners may access the program and target certified professionals, other homeowners may not know of the program until they contact a professional who can promote it to them. - Certification of professionals provides a measure of credibility to the educational information which will help increase confidence of homeowners. - Professional certification also increases the credibility of the professionals, creating an incentive for them to participate in the Green Shores program in order to extend their customer base.
n/a	Regulations and enforcement (lower ranked); Recognition and awards (lower ranked) - Regulations and enforcement are typically used at the latter stages of market transformation, to make widespread practices ubiquitous. As Green Shores practices are little-known and not commonly practiced, they are not suited to regulation and enforcement at this time and are not recommended as part of the Green Shores program. Adjustments to regulations to enable Green Shores approaches (mentioned above) would be appropriate to remove any regulatory barriers. - Formal recognition and awards were not strongly supported by participants. Some people thought a recognition program could work, but noted it is a double-edged sword: if recognition raises property value, it also raises taxes. A simple form of certification and recognition may be appropriate, e.g. a “greenshores” shoreline project would have to be delivered by a certified professional and meet requirements set out in a checklist. Such a program, if adopted, would have to follow development of a professional certification program and a practice checklist simple enough to be suited for homeowner use before the system was in place.
Unique barriers:	
West Van	West Vancouver is best situated to address the barriers unique to its program.

Barriers	Interventions
- City program is not well-understood and there are negative perceptions when people believe the City is paying for private property improvements - Concern over loss of privacy - Concern over loss of use of property right to the property line - Lack of City resources Powell River - No enforcement of Provincial setbacks from waterfront - Buildings are already too close to water to be able to use Green Shores approach	- If the Stewardship Centre decides to develop a model based on the West Vancouver head lease, the lack of City resources and external perceptions of the program should be addressed in the model guidance. - In the absence of local building regulation in Powell River or similar jurisdictions, the Stewardship Centre’s options are limited to education and awareness: playing a whistleblower role would engender anger and resentment, and build opposition, not support of the program. No additional interventions are recommended to the lack of enforcement of Provincial setbacks; however, the Province may see a benefit in supporting the educational initiatives as a means of reducing the number of properties where setbacks are ignored. - Powell River and other places with existing buildings too close to the water need education on adapting already developed shorelines, and may need alternatives that suit the situation.
Other comments:	
- Certification seen as possible benefit but program would need widespread recognition to make certification valuable - Certification may imply permitting, which would mean it is impossible in Powell River Regional District where building permits are not used	

MOTIVATORS

Consistent motivators:

- The three top motivators were consistent among homeowners and professionals and all three pilot locations. They are:
 - Improving ecosystem health: people recognize their dependence on the ecosystem, are seeing improvements, and want to see further progress
 - Reducing risk of property damage: primary concern related to land value and retention of usable parts of the property, especially if you include sea level rise as part of this motivator
 - Cost-effective infrastructure and maintenance: a good return on investment is important
- Other important motivators are:
 - Maintenance of aesthetics and views – critical in West Vancouver

Unique motivators:

- West Van
 - Providing an effective privacy screen between private and public space
- Duncan
 - Enforcement of Riparian Regulations may be an important tool for freshwater lakes

Other comments:

- People are less motivated by cost-effectiveness on Lake Cowichan than on seashore – seems that there is less concern about replacement costs of existing hard infrastructure
- People are less motivated by economic development in West Vancouver than elsewhere.
- Sea level rise is not a concern for Lake Cowichan (and by extension other lakes)

- Cost-effectiveness is an important motivator for developers and builders, as it affects their bottom line. The importance of lower costs for repairing after a storm should be stressed.
- Some see a program like LEED being a good motivator
- The opportunity to connect the public to the shoreline is a motivator for the community, but a dis-benefit for homeowners who may have restricted public access through hard armouring and hence see a loss of privacy when shifting to a soft shores approach.
- Most homeowners don’t understand (or sometimes accept) sea level rise and its implications
- Role of GS → Resource
 - How to deal with development along the shore
- “F” a shared motivator and linked to “C”. People want to actively support Ecosystem Health. Other motivators are more dependent on the Homeowner’s own house and property situation.
- These motivators are closely related

Homeowners							
Motivator	West Vancouver		Powell River		Duncan		Total Votes
C. Enhances ecosystem health and biodiversity by preserving important habitat, minimizing pollutants, and reducing cumulative negative impacts	-Evidence from W. Bay Beach -Embraces all main concerns; very important. -My #1 b/c my philosophy is about ecosystem rehabilitation and impact to the planet; concrete toxic to the water Grass, kelp beds, being scoured, regularly life! -Habitat coolest thing about beach. Very important! -Have to have ecosystem health -Prevent damage -If you get C you get F -Generally good thing = beautiful	12	Synergy – human benefit and ecosystem benefit align; keeping and restoring natural systems is key – without this we have nothing; one of the main reasons people live here so draw on this heavily	13	Perception that things are getting better already and people want to see it continue; algae and nutrient pollution are big issues; septic/sewage pollution; the way these approaches look so pleasant is key; natural plants help save soil, add bird life, mammals, mink, beaver, etc.	10	35
B. Reduces risk or property damage caused by flooding or shoreline erosion (combine this one with G?)	-House close to water -Residence from retaining wall from neighbor -#1 because paramount! Can’t do this if a huge risk to private property -Have experienced damage -Home is sacred -Prevent more damage	11	Minimize property damage is key, both to their site and to neighbours; has to be done to protect investment; risk of storm surge more important here than flooding; SLR needs education above all; maintain long term property values is key	13	Significant on lake; people react to problems like erosion and are motivated by it; concern on lake is mainly groundwater not lake action (note that lake bottom owned by timber company); hard armoured walls by neighbours will affect you; lake movement up and down causes damage with storms; vegetation stabilizes a dynamic gravel shoreline; buffering of wave	6	30

Homeowners							
Motivator	West Vancouver		Powell River		Duncan		Total Votes
	-“Security” -Important for low property				damage from boats		
F. Maintain views and natural feel of waterfront properties (for example, driftwood and vegetation instead of a bulkhead)	-Natural vs concrete -A hidden value!! -Part of C!! -Leave it as natural as possible. Bring it back -Value nature and wilderness	9	Aesthetics play a big role; difficult if neighbours not involved; who are the leaders in practising this stewardship?	8	Beauty; this is one of the main reasons people bought here and love it;	9	26
A. Cost-effective infrastructure and maintenance compared to hard armouring options (such as retaining walls, dikes)	-Maintenance fees ↓ -Means something to everybody. Has to be cost effective to the community -Has to make sense financially -Access risk because it is a leap of faith to remove wall and put rock “out there”. -Attractive vs wall	8	Retaining walls can be expensive; erosion impacts of same/hard can be major; stress the cost effective angle – very imp. People don’t understand the effect of walls! One group said finances above all others. Another said money alone not enough as costs already low.	12	More an issue in eroded marine enviros, not as intense here, floating docks, note there are many different environment types on the lake; people will invest if there is a good return on investment (ROI)	2	22
G. Proactively prepare for sea level rise and climate-related events (increase storm intensity, flooding, etc.)	-Proactive Prepare for the future. Very important and cal also help maintain property value. Realtors can say “this foreshore has been protected through greenshores!” Need to educate realtors. -Beaches are cleaner then used to be Concerned about SLR impacts -Need to prepare proactively -Low property = important	6	Has to be done to handle people living near shorelines under these conditions	12		1	19
D. Connects people to the shoreline and improves access for strolling, kayaking, foraging and simple beach fun	-More people access the beach	3	When property owners encroach they can limit people walking on shore; allows property owners better use of their shoreline too	4	This is a common value; use of the lake; strong value; enables access in some areas and restrict it for habitat needs elsewhere?	6	13
E. Support coastal economies such as fishing and tourism by maintaining natural beauty and fish/shellfish habitat	-Jobs -Important to communities perhaps less than West Vancouver	4	Maintaining sustainability – natural beauty for tourism; helps achieve a balance between diff uses (e.g. oyster leases v residential)	2	Use of the waterfront by everyone improves tourism; we all like to support tourism and improving the shoreline helps do that so emphasize; increases value of	2	8

Homeowners							
Motivator	West Vancouver		Powell River		Duncan		Total Votes
					properties too		
New – capability of enforcement; Fear of God					Riparian regs “could be” enforced – motivates people through clear documentation of best practices		
New – continuity and cumulative benefits							
New – coordination and cooperation, collective effort is necessary					How would riverfront properties be affected?		
New – grant funding (provincial/local)			Government allowed the development so have to help address				
New – impacts from adjacent property infrastructure							
New – might reduce setback requirements					GS approaches need to set back?		
New – provincial and federal cooperation needed			Foreshore and below				
New – public recognition – opportunity to educate others					Note that there are already several examples of GS4H success on the lake – so don’t need new demos! Be an environment leader, setting an example		
New – regulations from fisheries (spawning habitat and streams) and archeological are highly regulated			Regulations are limiting and cumbersome				

Professionals							
Motivator	West Vancouver		Powell River		Duncan		Total Votes
B. Reduces risk of property damage caused by flooding or shoreline erosion (combine this one with G?)	Key for homeowners Key linkage: Maintain property size = maintain property value = maintain tax revenue Key to do this first. It is why our clients buy waterfront property. We want to avoid damage to the property. Need to have science behind	13	Strong desire out there for flat/usable land so watch anything that cuts back usability	10	Concern with hardening within WMA; people need to learn how to do this right; that it is cost effective can be a key motivator, especially in areas with high habitat value. This was big for people here.	14	37

Professionals							
Motivator	West Vancouver		Powell River		Duncan		Total Votes
	Property assessment						
A. Cost-effective infrastructure and maintenance compared to hard armouring options (such as retaining walls, dikes)	Key for homeowners Cost-effective a positive West Vancouver saves money by using materials on our work sites for foreshore work Value of case study = important need to motivator Especially important to developers, builders	9	Easier and cheaper to maintain – key. Hear this from homeowners regularly. Stress the costs of repairing hard wall damage after a storm. Cost effective strategies are a must even for wealthy homeowners.	7	In the long term it is a cost effective approach; how to convince people of this? Costs are big barrier – should be a cost/benefit analysis	12	28
C. Enhances ecosystem health and biodiversity by preserving important habitat, minimizing pollutants, and reducing cumulative negative impacts	Also important to contractors because it is catching ?? by our clients (plus more ethical and aware) Like LEED would motivate	6	Core values for many people; stress protecting shellfish habitat and harvest; show neg impacts of pollution	7	People want local control of watershed health = collective impact; need to be better at communicating cc adaptation as people may react by hardening	5	18
F. Maintain views and natural feel of waterfront properties (for example, driftwood and vegetation instead of a bulkhead)	Related to additions I, J below Homeowners and residents motivated by this Key reason our clients like us. Green Shores is a cheap way to ensure this feature. Want to present most value View and access Views #1 in West Vancouver Best practice can help	9	A key value/motivator. But some owners need to change their views as they don't care and/or don't believe in SLR. Beach is a public place and owners should maintain space for benefit of community	4	Viewscape as a framed picture; definitely from a homeowner's perspective	5	18
D. Connects people to the shoreline and improves access for strolling, kayaking, foraging and simple beach fun	Community interest is greater than homeowners' interest in this Municipal motivation is to realize the (underused) community asset that is the public waterfront Connection is important to old/aging folks Wall vs. soft = access Lots of people want access (balanced with privacy)	6	Think of community benefits not just those of private owners But private use is also a priority Reduce liabilities	6	Short term benefits easier than long term benefits; some people just want to do what they want to do on their property though	4	16
G. Proactively prepare for sea level rise and climate-related events (increase storm intensity, flooding, etc.)	Homeowners and residents motivated by this People still don't understand this; education is key Most homeowners don't understand	4		3	Communicating impacts and value of GSH key here; some waterfront loss is inevitable so do you let nature take its course? Extreme weather events might force people to use a GSH approach	8	15
E. Support coastal economies such as fishing and tourism by maintaining natural beauty and fish/shellfish habitat			Think about the view of the coast from the water too – more habitat equals more fish is another positive	1		6	07

Professionals							
Motivator	West Vancouver		Powell River		Duncan		Total Votes
New – bringing a non-natural landscape to the shoreline, taming nature, cleaning up, desired future condition					Increased cost to develop might force people to take a longer term view	1	01
H. reclaim public lands (reduce/eliminate existing encroachments)	There are mechanisms for people to continue to use encroachment area (provincial legislation: accretion principle). However West Vancouver has a head lease on the water lot, so if the District helps landowners with remedial work on their shoreline, they put an agreement in place that states that the accretion principle does not apply because the improvement is jointly developed. Otherwise the homeowner could apply to extend his property line outward above the new high water mark.						
J. coastal beach / intertidal area becomes a visual extension of the property	Need visual break to define the public / private boundary						
K. perception of giving homeowners more land	Barrier for the public, seems as though the City is doing work for the homeowners when their staff are on-site with machinery						
New – impact on your neighbour’s properties							
New – maximizing property values							
New – reduce risks to infrastructure (roads, etc.)							
Provides a soft natural privacy fence between public and private space	Privacy is a key issue for WV homeowners for whom hard edges maximize usable area of property and make foreshore less publicly accessible Most homeowners don’t want public access across their beachfront						
Risk	main motivator						

BARRIERS

Consistent barriers:

- 1. Strong perception of high costs
- 2. Cost of removal of existing hard armouring and/or adjusting or replacing existing docks
- 3. Concern over government involvement in private lives, lack of trust that it will not “over-step” and impose requirements
- 4. Lack of awareness of Green Shores approaches
- 5. Lack of knowledge of and belief that they will function well and look good, and that they will provide lasting protection
- 6. Belief that you can engineer or manage the environment to do as you like
- 7. Complex, opaque permitting process that is oriented better to hard armouring, coupled with complex regulations
- 8. Need for coordination among neighbours, with concerns that an unusual approach that will look different from neighbours and may put you at risk if neighbours don’t also use it
- 9. Lack of qualified / certified professionals

Unique barriers:

- West Van
 - City program is not well-understood and there are negative perceptions when people believe the City is paying for private property improvements
 - Concern over loss of privacy
 - Lack of City resources
 - Concern over loss of use of property right to the property line
 - Much stronger perception of high costs, tied to feeling that City should pay for improvements if they wanted to see them happen
- Powell River
 - No enforcement of Provincial setbacks from waterfront

Other comments:

- Certification seen as possible benefit but program would need widespread recognition to make certification valuable
- Certification may imply permitting, which would mean it is impossible in Powell River Regional District where building permits are not used
- People haven’t experienced the downsides of hard armouring so may not believe it is relevant to them unless there is a local example.
- Sea level rise and erosion greater concerns for properties at risk (e.g. low, sandy) – important to distinguish different shoreline types in information/programs
- Fears:
 - The soft approach is described as dynamic – does this imply lack of control?
 - GSH imposing changes on homeowners and private property

Homeowners							
Barrier	West Vancouver		Powell River		Duncan		Total Votes
B. Cost of removing or changing hard armouring to replace with ‘softer,’ more natural solutions	Need to extend out zone (Longer walkway to mitigate wave impact)	16	Some people have invested a lot in building walls to protect properties; unproven so need more proof; lots of hard armouring is present so people	9	can especially be a concern for older homeowners; costs to move old docks is high so this must be high; easier to leave it and just	6	31

Homeowners						
Barrier	West Vancouver		Powell River		Duncan	Total Votes
			know it		build higher	
C. Lack of knowledge of soft shore stabilization techniques and benefits, unsure of who to ask	-Free assessment would help/intervention -Lack of knowledge of property line -Common law says “mean high” -Others say “high high tide” -People need education re: GS -Needs more evidence -Clarifying property rights vs government intervention. -Fear of this being forced on people	11	Combine with E (2 groups suggested this) Many don’t believe it works Prove on different slopes/current types Little understanding of shoreline systems – education needed to support a new approach Need people who can guide others and support them to do the work	9	Misunderstanding of the natural environment and processes; putting beaches where they weren’t; lack of vegetation affects water quality; lack of education on all of this; people are immediately scared by these ideas; JUST starting to learn about this locally	9
F. Lack of incentives and government support from all levels of government (including technical assistance, education, and financial incentives)	-If community benefit then need more community action -Lack of financial incentives -Different approaches: Government should not support this. It’s the homeowners responsibility vs they should give an incentive. -Financial aspects are linked -Consistency of government policies over time	11	Education key – people need convincing first then go into details; incentives and demos important at the community level; take a community education approach – demo at Myrtle Rocks! Recognition needed; Regulations needed; technical assistance needed	7	Too adversarial with govt inspectors; too many regulations; dislike of CVRD; don’t see the programs or think they want to assist homeowners	8
E. Lack of confidence that soft shore stabilization techniques will protect property from flooding/erosion	-dynamic system could wash away?? -Could be knowledge related -Linked to C -This is a concern; it is so complex. A lot of legality involved; property rights to protect; prefer sea wall -When you don’t know = lack of conf.	6	Most people build walls because they think that is strongest/effective way; results are not instant? People try to do things on their own but does not last and does not address SLR *we need local knowledgeable people to show us what to do, what will work/last	8	More education needed; “Is it going to be a long term solution?”; very much linked to C above; the engineering community needs to be brought along to this model	7
D. Permitting issues including cost, time, and hassle	-District hassle -DFO went berserk -Need the 3 levels of government to agree on approach -Permitting seems fair. Department of Fisheries	9	Lack of knowledge of what you can or can’t do on the shoreline, e.g. remove logs?; DFO already highly regulates activities	1	Rule changes seem subjective and inconsistent; not enough of a collaborative attitude; interaction with govt is inconsistent; too prescriptive rather than collaborative; rules are already stringent and many people ignore	8
						29
						26
						21
						18

Homeowners						
Barrier	West Vancouver		Powell River		Duncan	Total Votes
	is involved -Mistrust of government. Where might this go (surprises) and changes → costs				them	
A. Cost or perception of high costs associated with soft-armouring solutions	-Similar to B -Very expensive -High costs -We think the city would pay for changes	9	Proven that costs are lower? Larger samples by govt needed. But still no guarantee	1	Lots of property owners have money so this not an issue; perception that doing a GSH approach will reduce property values; belief that it will reduce access; more costs if an engineer is involved	5 15
G. Lack of market recognition for Green Shores certification		0	Certification implies permitting; program is generally unknown with low public awareness	4	Real estate market does not reflect greenshores values; could add value to your home if it were recognized	6 10
H. More extreme flooding and erosion due to sea level rise, more intense storms, and higher storm surges	-Ties into knowledge and education	7			Erosion not seen by many (suggest looking near Youbou where there are many hard walls)	07
New – need for cooperation among neighbours	Lack of neighbor support to cover a significant area from engineering and ecological perspective Need for neighbours approval and for their joint participation in shoreline projects makes it harder to get agreement and get things done If one neighbour is willing to pay but not others, what then? Could look funny if only one person does it Higher impacts on some neighbours – affects their level of interest	3	If they all have long flat lawns you don't want to stand out, offend the neighbours	4		07
I. Concern that erosion assessment could affect insurance rates		3	This is a major and growing concern for lots of people	1		04
New – privacy issues and security		2				02
New – homeowner wants a hard wall and has no desire to change						
New – “its all about me so MYOB”					Leave me alone / it's a rural area so	

Homeowners						
Barrier	West Vancouver		Powell River		Duncan	Total Votes
					why should I change	
New. Lack of jurisdiction in the intertidal zone						
New. Sharing pf costs and benefits → does the homeowner bear the cost and the work will benefit the public.						
New. Lack of clarity of GSH process and government support.	Identification of existing non conforming aspects of property encroachments (and loss of use of these areas). Will government change existing by-laws to support GSH requirements (a concern if imposed)?					

Professionals							
Barrier	West Vancouver		Powell River		Duncan		Total Votes
B. Cost of removing or changing hard armouring to replace with ‘softer,’ more natural solutions	View that the City is charging taxes and should remove sea walls West Vancouver educate the client: you are not giving up property; you are gaining with better protected property	6	Misinformation and lack of education key barrier so education is key note that it is very expensive to remove and dispose of hard wall materials people don’t want to spend the money	10		10	26
C. Lack of knowledge of soft shore stabilization techniques and benefits, unsure of who to ask	People think in the present so it is hard for them to see the results of the ir actions, especially for longer term matters like climate change Step 2 after awareness. Also not knowing about West Vancouver program and elements West Vancouver Foreshore 101 program What is it and how does it work If we deal with the lack of knowledge = as else Don’t know how the process will help those the	12	Need education and awareness raising this is tied to E PRRD has lots of info available but...	1	Most owners don’t know what GS is do what they want and ask for forgiveness later relates closely to E affected by lack of qualified professionals lack of understanding that hard solutions fail too lack of larger scale planning that shows people where they are/fit in	9	22

Professionals							
Barrier	West Vancouver		Powell River		Duncan		Total Votes
	participating property owner who funded the project				the landscape need engineers to change		
A. Cost or perception of high costs associated with soft-armouring solutions	\$1 homeowner investment in West Van program provides \$5 homeowner benefit Homeowners have very high incomes This is not a barrier in West Vancouver Cost and permitting included here. Other owners feel they are paying through taxes for the City to do work for waterfront property owners (misperception)	3	Might be applicable to hard barrier failure people with hard armouring have invested heavily need to educate people on cost efficiency	8		10	21
E. Lack of confidence that soft shore stabilization techniques will protect property from flooding/erosion	Once aware, need incentives of permit Framing and education needed I lean towards engineered solutions more than soft approaches West Vancouver has examples	7	Because they are not educated increasing storm events but need to know how GS4H works at neighbourhood scale city folks don't understand natural process and therefore don't understand how natural shorelines can work	8	"we need more proof" and examples	6	21
D. Permitting issues including cost, time, and hassle	Straight, hard walls are easy to deal with under old laws. Changes, i.e. to soft edges could lead to complications – so legacy building codes are a key barrier Permitting is complex Key: speed up all the array of permit requirements Need permitting sped up Issue is province is not able to move because of thousands of permits. The province should develop a mechanism to expedite approvals because in West Vancouver, we can expedite Province should examine engagement issues between First Nations and citizens	5	DFO, local govt. (within city boundaries), archeological site, heritage, alteration permits. Does not matter how much info you provide if there is no "stick" if there is no permitting process, homeowners can get screwed	4		4	13
F. Lack of incentives and government support from all levels of government	No one jurisdiction is <u>positively</u> responsible (i.e. responsible to help people through the system)	2	Is WorkSafe BC a good example? Could get fast tracked? Can't get incentives	4	Local govt should use both carrots and sticks (fines)	5	11

Professionals						
Barrier	West Vancouver		Powell River		Duncan	Total Votes
(including technical assistance, education, and financial incentives)	and the regulatory system is very complex		without GS certified contractor – eg septic system model. Permitting is tied to govt support – waiting is a major issue – fast track? Dealing with DFO is cost prohibitive		govt needs to provide education to homeowners should provide inventory of low cost native plants	
New – existing dev is too close to high tide line			No enforcement of provincial guidelines for setbacks from sea	4		04
G. Lack of market recognition for Green Shores certification			Need recognition of the GS contractor too key to get their buy-in		Could motivate homeowners and developers	3 03
H. More extreme flooding and erosion due to sea level rise, more intense storms, and higher storm surges		1	Concern for effectiveness is high winter tide and SE storm	1	People overwhelmed by this and “throw up their hands”	1 03
I. Concern that erosion assessment could affect insurance rates	More of an issue in the US than Canada re. FEMA protection of flood-prone properties	1	Could local govt lobby insurance agencies for reduced premiums for homes with GS approaches?	1	“sleeping tiger” communicating mitigation	1 03
K. Perception of loss of privacy	with soft edge and new access across the foreshore and in front of properties – property owners are not interested in creating an asset for the community at large	2				02
P. lack of knowledge of the possibility	People see old sea walls and don’t realize what is natural beach	1				01
Q. the process to allow adaptive shoreline by the utilization of private and public lands = there is no boundary between private and public		1				01
L. Lack of City resources re. shoreline area	0.5 FTE for 22 km waterfront					
M. unsure of how the property will look after the investment						
N. Value for maximizing property use right to the property line (given high land value this is important)						
O. no certification of expertise of contractors, professionals, so	Default is a wall because we don’t have enough consulting professionals; lack of qualified					

Professionals							
Barrier	West Vancouver		Powell River		Duncan		Total Votes
homeowners are unsure of buying good services	environmental professionals (QEP) to support						
New – neighbourhood esthetics			don't want to stand out, only GS shoreline make you more vulnerable?				
New – lack of action by neighbor will affect my success					Perception that hardwall will be a fixed solution vs a dynamic GS approach		

INTERVENTIONS

A summary of key points is provided, followed by a table of results. In addition to interventions identified at the three workshops in West Vancouver, Powell River, and Duncan, others were documented at a workshop on Thetis Island. These are included in the results table and informed the summary.

SUMMARY

Top 4 interventions received considerably more support than the others (≥6+ votes):

- Financial incentives – target removal of hard armouring
- Education and resources – emphasised in the Thetis Island report
- Free expert advice and support
- Demonstration project, tours, testimonials

The next 2 interventions were quite well-supported (18-19 votes):

- Simple and streamlined processes and approvals
- Regulations and enforcement

The next three were moderately well-supported (5-12 votes):

- Simple joint agreements
- Free erosion assessment
- Recognition and awards

New intervention suggestions:

- West Van
 - In soft-shore design, guidance for delineating the property line and enhancing privacy
 - Think as a local government, act like a neighbour
 - Communicate expectations clearly, including limits of what shoreline work can do
 - Professional association CPD courses
- Powell River and Duncan

- Modification of hard walls (far cheaper than to remove and replace)

THETIS ISLAND SUMMARY

Note: Homeowners and professionals were not distinguished for this workshop. As the Thetis Island workshop did not use the same format as the other workshops, the results are not in the same format. Below, results are very briefly summarized in relation to the categories of interventions used in the other workshops, providing a sense of the emphasis Thetis Island participants placed on types of interventions.

Interventions

- Education: supported; case studies, outreach officer, training courses, booklets, information about permitting
- Expert advice: supported; free site visit/assessment, outreach officer
- Demonstration projects: supported
- Streamlined permitting: supported
- Regulations and guidelines: guidelines are supported, regulations and bylaws are not supported
- Joint agreements: supported
- Recognition and awards: supported but not as critical as other interventions

RESULTS TABLE

Homeowners								
Intervention	West Vancouver		Powell River		Duncan		Thetis Island	Total Votes
A. *Financial incentives for soft shore armouring or removal of hard shore armouring including tax incentives, interest-free loans, project grants, etc.	Reduce costs; off-set up-front costs Need provincial and federal government involved in funding by way of a grant program -Cost sharing with municipality and p - support cost sharing among neighbours for engineering/design services -Reduced property taxes	11	Better than a regulatory approach or hammer. Need more info and incentives; knowledge of conservation easements When insurance companies raise rates it will influence this one; need to change perceptions Emphasize a collective approach to a collective problem and get all levels of govt. involved Tax incentives and grants through a construction fund; incentives should be obtained through local conservation fund for GSH local govt admin and support Insurance benefits; provincial and federal grant programs to owners don't bear full costs; this issue is of concern to everyone so key to get buy in	15 High	Loans will scare away people without the money to do it which is a real issue here Changing your property triggers assessments and is a tax disincentive Helps build confidence Finding some support for all or some of the project is appreciated – see it as a reward for doing the right thing Particularly if there is a cost savings Perhaps provincial more than local, esp related to CC adaptation; bring these forward for individuals and large landowners and discuss; recognize unique structure/conditions at Lake Cowichan	12 3 rd	tax incentives; grants; Natural Area Protection Tax Exemption Program (NAPTEP) which provides landowners with an annual 65% exemption on the property taxes for the portion of their property protected with a NAPTEP covenant.	38
C. Education and resources such as workshops, simple guidelines, and free site assessments for homeowners	People willing to spend if understand benefits Educating developers who are pitching to homeowner, so they	8	People need to know its real, and need an estimate that they will weigh against the investment they have in their home. More outreach and education needed	11 High	Some of this underway already with local society; do more in schools; profile early adopters then go for the mushy middle; this	16 2 nd 2 nd	A better understanding of 'the right thing to do' and the process required to do it seemed to be a crucial	35

Homeowners Intervention	West Vancouver		Powell River		Duncan		Thetis Island	Total Votes
	become ambassadors - ____ suspicion. Prior knowledge and consent from homeowners -“What about riparian nights?” -A huge need to address lack of confidence in GS -Education is key: win people over with demo projects. Show it works. Create videos. See it in action -Need coastal engineers to guide it and take movies of hard shores and soft shores and show what happens over time. -Risk component is huge. What is storm comes and damages the newly greened shore? Who will cover and protect this? -Could the district offer protection to back up someone for someone trying GS		Do target mailings; convince neighbours of the effects; get other agencies like DFO to weigh in too; show that some properties might lose land / scare them Education is so key – many people don’t believe it or understand relevance to them Waterfront owners are not perceived as needy; people don’t value something that is free; site assessments need to be part of EVERY intervention; its likely best to put training money into certifying professionals Not getting enough participation		is the carrot that is needed People don’t know they need a permit; they do whatever they want; lack knowledge re septic fields Website with links to credible sources needed; people don’t have the science to understand the issues, and there are different audiences (year round v weekenders, newbies v old timers) Educate re financial benefits to both individuals and communities; show the human health benefits also Share info about costs; build understanding of link to human health (walk in the forest for stress reduction) Education also for QEP, relative to QEP; pull into RAR course		obstacle clarify processes use GSH ambassadors and/or train locals; ecological education officer; case studies; information for new owners; design guidance and resources (on website); information program for youth (e.g. Camp Capernwray); signage at GSH projects; public workshops – practical, with site visits; property specific information for new owners	
D. Free expert advice and support (without a sales focus) such as a local Green Shores ambassador or technical ecologist	Linked to incentives Not free though to increase perceived value of advice Not guaranteed connection to the City, so homeowners don’t risk “getting on a train” to loss of privacy simply by asking for advice -Find out what the plan/budget are -rocks → kayaking	7	Genuine advice and support. Proactive influence, not sales. More practical and more detailed info helps. EG where do you get the plants? Where do you get technical expertise? Especially for professional contractors Lessens costs to homeowner and developer; protection of enviro is good and people would see this as a real benefit Free is not respected or people don’t believe it unless it fits their beginning ideas	11	People want to do the right thing so we need to make it easier; support is key Provide a written plan linked to GSH guide (simple form) Planning and project mgmt support through the life of the project needed; having a budget so know the cost from the outset Someone will need to get paid; liability is an issue; lots of risk involved Local expert to advise on the project, explain the process, etc.	10 3 rd (with H)	free site visit/assessment hire technical ecologist or similar to provide technical advice to residents	28
H. Demonstration projects, tours, testimonials	Removes the “unknowns” Examples of well-done projects with increase in property value shows return on investment – may be worth a study -Early intervention by local	5	Habitat for humanity approach – demo that asks for volunteer support – RD to provide profile. See long lasting examples Show people how it would look; Myrtle Beach a perfect demo site as high viz and owned by PRRD; Tla-amin Lease	11 Highest	“Comment – how to work across three levels of govt when applying GS approaches? DFO, Water Mgmt, and RD all involved? Confusing to the avg joe” Tie this into the permit process and make it a knowledge sharing	11 3 rd with D	Case Studies with lessons learned and contacts for more information Financial support through grants, etc for pilot projects on Thetis	27

Homeowners Intervention	West Vancouver		Powell River		Duncan		Thetis Island	Total Votes
	government/province. Break shoreline into areas with different characteristics. -Plan for an area with kinds of plans, kinds of costs, amount of corporation needed³ -Need more info – to quantify results e.g. take measurements -Pilot projects can reduce fear and increase trust -Talk to actual homeowners who've been through it -Need to see it in action and homeowners convinced that it works		Association would love to work on pilot project with us Provincial agencies working together – e.g. myrtle beach Offer assistance to future projects – create examples of new norms. Public space demo sites provide local example and trigger other pilots Linked with D		moment; govt needs to help by demos and info sharing Watershed tour, from lake to estuary. Local project examples work best. Helps you talk to your neighbours. Before and after shots of actual projects can motivate people Most important; on the ground and longer term projects will be key; demo of the financial aspects needed as well Show cost savings for projects with multiple properties			
B. Simple and streamlined processes and approvals for permitting, conservation covenants, etc.	If simple – streamlined = less complex and less costly More quick process would help Process of approving and cost-sharing similar to lane improvements could work for groups of landowners wanting to do joint project and needing approval	4	Need more clear info; knowledge makes this more accessible and real. Address situations that are difficult to regulate You can educate people but it still comes down to \$ and to documentation on paper	7	Requirements should be readily available, clear and easy to understand; permit process currently too adversarial, not helpful even when you try to do the right thing; process encourages cheating Confidence that the process can be completed Saving time and costs; make it easier; exempt a GS project; could there be a multi year tax incentive? Current costs for existing DPA. Compare with what GSH would costs and avoid DPA? Good approach.	8 1 st	Ease the provincial approvals process No regulations with fees and/or permits to do this work. Guidelines only.	19
I. Regulations and enforcement to guide waterfront development (setbacks, siting, landscaping, flood plain, servicing, sewage treatment, run-off, soil removal, etc.)	Enforcement of regulations Currently do with strems, steep slopes Part of OCP – bylaws Rebalance regulations like accretion principle so that there isn't a built-in disincentive Apply Streamside Protection Regulation approach to the	6	When info is not enough, communicate the OCP tools Need very clear new GSH guidelines, most applicable to new dev "enforcement" too strong a word? Scares people off? Prefer to have example to inspire adoption.	8	Need both sticks and carrots here and stick has been lacking here. RD perceived to have low level of authority Relates to education; helps public comply, realtors don't help generally; consistency across levels of govt an issue; streamlined process and consistent reg f/w	4 1 st	No regulations. Guidelines only.	18

Homeowners Intervention	West Vancouver		Powell River		Duncan		Thetis Island	Total Votes
	waterfront Change inconsistent laws: if you green your waterfront, your property area is reduced; if you keep it hard, it is increased Need standards –guidelines throughout municipality -Through local government -A supportive approach to meeting changes to regulations -Problem solving approach -cooperative, voluntary initiatives -concern with abrogation of common law riparian (eg. Deep Cove Easement) -Check what Deep Cove did to enable easement across private property to protect the foreshore				needed – that way you have a clear process and homeowner does not have to hire a QEP for site assessment, saving \$			
G. Simple joint agreements or group rates for projects across multiple properties	Brings property owner together – can save money and improve ecological restoration Economy of scale is important Group residents together with a special agreement mechanism Great for residents to combine money, resources Contractor efficiency to work on several properties at once (demolition etc.) Need more efficient permit process to enable quick access to site for foreshore works -Essential -important b/c to improve shoreline several homeowners need to work together so as not to compete with the shoreline rehabilitation efforts	3	Would be a significant influence on others if a group held together and did it Works well with small lots; very important – usually only way to implement GSH with many of these properties Linked strongly with A; lessens impacts of hard walls on neighbours; not all private land – provincial and federal land also part of neighbourhoods	5 High	Show cost savings for projects with multiple properties Timberwest owns much of lakeshore so need agreements	4	Agreements for joint management for shorelines across multiple properties Facilitate continuity over years for waterfront properties	12
E. Free erosion assessment by a third party not linked to	Accreditation system needed Document / permit process easier	5	Need impartial info Would give us facts to back up and	3 High	Might be good – not well known here	1	Possible to have local GSH ambassadors? Knowledge	09

Homeowners								
Intervention	West Vancouver		Powell River		Duncan		Thetis Island	Total Votes
government or insurers	-Good to have independent perspective/assessment -Intervention: Helpful advice and assurance from local government -Already part of C		motivate change People know what is happening on their properties already		People need to understand the costs of a hard wall failure		and training in the community?	
F. Recognition and awards for Green Shores properties to help support market recognition		1	Certification and celebration that would kickstart point G Recognition is worth \$ to the homeowners regardless if they understand	2	Would raise values and thus taxes Recognition works Not as important	2		05
J. In soft-shore design, guidance for delineating the property line and enhancing privacy	Could be part of development permit guidelines							
K. Think as a local government, act like a neighbor	Do this through in-person and on-site time and effort. The challenge is to engage landowners in acting on private property, because the local government can only control what happens on public land Long-term shoreline plan for an area can help establish guidelines collectively for landowners in an area Encourage groups of landowners – they can better take a holistic approach and communicate about the whole picture including public and private Involve people at the block/neighbour level, to build understanding and shared interests. Open attitude from staff is key. Less of a policy, more of a working ethic from staff.							
L. Communicate expectations clearly, including limits of what shoreline work can do	Tell people what soft shoreline techniques won't do, e.g. in exceptional storms the water will go over them. Don't forget to do the same for hard shoreline techniques – present a balanced view							
M. Professional association CPD	Educate professionals whose values							

Homeowners								
Intervention	West Vancouver		Powell River		Duncan		Thetis Island	Total Votes
courses	align with the program, building capable champions – more effective point at which to intervene than landowner education							
N. Modification of hard walls - this is far cheaper than to remove and replace			Site-specific assessment would identify where this is possible					
P. Overall prioritization of sites/locations/projects								
Q. Local GSFH “ambassador” sponsored by the GSFH program.								



Islands Trust

Print Date: Jun-01-2015

Top Priorities

Thetis Island

No.	Description	Activity	Received/Initiated	Responsibility	Target Date	Status
1	Associated Islands OCP and LUB Creation	Develop new OCP and LUB to replace Ruxton Island Zoning Bylaw, 1982, CVRD Bylaw 110, and to include other islands with no zoning. Scope does not include Valdes Island, but includes establishing a Memo of Understanding with the Stz'uminus Nation for a stakeholder process regarding Bute and Dunsmuir Islands.	Sep-07-2011	Aleksandra Brzozowski	Nov-15-2014	On Going
2	Shoreline Protection	Serving as the Pilot Local Trust Area for the Green Shores for homes draft credit rating system.	Sep-07-2011	Aleksandra Brzozowski	Sep-01-2014	On Going
3	Riparian Areas Regulation Implementation	Ensure protection of freshwater ecosystems in the Ralston Creek watershed through review of current regulation and covenants, and possible bylaw amendment.	Sep-07-2011	Marnie Eggen	Nov-15-2014	On Going



Projects

Thetis Island

No.	Description	Activity	Received/Initiated	Status
1	Protocol Agreement or Memorandum of Understanding with Penelakut First Nation	Sent letter to newly elected Chief and Council to see if they are interested in continuing the work on a protocol that was started with former Chief Lisa Shaver.	Feb-06-2009	On Going
1	Revise Protocol Agreement with Lyackson First Nation	As of August, 2010 draft with Lyackson for review by their community.	Feb-06-2009	On Going
1	Potential LUB amendments:	- short-term vacation rentals of principle dwellings in the R-2 zone - rainwater storage requirements	Sep-07-2011	On Going
1	Housekeeping Amendmends to LUB	4.3(d) amend to say: In addition to s. 4.3(a), (b), and (c)...	May-24-2012	On Going
1	Housekeeping amendments to the OCP	- objectives and policies re sea level rise (was resolution to include in draft but did not make it in to adopted OCP)	Oct-03-2012	On Going
1	Island-wide watershed protection	TBD	Nov-21-2012	On Going
1	OCP/LUB amendments to consider ocean loop geothermal exchange systems.		Apr-17-2013	On Going
1	Pilkey Point / Marina Drive Slough: Support for habitat restoration.		Nov-20-2013	On Going
1	Education and engagement re: sensitive ecosystems.	Environmental education and engagement efforts, in particular with owners on the Associated Islands, to explore ways to protect sensitive ecosystems in the Area.	Mar-19-2014	On Going
1	Explore regulatory measures to address impacts of wharf related structures.		Jul-23-2014	On Going



Applications w/ Status - Thetis Island Status: Open

Applications

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
TH-DVP-2015.1	DANIEL GIESBRECHT	Feb-19-2015	Lot 7, Otter Bay Trail, Ruxton Island variance to allow for the side patio/deck structure to encroach up to 3.75 meters into the south side property line setback

Planner: Teresa Ritemann

Planning Status

Status Date: Mar-31-2015

Continue to await revised, detailed Site Plan from applicant/surveyor

Status Date: Mar-25-2015

Applicant has hired a surveyor to work on a more detailed site plan to cover this DVP application and future RZ application with one survey.

Status Date: Mar-19-2015

Site visit to Ruxton Island (Planner TR and BEO Warren Dingman)

Rezoning

File Number	Applicant Name	Date Received	Purpose
TH-RZ-2015.1	PENELAKUT SEAFOODS INC Planner: Marnie Eggen	Mar-11-2015	Rezoning to allow for mariculture in the marine area, south of Thetis Island.

Planning Status

Subdivision

File Number	Applicant Name	Date Received	Purpose
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TH-SUB-1998.1

TRAX
DEVELOPMENT
LTD C/O WRIGHT
FOCUS
ENGINEERING LTD
Planner: Marnie Eggen

Sep-25-1998

Phased Strata Subdivision 'Meadow Valley Properties' phased strata to create 21 strata lots from 4 parent parcels

Planning Status

Status Date: Jan-29-2015

Response provided to MOTI regarding application to phase subdivision (no concerns from Islands Trust on issue of timing)

Status Date: Sep-05-2014

Report sent to LTC reviewing Assessment and recommending next steps

Status Date: Mar-31-2014

Detailed Assessment received

File Number	Applicant Name	Date Received	Purpose
TH-SUB-2014.1	J.E. Anderson & Associates Planner: Marnie Eggen	Jun-23-2014	Ruxton Island to create 2 parcels from 3 existing lots

Planning Status

Status Date: Aug-11-2014

Sub not permitted; applicant request put on hold

File Number	Applicant Name	Date Received	Purpose
TH-SUB-2014.2	GW Lindberg Land Surveying Planner: Marnie Eggen	Nov-25-2014	To established strata lots

Planning Status

Status Date: Jan-29-2015

Sent referral to MOTI

Status Date: Nov-28-2014

Reviewed File

Islands Trust
LTC EXP SUMMARY REPORT F2015
Invoices posted to Month ending March 2015

670 Thetis	Invoices posted to Month ending March 2015	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-670	LTC "Trustee Expenses"	700.00	121.44	578.56
LTC Local				
65200-670	LTC - Local Exp - LTC Meeting Expenses	1,000.00	1,105.78	-105.78
65210-670	LTC - Local Exp - APC Meeting Expenses	500.00	25.00	475.00
65220-670	LTC - Local Exp - Communications	300.00	0.00	300.00
65230-670	LTC - Local Exp - Special Projects	750.00	500.00	250.00
TOTAL LTC Local Expense		<u>2,550.00</u>	<u>1,630.78</u>	<u>919.22</u>
Projects				
73001-670-2010	Thetis (Ruxton Island) Associated OCP/LUB	1,500.00	967.90	532.10
73001-670-4033	Thetis Foreshore Protection	3,000.00	3,017.02	-17.02
TOTAL Project Expenses		<u>4,500.00</u>	<u>3,984.92</u>	<u>515.08</u>

Trust Fund Board Report to Local Trust Committees and Bowen Island Municipality May 2015

ITF Name Change – Meeting with Assistant Deputy Minister

Trust Fund Board Chair Tony Law joined the Executive Committee for a meeting with Jay Schlosar, an Assistant Deputy Minister with the Ministry of Community, Sport and Cultural Development. The main topic was the long-standing request for a legislative amendment to the *Islands Trust Act* to re-name the Islands Trust Fund to Islands Trust Conservancy. Mr. Schlosar agreed that the existing name presents a barrier to fundraising and marketing and that a new name that reflects what we do could make a significant difference for us. Although the proposed change is minor, Mr. Schlosar cautioned those attending that there are always many competing priorities for the legislative agenda. The ADM indicated his willingness to move our request forward and will keep us informed about timelines and process. The Trust Fund Board appreciates the support of Trust Council and the Executive Committee in advancing the name change request, something that has been on the Board's agenda for several terms.

Lasqueti Crown Land Acquisition

Representatives of TFB and staff will be meeting with the Chief and Councillors of Qualicum First Nation to begin discussing a possible Sponsored Crown Grant application on Lasqueti Island. The parcel in question is north of Mount Trematon, an existing Islands Trust Fund nature reserve encompassing the highest point on Lasqueti. The acquisition would contribute to a significant network of protected areas for the island.

Islands Trust Fund Annual Report – A good read!

TFB has approved our annual report for 2014-15 to be included as a section in the Islands Trust Council's annual report to the Minister. While this report meets a statutory requirement, it also offers a good read that provides interesting information about our work. We encourage trustees who want to be more familiar with our activities to read our section when the draft comes to Trust Council's meeting for approval in June 2015.

Conservation Covenants on Salt Spring Island

In February we registered a conservation covenant on 0.3 hectares of a private Salt Spring Island property, providing legal protection to a First Nations burial site, as well as forest ecosystem values. A covenant has also been registered on our Cyril Cunningham Nature Reserve by the Habitat Acquisition Trust and the Salt Spring Island Conservancy, adding a new layer of protection.

Howe Sound Science and Knowledge Workshop

Kate Emmings, Ecosystem Protection Specialist, attended a workshop co-hosted by the Squamish Nation, Vancouver Aquarium, and David Suzuki Foundation to "bring knowledge holders together to identify and share observations, information, experiences, and future knowledge priorities related to the aquatic biophysical features of Howe Sound." Kate shared eelgrass and forage fish data for the area and identified potential resources for the Gambier Island Local Trust Committee.

Strategic Plan

Trust Fund Board has submitted its input for the Islands Trust Strategic Plan. All our suggestions relate to the Policy Statement goal of Ecosystem Preservation and Protection and to achieving objectives of the Regional Conservation Plan. Our input supports activities to protect coastal and marine areas, including utilizing land use planning tools for shoreline protection.

More information?

Please contact any of the three trustees who are members of the Board – Tony Law, Susan Morrison and Kate-Louise Stamford – who will be glad to help answer any questions you may have.