



Thetis Island Local Trust Committee Regular Meeting Agenda

Date: August 28, 2018
Time: 9:45 am
Location: Thetis Island Community Centre (Forbes Hall)
North Cove Road, Thetis Island, BC

	Pages
1. CALL TO ORDER 9:45 AM - 9:45 AM	
"Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."	
2. APPROVAL OF AGENDA	
3. TOWN HALL AND QUESTIONS 9:50 AM - 10:00 AM	
4. COMMUNITY INFORMATION MEETING - None	
5. PUBLIC HEARING - None	
6. MINUTES 10:00 AM - 10:05 AM	
6.1 Local Trust Committee Minutes dated May 22, 2018 for Adoption	4 - 9
6.2 Section 26 Resolutions-Without-Meeting Report dated August 20, 2018	10 - 10
6.3 Advisory Planning Commission Minutes - None	
7. BUSINESS ARISING FROM MINUTES 10:05 AM - 10:25 AM	
7.1 Follow-up Action List dated August 20, 2018	11 - 12
7.2 Amendments to the Meeting Procedures Bylaw for Electronic Meetings - Staff Report	13 - 22
7.3 Temporary Rental Housing Enforcement Policy - Staff Report	23 - 24
8. DELEGATIONS - None	
9. CORRESPONDENCE	
<i>(Correspondence received concerning current applications or projects is posted to the LTC webpage)</i>	
9.1 Letter dated June 7, 2018 from Anchorages Concern Thetis (ACT)	25 - 27

10.	APPLICATIONS AND REFERRALS	10:25 AM - 10:45 AM	
10.1	Galiano Island Local Trust Committee Bylaw referral regarding Proposed LUB Amendment Bylaw No. 267 and Proposed OCP Amendment Bylaw No. 268		28 - 30
10.2	Proposed TELUS Telecommunications Facility on Thetis Island - Staff Report		31 - 72
11.	LOCAL TRUST COMMITTEE PROJECTS	10:45 AM - 11:00 AM	
11.1	Ruxton Island Private Moorage Structures Project - Verbal Update		
11.2	Relationship Building with Local First Nations - Verbal Update		
	--BREAK - 11:00 - 11:15--		
12.	REPORTS	11:15 AM - 11:30 AM	
12.1	Work Program Reports		
12.1.1	<u>Top Priorities Report dated August 20, 2018</u>		73 - 73
12.1.2	<u>Projects List Report dated August 20, 2018</u>		74 - 75
12.2	Applications Report dated August 20, 2018		76 - 78
12.3	Trustee and Local Expense Report dated June, 2018		79 - 79
12.4	Adopted Policies and Standing Resolutions - None		
12.5	Local Trust Committee Webpage		
12.6	Chair's Report		
12.7	Trustee Reports		
12.8	Electoral Area Director's Report		
12.9	Trust Conservancy Report dated May, 2018		80 - 81
12.10	Trust Conservancy Report dated July, 2018		82 - 83
13.	NEW BUSINESS	11:30 AM - 12:15 PM	
13.1	Regulation of Cannabis Production and Retail Sales and Non-Medical Cannabis Retail License Application Fees - Staff Report		84 - 90
13.2	ALC Information Bulletin-Cannabis Production in the ALR		91 - 96
13.3	Islands Trust Conservancy - Regional Conservation Plan - Briefing		97 - 100
13.4	Trust Programs Committee - Service Integration - Briefing		101 - 101

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for Tuesday, December 11, 2018 at 9:45 am at the Thetis Island Community Centre (Forbes Hall), North Cove Road, Thetis Island, BC

15. TOWN HALL 12:15 PM - 12:25 PM

16. ADJOURNMENT 12:25 PM - 12:25 PM



Thetis Island Local Trust Committee Minutes of Regular Meeting

Date: May 22, 2018
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: Marnie Eggen, Island Planner
 Janice Young, Recorder

Others Present: There was one (1) member of public present.

1. CALL TO ORDER

"Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."

Chair Morrison called the meeting to order at 9:45 am. She acknowledged that the meeting was being held in territory of the Coast Salish First Nations. She noted that the one member of the public present has been attending meetings regularly and thanked him for being in attendance.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. TOWN HALL AND QUESTIONS- None

4. COMMUNITY INFORMATION MEETING – None

5. PUBLIC HEARING – None

6. MINUTES

6.1 Local Trust Committee Minutes dated April 17, 2018 for Adoption

The following amendments to the April 17, 2018 minutes were presented for consideration:

- Add to Staff Present: Fiona XETXÁTTEN MacRaild, Senior Intergovernmental Policy Advisor Marine and First Nations Issues (via telephone)
- Item 11.2 Building Relationships with Local First Nations, add an introductory sentence noting that Fiona MacRaild joined the meeting via speaker phone.
- Item 11.2 Building Relationships with Local First Nations, add a closing sentence noting that Fiona MacRaild left the meeting.

- In Resolution **TH-2018-013**, second to last line, remove the word “holding” and add brackets to the central portion to read as follows:

It was MOVED and SECONDED

that the Bylaw Enforcement Officer provide a standing resolution to support the long-standing, short-term use of three rental units located at 49 Harbour Road (Strata Lot B, District Lot 1, Thetis Island, Cowichan District, Strata Plan EPS644; together with an interest in the Common Property shown in proportion to the unit entitlement to the Strata Lot show on Form V. PID 028-987-691), in a way that shows certainty until such time as a Temporary Use Permit is available.

CARRIED

By general consent the Local Trust Committee (LTC) meeting minutes of April 17, 2018 were adopted as amended.

6.2 Section 26 Resolutions-Without-Meeting Report - None

6.3 Advisory Planning Commission Minutes – None

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated May 11, 2018

Planner Eggen provided an update. Discussion ensued.

8. DELEGATIONS – None

9. CORRESPONDENCE

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

10. APPLICATIONS AND REFERRALS

10.1 TH-DVP-2015.2 (Trincomali Holdings Ltd.) - Verbal Update

Planner Eggen provided an update. An email was received from Mr. Wickham reporting that he is awaiting a response from the Archaeological Branch. Staff is also awaiting response from First Nations. Discussion ensued.

It was noted that the LTC is interested in hearing from the Penelakut First Nation in regard to this Development Variance Permit and is awaiting the Archaeological Branch Report.

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Riparian Areas Regulation (RAR) Implementation - Verbal Update

Planner Eggen provided an update; the Qualified Environmental Professional (QEP) assessment will take place in the fall when there is better water flow .

11.2 Ruxton Island Private Moorage Structures Project - Staff Report - To be Distributed

Planner Eggen presented the staff report. Discussion ensued, which included input from the public attendee from Ruxton Island.

Trustee Luckham thanked Planner Eggen for the organized presentation of what is a complex and complicated issue, noting that the tables are especially helpful in simply presenting the information.

It was noted to add Transport Canada to the referral list.

TH-2018-019

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee direct staff to revise the description of “swimfloat” to exclude the word “moorage” and provide a size limitation of not more than six (6) square metres, and wording to avoid a long, narrow dock like structure and is more reflective of a “swimfloat”; and to consider using the word “swimfloat” to better portray the structure’s intent.

CARRIED

TH-2018-020

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee direct staff to investigate and add language to the description of “mooring buoys” including a placement clause that suggests that they not be placed in a fashion that impedes public access to the shore.

CARRIED

TH-2018-021

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee request staff to revise the definition of “boat ramp” regarding size and permeability; and that it cannot be used as a dock like structure, as discussed.

CARRIED

TH-2018-022

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee add the Thetis Associated Islands Land Use Bylaw Amendment – Ruxton Island Community Dock Review Project to the Projects List, with a notation in the “Activities” column that the Ruxton Island Private Moorage Structures Project be referenced.

CARRIED

TH-2018-023

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee direct staff to bring back amendment to Bylaw 103 as a Resolution Without Meeting for First Reading.

CARRIED

TH-2018-024

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee directs staff to amend the Project Charter to remove the necessity of a separate Community Information Meeting.

CARRIED

TH-2018-025

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee endorse the revised Thetis Associated Islands Land Use Bylaw Amendment – Ruxton Island Private Moorage Structures Project Charter, as amended.

CARRIED

TH-2018-026

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee request staff, in 1.4 Part 5 ZONES, Section 5.1, to consider staircase descriptions greater than 1 meter vertical rise.

CARRIED

TH-2018-027

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee request staff, in 1.4 Part 5 ZONES, Section 5.1, regarding the maximum width of a staircase, to increase to 1.4 meters.

CARRIED

By general consent the meeting was recessed at 11:32 am and reconvened at 11:47 am.

12. REPORTS

12.1 Work Program Reports

12.1.1 Top Priorities Report dated May 11, 2018

Received.

12.1.2 Projects List Report dated May 11, 2018

Received. Discussion ensued.

TH-2018-028

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee add to the Projects List: Amendments to the Land Use Bylaw to support the construction of a storage building prior to the construction of a dwelling.

CARRIED

TH-2018-029

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee add to the Projects List: Amendments to the Meeting Procedures Bylaw to include Electronic Meetings.

CARRIED

12.2 Applications Report dated May, 2018

Received.

12.3 Trustee and Local Expense Report dated March, 2018

Received.

12.4 Adopted Policies and Standing Resolutions - None**12.5 Local Trust Committee Webpage – None****12.6 Chair's Report**

The Chair reported on:

- Executive Meeting.
- Discussed upcoming Trust Council meeting.
- All regional districts will have mail in ballot for next election.
- Preparing for Trust Council.
- Draft schedule.
- Discussed the election administration.
- Session on the *Islands Trust Act* prioritization.
- Arranging a water taxi from Thetis Island to Saturna Island for participants.

12.7 Trustee Reports

Trustee Hunter reported on:

- Thetis Island Ferry Advisory Committee Meeting;
- Thetis Island will be getting the MV Kahloke ferry for October, November and part of December.
- Fixing the float on the Thetis side because the ramp area needs repair; scheduled for August.

Trustee Luckham reported on:

- Preliminary report on housing needs for the Northern Region; feedback provided to consultant.
- Trust Programs Committee – beginning to gel around the legislative amendments.
- Looking quite closely at service delivery and collaboration with other agencies in order to provide efficiencies.
- Preparing for Trust Council meeting on Saturna Island.
- New name for Trust Fund Board will bring it greater attention in the marketplace and can be more self-sustainable.
- Meetings with the Thetis Island and Saltair anchorage groups to discuss ongoing anchorage issues.
- Received a response from Minister Garneau, who has forwarded our concerns respecting vessel anchorages and Ocean Protection Program oil spill response, vessel traffic and derelict vessels to senior staff, and has requested that they contact us with respect to our concerns.

12.8 Electoral Area Director's Report – None**12.9 Trust Fund Board Report**

Chair Morrison announced the new name for the Island Trust Fund, which is now called the Islands Trust Conservancy; a Trust Fund Board meeting coming up next Tuesday - with cake.

13. NEW BUSINESS

13.1 Thetis Island Local Trust Committee Annual Report Submission - Request for Decision - To be Distributed

Text was reviewed and discussed.

TH-2018-030

It was MOVED and SECONDED

that the Thetis Local Trust Committee approves the attached text for inclusion in the 2017-2018 Annual Report for approval by Trust Council and submission to the Minister of Municipal Affairs & Housing.

CARRIED

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for Tuesday, July 19, 2018 at 9:45 am at the Thetis Island Community Centre (Forbes Hall), North Cove Road, Thetis Island, BC.

15. TOWN HALL

Thanks were extended to the LTC from Ruxton Island member of the public.

16. CLOSED MEETING – None

17. ADJOURNMENT

By general consent the meeting was adjourned at 12:10 pm.

Susan Morrison, Chair

Certified Correct:

Janice Young, Recorder



Islands Trust

Print Date: August 20, 2018

Resolutions Without Meeting

Thetis Island

Resolution #	Action	Resolution Description	Resolution Date
2018-02	In Favour	"That the Thetis Island Local Trust Committee cancel the regular business meeting scheduled for July 10, 2018 and reschedule the meeting to July 19, 2018."	14-Jun-2018
2018-03	In Favour	That the Thetis Island Local Trust Committee cancel the regular business meeting scheduled for July 19, 2018.	09-Jul-2018

Follow Up Action Report

Thetis Island

11-Oct-2016

Activity	Responsibility	Target Date	Status
Staff to contact MFLNRO and provide a Staff Memo regarding options for the LTC with regard to issues that arise in changes in mariculture/aquaculture operations under licences of occupation, including changes in species.	Marnie Eggen	18-Nov-2016	On Going

29-Aug-2017

Activity	Responsibility	Target Date	Status
Staff to work with Ministry to facilitate and gain clarification from Aquaparian Consultants Ltd. with regard to the classification of Ralston Creek as a stream as per the provincial Riparian Areas Regulation or hire a different QEP to undertake the same.	Marnie Eggen	30-Jan-2019	On Going

17-Oct-2017

Activity	Responsibility	Target Date	Status
Chair to write to ACT, thanking them for letter and their advocacy.	Marnie Eggen	27-Oct-2017	Done
Staff to write to Susan Randall, MOTI, requesting an update on Road Safety Report as previously requested, status of ferry terminal improvements, and bring to her attention the pedestrian safety concerns regarding Harbour Rd. at the corner of Foster Pt. cc: Andy Newall	Marnie Eggen	27-Oct-2017	Done

17-Apr-2018

Activity	Responsibility	Target Date	Status
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Follow Up Action Report

Bylaw enforcement to provide a draft standing resolution to support the ongoing short term use on the TH-RZ-2017.1 subject property.	Miles Drew	Done
Staff to release \$1800 from LTC Projects Reserve Fund for the First Nation project.	Marnie Eggen	On Going
Staff to provide a memo with respect to the licence at Foster Point including the species type and the renewal options.	Marnie Eggen	On Going

22-May-2018

Activity	Responsibility	Target Date	Status
Staff to amend proposed Bylaw No. 103 re: swimfloat, mooring buoys, boat ramp, staircase. Consider first reading by RWM.Add Transport Canada to referrals.	Marnie Eggen		On Going
Staff to forward approved text for inclusion in the 2017-18 Annual Report for approval by Trust Council.	Marnie Eggen		Done

STAFF REPORT

File No.: 3040-20-01
(LTC General – Open
Meetings)

DATE OF MEETING: August 28, 2018
TO: Thetis Island Local Trust Committee
FROM: Ann Kjerulf, Regional Planning Manager
Northern Team
SUBJECT: Thetis Meeting Procedures Bylaw No. 105

RECOMMENDATION

1. That Thetis Island Local Trust Committee Bylaw No. 105, cited as "Thetis Island Local Trust Committee Meeting Procedures Bylaw No. 105, 2018", be read a first time.
2. That Thetis Island Local Trust Committee Bylaw No. 105, cited as "Thetis Island Local Trust Committee Meeting Procedures Bylaw No. 105, 2018", be read a second time.
3. That Thetis Island Local Trust Committee Bylaw No. 105, cited as "Thetis Island Local Trust Committee Meeting Procedures Bylaw No. 105, 2018", be read a third time.
4. That Thetis Island Local Trust Committee Bylaw No. 105, cited as "Thetis Island Local Trust Committee Meeting Procedures Bylaw No. 105, 2018", be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.
5. That the Thetis Island Local Trust Committee request staff to remove "Amendments to the Meeting Procedures Bylaw to include Electronic Meetings" from the Projects List.

REPORT SUMMARY

The Thetis Island Local Trust Committee (LTC) is asked to give three readings to Bylaw No. 105 and forward the bylaw for approval by the Executive Committee. Bylaw No. 105 provides the LTC with the ability for trustees to participate in LTC meetings through electronic communication facilities. Bylaw No. 105 also introduces provisions related to meeting decorum.

BACKGROUND

The LTC passed the following resolution at the May 22, 2018 LTC meeting:

TH-2018-029

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee add to the Projects List: Amendments to the Meeting Procedures Bylaw to include Electronic Meetings.

CARRIED

Draft Meeting Procedures Bylaw No. 105 and current Meeting Procedures Bylaw No. 78 are attached.

Z:\12 Long Range Planning\13 TH\6500 LTC Work Program\20 Projects (P)\2018 - Meeting Procedures Bylaw\TH-LTC_2018-08-20_Meeting_Procedures_Bylaw_RPT.docx

ANALYSIS

Policy/Regulatory

Islands Trust Electronic Meetings Regulation

The Regulation confirms that:

- a "trust body" includes a local trust committee;
- a special meeting of a local trust committee may be conducted entirely by means of electronic or other communication facilities, or
- a member of a local trust committee who is unable to attend at a meeting of the local trust committee may participate in the meeting by means of electronic or other communication facilities;
- members of a local trust committee who are participating in a meeting conducted in accordance with the regulation are deemed to be present at the meeting; and
- an amendment of the LTC procedures bylaw is required to authorize electronic meetings or electronic participation in meetings.

Local Government Act

Sections 225 (1) and (2) establish general requirements for what must be included in procedures bylaws and states that at least 5 days' notice in advance of a meeting must be given to trustees where a procedures bylaw amendment is being introduced.

Community Charter

Section 127(2) sets out how notice of special meeting must be given and applies to notice of special electronic meetings as well. Bylaw No. 105 includes details on how such notice must be given.

Issues and Opportunities

Adoption of the meeting procedure bylaw amendment would allow trustees to attend meetings via electronic means in accordance with the provisions or terms of the bylaw, such as:

- The ability of all LTC members to participate electronically at a special meeting;
- The ability of not more than one member of the LTC to participate electronically at a regular meeting, unless the LTC has waived this requirement by unanimous resolution;
- An individual member of the LTC cannot participate by electronic means in two consecutive regular LTC meetings, unless the LTC has waived this requirement by unanimous resolution;
- Where any LTC member is participating in an open meeting through electronic communication facilities, the facilities must enable all meeting participants and the public to hear, or watch and hear, all meeting participants and must provide notice when participants join or leave the meeting;
- During an electronic meeting that is open to the public, a designated staff member must physically attend at the meeting location specified in the notice of meeting; and
- Notice of a special electronic meeting must include notice of the way in which the meeting is to be conducted and the place where the public may attend to hear, or watch and hear the proceedings.

The draft bylaw clarifies who can chair a meeting, including an electronic meeting. The current procedure bylaw lacks this clarity.

The draft bylaw also includes provisions related to the authority of the Chair to maintain meeting decorum.

Statutory Requirements

LTC administrative bylaws are required to be approved by the Executive Committee prior to adoption. No public hearing is required.

Rationale for Recommendation

Staff is of the opinion that Bylaw No. 105 will provide the LTC with flexibility to conduct business electronically when necessary. The staff recommendation is outlined on page 1 of the report.

NEXT STEPS

Assuming concurrence with the recommended resolutions, Bylaw No. 105 would be forwarded to the Executive Committee for consideration. Once approved by the Executive Committee, Bylaw No. 105 may be adopted at the following Local Trust Committee Meeting or by Resolution Without Meeting.

Submitted By:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	August 20, 2018
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ATTACHMENTS

1. Draft Meeting Procedures Bylaw No. 105
2. Current Meeting Procedures Bylaw No. 78

DRAFT

THETIS ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 105, 2018

A bylaw to establish procedures for meetings of the Local Trust Committee

The Thetis Island Local Trust Committee, being the local trust committee having jurisdiction in respect of the Thetis Island local trust area under the *Islands Trust Act*, enacts as follows:

SHORT TITLE

1. This bylaw may be cited as “Thetis Island Local Trust Committee Meeting Procedures Bylaw No. 105, 2018”.

MEETINGS AND NOTICE OF MEETINGS

2. The first regular meeting of the Local Trust Committee shall be held on a date to be determined by the Local Trust Committee by Resolution Without Meeting following a general local election.
3. At the first regular meeting of the first year and the last meeting of each of the subsequent calendar years, following a general election, or by Resolution Without Meeting, the Local Trust Committee shall establish a schedule of the date, time and place of regular Local Trust Committee meetings for the following calendar year, of which there shall be at least two, and the schedule shall be posted on a notice board on island that is accessible to the public and in the Northern Office of the Islands Trust.
4. Public notice of the availability of the regular meeting schedule shall be given at least once a year by publication in a newspaper circulating in the local trust area.
5. Each local trustee shall provide to the Secretary of the Islands Trust a telephone number and electronic mailing address for the purpose of receiving notices of Local Trust Committee meetings, and notice shall be deemed to have been sufficiently given to the local trustee if the notice is delivered to the trustee’s electronic mailing address or given to the trustee in person.
6. Any two members of the Local Trust Committee may call a special meeting by giving notice of the date, time, place and purpose of the meeting to the third member of the Committee by telephone or written notice delivered to the trustee at least 48 hours before the time of the meeting, and by posting the notice at the place specified in Section 3, except that notice to Local Trust Committee members may be waived by unanimous vote.
7. If the Chairperson is not one of the members calling the special meeting, the members calling the special meeting shall, prior to doing so, advise the Chairperson of the calling of the meeting and consider the Chairperson’s representations, if any, regarding the calling of the meeting.

8. Regular and special meetings of the Local Trust Committee shall be open to the public, except where the Committee has stated by resolution in open meeting that the meeting or portion of the meeting is to be closed to the public, and has stated the statutory basis on which it is to be closed.
9. A quorum of the Local Trust Committee is two members.
10. In the event that neither the Chairperson nor the alternate member of the Local Trust Committee appointed by the Chair of the Trust Council is present within one half hour of the scheduled time of a regular or special meeting, the Director of Local Planning Services, or their designate, shall call the meeting to order and the remaining trustees shall determine which of them shall act as Chairperson.

MINUTES

11. The Director of Local Planning Services, or their designate, shall legibly record the minutes of the meetings of the Local Trust Committee, and shall record any resolutions without meeting. After the minutes of a meeting have been adopted, the Director of Local Planning Services, or their designate, shall certify the minutes as correct and the Chairperson or other trustee who presided at the meeting shall sign the minutes.
12. The minutes shall record every resolution of the Committee including every resolution closing a meeting to the public, the reading and adoption of every bylaw, and every declaration made in relation to a conflict of interest.
13. The minutes shall record every instance when a voting member votes against a motion, or when a voting member is absent from the meeting at the time of voting on a motion.

MEETING PROCEDURE, RESOLUTIONS AND BYLAWS

14. Any question of meeting procedure that is not provided for in this Bylaw, the *Islands Trust Act*, the *Local Government Act*, the *Community Charter*, or regulations under either of those statutes, shall be resolved in accordance with the most current edition of *Robert's Rules of Order*.
15. Bylaws shall be in writing, may be read by title only, provided that each member of the Local Trust Committee is in possession of a complete copy of the proposed bylaw at the meeting, and may be adopted on a motion to that effect at a regular or special meeting. Bylaws may be read a first time and adopted, by resolution without meeting.
16. The Chairperson of the Local Trust Committee or other trustee who presided at the meeting at which it was adopted, and the Secretary of the Islands Trust shall sign every bylaw adopted by the Local Trust Committee, and signed bylaws shall be retained by the Islands Trust.

ELECTRONIC MEETINGS

17. A special meeting of the Local Trust Committee to deal with urgent new business may be conducted entirely by means of audio or audio-visual electronic communication facilities if a majority of the members of the Local Trust Committee have agreed by resolution that the meeting may be conducted in this way and provided the Deputy Secretary has received sufficient notice and can make the necessary arrangements.
18. An individual Local Trust Committee member who is not at the physical location of a special Local Trust Committee meeting or a regular Local Trust Committee meeting may choose to participate by means of audio or audio-visual electronic communication facilities, provided the Deputy Secretary has received sufficient notice and can make the necessary arrangements.
19. At a regular Local Trust Committee meeting, not more than one Local Trust Committee member may participate by means of electronic communication facilities.
20. An individual member of the Local Trust Committee may not participate by means of electronic communication facilities in two consecutive regular meetings of the Local Trust Committee.
21. The Local Trust Committee may waive the restrictions in sections 19 and 20 by unanimous resolution, provided the waiver does not conflict with provincial legislation and regulation that enables electronic meetings.
22. Local Trust Committee members who use electronic communication facilities to participate in a meeting conducted in accordance with this bylaw are deemed present at the meeting.
23. A member of the Local Trust Committee may begin participation in a meeting by electronic communication facilities after the meeting has been called to order.
24. Where a member of the Local Trust Committee is participating in a meeting through electronic communication facilities, the facilities must enable all meeting participants to hear, or watch and hear, each other and must provide notice when participants join or leave the meeting.
25. Where a member of the Local Trust Committee is participating in a meeting through electronic communication facilities, the facilities must enable the public to hear, or watch and hear, all meeting participants at a place specified in the meeting notice, unless the meeting has been properly closed to the public.
26. For the duration of an electronic meeting that is open to the public, the Director of Local Planning Services, or their designate, must attend at the place specified in the meeting notice.
27. If communication is lost to one or more electronic participants during a meeting:
 - 27.1 the affected participants will attempt to reestablish the link and, in the interim, will be deemed to have left the meeting, and this will be recorded in the minutes;

- 27.2 if there is not a quorum, the Local Trust Committee Chair or person presiding will call a recess until the link is reestablished; and
 - 27.3 if, after 15 minutes, a link cannot be reestablished and there is not a quorum, the meeting will be deemed adjourned and the item under discussion at the time of loss of communication will be added to the next Local Trust Committee meeting agenda.
28. The costs of electronic participation in a Local Trust Committee meeting will be borne by the Thetis Island Local Trust Committee if a Local Trust Committee member is participating from a location within Canada or has otherwise received the approval of the majority of Local Trust Committee members.

EXECUTION OF DOCUMENTS

29. The Chairperson and one other member of the Local Trust Committee may execute any document on behalf of the Local Trust Committee once the Committee has, by resolution, authorized the execution of the document.

MEETING DECORUM

30. The Chairperson is to preserve order at every meeting of the Local Trust Committee and has the power to make such rulings as are necessary to do so, including the power to rule on all points of order.
31. The Chairperson may deny any individual or a delegation the right to address the Local Trust Committee if, in the Chairperson's opinion, the individual or delegation:
- 31.1 Makes defamatory remarks about any person or speaks disrespectfully of any person;
 - 31.2 Immoderately raises their voice, or uses profane, vulgar or offensive language, gestures or signs;
 - 31.3 Addresses issues that are not related to Local Trust Committee business; or
 - 31.4 Addresses issues that may not be discussed in an open meeting of the Local Trust Committee in accordance with the *Community Charter* or *Freedom of Information and Protection of Privacy Act*.
32. The Chairperson may expel and exclude a person from a meeting of the Local Trust Committee for improper conduct.

REPEAL OF BYLAW

33. "Thetis Island Local Trust Committee Meeting Procedures Bylaw No. 78, 2004" is repealed.

READ A FIRST TIME THIS DAY OF , 20XX.

READ A SECOND TIME this DAY OF , 20XX.

READ A THIRD TIME this DAY OF , 20XX.

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS
DAY OF , 20XX.

ADOPTED this DAY OF , 20XX.

CHAIRPERSON

SECRETARY

THETIS ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 78

A Bylaw to establish Procedures for Meetings of the Local Trust Committee

The Thetis Island Local Trust Committee, being the Local Trust Committee having jurisdiction in respect of the Thetis Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

SHORT TITLE

1. This bylaw may be cited as "Thetis Island Local Trust Committee Meeting Procedures Bylaw No. 78, 2004".

MEETINGS AND NOTICE OF MEETINGS

2. The first regular meeting of the Local Trust Committee shall be held on a date to be determined by the Chair of the Local Trust Committee following a general local election.
3. At the first regular meeting and at the last regular meeting at each of the subsequent two years, or by Resolution Without Meeting, the Local Trust Committee shall establish a schedule of the date, time and place of regular Local Trust Committee meetings for the following calendar year, of which there shall be at least two, and the schedule shall be posted on a bulletin board accessible to the public on Thetis Island and at the Salt Spring Office of the Islands Trust.
4. Public notice of the availability of the regular meeting schedule at the place specified in Section 3 shall be given at least once a year by publication in a newspaper circulating in the local trust area.
5. Each local trustee shall provide to the Secretary of the Islands Trust a telephone number and mailing address for the purpose of receiving notices of Local Trust Committee meetings, and notice shall be deemed to have been sufficiently given to the local trustee if the notice is delivered to the trustee's mailing address or given to the trustee in person.
6. Any two members of the Local Trust Committee may call a special meeting by giving notice of the day, time, place and purpose of the meeting to the third member of the Committee by telephone or written notice delivered to the trustee at least 48 hours before the time of the meeting, and by posting the notice at the place specified in Section 3, except that notice to Local Trust Committee members may be waived by unanimous vote.
7. If the Chairperson is not one of the members calling the special meeting, the members calling the special meeting shall, prior to doing so, advise the Chairperson of the calling of the meeting and consider the Chairperson's representations, if any, regarding the calling of the meeting.
8. Regular and special meetings of the Local Trust Committee shall be open to the public, except where the Committee has stated by resolution in open meeting that the meeting or portion of the meeting is to be closed to the public, and has stated the statutory basis on which it is to be closed.
9. A quorum of the Local Trust Committee is two members.
10. In the event that the Chairperson is not present within one half hour of the scheduled time of a regular or special meeting, the Director of Local Planning Services, or his or her designate, shall call the meeting to order and the remaining trustees shall determine which of them shall act as Chairperson.

MINUTES

11. The Director of Local Planning Services, or his or her designate, shall legibly record the minutes of the meetings of the Local Trust Committee, and shall record any Resolutions Without Meeting. After the minutes of a meeting have been adopted, the Director or his or her designate shall certify the minutes as correct and the Chairperson or other trustee who presided at the meeting shall sign the minutes.
12. The minutes shall record every resolution of the Committee including every resolution closing a meeting to the public, the reading and adoption of every bylaw, and every declaration made in relation to a conflict of interest.

MEETING PROCEDURE, RESOLUTIONS AND BYLAWS

13. Any question of meeting procedure that is not provided for in this Bylaw, the *Islands Trust Act*, the *Local Government Act*, the *Community Charter*, or regulations under any of those statutes, shall be resolved in accordance with the most current edition of *Robert's Rules of Order*.
14. Resolutions shall be in writing, may be moved by any member of the Local Trust Committee, and need only be seconded if requested by the Chair.
15. Bylaws shall be in writing, may be read by title only, provided that each member of the Local Trust Committee is in possession of a complete copy of the proposed bylaw at the meeting, and may be adopted on a motion to that effect at a regular or special meeting. Bylaws may be read a first time, and may be adopted, by Resolution Without Meeting.
16. The Chairperson of the Local Trust Committee, or other trustee who presided at the meeting at which it was adopted, and the Secretary of the Islands Trust shall sign every bylaw adopted by the Local Trust Committee, and the Secretary shall keep a certified copy of the bylaw at the principal office of the Islands Trust.

EXECUTION OF DOCUMENTS

17. Any two members of the Local Trust Committee may execute any document on behalf of the Local Trust Committee once the Committee has authorized the execution of the document.
18. "Thetis Island Local Trust Committee Meeting Procedures Bylaw No. 43, 1993" is repealed.

READ A FIRST TIME THIS	6 TH	DAY OF	MARCH	, 2004
READ A SECOND TIME THIS	6 TH	DAY OF	MARCH	, 2004
READ A THIRD TIME THIS	6 TH	DAY OF	MARCH	, 2004
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	23 RD	DAY OF	MARCH	, 2004
ADOPTED THIS	13 TH	DAY OF	APRIL	, 2004

CHAIRPERSON

SECRETARY

DATE OF MEETING: July 19, 2018
TO: Thetis Island Local Trust Committee
FROM: Miles Drew, Bylaw Enforcement Manager
Local Planning Services
SUBJECT: Temporary Rental Housing Enforcement Policy

RECOMMENDATION

That the Thetis Island Local Trust Committee (THLTC) adopt the following standing resolution:

1. That whereas the Thetis Island Local Trust Committee intends to facilitate a community process to consider allowing Temporary Use Permits (TUP) to permit temporary non-tourist accommodation use, staff are directed to take no enforcement action against properties where temporary accommodations used for non-tourist accommodation exist. In particular, staff are directed to suspend enforcement action regarding unlawful non-tourist accommodation at 49 Harbour Road, Strata Lot B, District Lot 1, Thetis Island, Cowichan District, Strata Plan EPS644; together with an interest in the Common Property shown in proportion to the unit entitlement to the Strata Lot show on Form V. PID 028-987-691.
2. That nothing in this enforcement policy should be interpreted as giving permission to any party to violate Thetis Island Land Use Bylaw No. 89 and the Thetis Island Local Trust Committee may change this policy at any time and may give direction to commence enforcement activities with respect to the identified properties at any time without notice.
3. That unless the Thetis Island Local Trust Committee extends the effective period, this enforcement policy expires on July 30, 2019, or when the temporary use permit review project is complete, whichever is the sooner.

REPORT SUMMARY

The THLTC passed the following resolution:

TH-2018-013

It was MOVED and SECONDED,

that the Bylaw Enforcement Officer provide a standing resolution to support the long-standing, short-term use of three rental units located at 49 Harbour Road, Strata Lot B, District Lot 1, Thetis Island, Cowichan District, Strata Plan EPS644; together with an interest in the Common Property shown in proportion to the unit entitlement to the Strata Lot show on Form V. PID 028-987-691, in a way that shows certainty holding until such time as a Temporary Use Permit is available.

This report recommends a standing resolution to bring into effect that resolution.

BACKGROUND

The THLTC decided to proceed no further with a rezoning application to permit temporary non-tourist accommodation but indicated that it would favorably consider a temporary use permit application. However, as temporary use permits are not available for such uses under the current Thetis Island bylaws, the THLTC added to the Projects List a review of the TUP section of the Thetis Island Official Community Plan with respect to a potential amendment to permit Temporary Use Permits to be issued for temporary non-tourist accommodation use. It also decided to advance the TUP project to the Top Priorities List at the earliest convenience. In the meantime, the THLTC wishes to suspend enforcement against such uses.

STAFF COMMENTS

The recommended resolution is worded broadly so that other properties providing similar non-tourist accommodations will be treated similarly until the enforcement policy expires. This will prevent any claims of prejudicial treatment from being successful.

Submitted By:	Miles Drew, Bylaw Enforcement Manager	May 30, 2018
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(per email)

June 7, 2018

Peter Luckham and members
Thetis Island Local Trust Committee
Thetis Island, BC

Dear Thetis Trust Committee,

Request to enforce local bylaws governing anchorages in Trincomali Channel

ACT (Anchorage Concern Thetis) was formed by a group of concerned citizens and property owners on Thetis Island last year.

Deep-sea freighters that anchor almost continuously at one or more of the nine anchorage sites in Trincomali Channel (the Practice) are harming the environment and contravening Thetis Local Trust Committee bylaws.

Action

ACT started a process in July 2017 by asking key people and agencies to provide us with their knowledge of the impacts of freighters on Trincomali's environment. Our purpose was to gain an understanding of the problem to help us find a solution. ACT has sent letters to Yvette Myers, Transport Canada Pacific Region; Marc Garneau, Minister of Transport Canada; Minister Le Blanc of the Department of Fisheries and Oceans and Canadian Coast Guard; Clare Frater staff and Peter Luckham and Ken Hunter trustees with Islands Trust; Pacific Pilotage Association; Vancouver Fraser Port Authority; Nanaimo Port Authority; Chamber of Shipping; MP Alistair MacGregor; MLA Doug Routley; Catherine McKenna, Minister of the Environment and Climate Change.

To date, we have received limited and disappointing responses from various government agencies and departments.

It is our understanding that the Province owns the waters and the submerged lands of the Strait of Georgia which includes Trincomali Channel. The Practice is, therefore, occurring and causing the significant harm within an area which is the subject of Provincial jurisdiction. The Province has delegated its authority to the Islands Trust.

Our position is that the anchorages are not lawful in Islands Trust waters, given that there is no statutory authority, at least as far as anyone we know is aware of, for any of the bodies identified to permit them.

There should be no further such activity until the appropriate governmental authority is granted statutory powers (SCC. 1984 – Strait of Georgia reference¹) to authorize such

¹ Ref: The role of the Provincial and Territorial Governments in the Ocean Sector. Found at. <http://www.dfo-mpo.gc.ca/oceans/publications/pg-gp/index-eng.html#sec2>



activity (enforcement of applicable BC Laws), charging the BC government with the obligation to these waters (oceans) sustainably in regards the many activities that are covered under laws that are in place to manage any activities on these lands (terrestrial or marine based). This should include the implementation of the appropriate environmental and human impact assessments have been undertaken and appropriate emergency response measures to deal with drifting ships, fuel and other pollutant spills or discharges have been put in place. Public hearings should be required as part of the process.

Despite the shaky presumption that Transport Canada has the ultimate authority over anchorages, ACT was encouraged to receive a letter from Vija Poruks, project manager of Interim Protocol, Oceans Protection Plan, who advised us that her government group is considering "requiring anchorages to be a minimum distance from residences." It is, therefore, encouraging to hear that the Federal government is aiming for the same goals as Islands Trust (and ACT).

It is our understanding (see also our letter from January 1, 2018) that the Islands Trust has enacted two relevant bylaws namely:

1. Thetis Island Land Use By-Law No. 89, 2011 – “the Thetis Island Bylaw”
2. Thetis Island By-Law No. 42-Valdes Island Rural Land Use Bylaw, 1998-
“The Valdes Bylaw”

Both of these by laws prohibit the anchoring of commercial vessels in the Trincomali Channel and in particular within the areas where these commercial vessels are currently anchoring.

These bylaws are a logical consequence of the environmental mandate of the Islands Trust Act which states “the object of the trust is to preserve and protect the trust area and its unique amenities and environment for the benefit of the residents of the trust area and of British Columbia generally...”² Further strengthened by the policy statement starts with “The principle of sustainability must be upheld (page 7-para 2).” It goes onto point out that “...ecosystems do not stop at political boundaries.”

Is this not one of those challenges that shaped this policy statement? We would argue, that the fact that the federal government cannot manage the pan Canadian import/export of goods, leading to these Island Trust area’s ESG coming under threat is not a time to be silent on this matter. Quite to the contrary, it is time to rally the Provincial might to stand up and be heard.

We, therefore, assert that the Thetis Island Local Trust Committee must act (the Legal Obligation), without delay, concerning the Practice. In particular, we assert the Thetis Island Local Trust Committee has a duty to:

² Islands Trust Act, [RSBC 1996] Chapter 239.Part 1-3 Object of Trust. Found at. http://www.bclaws.ca/civix/document/id/complete/statreg/96239_01#section3The



1. Inquire into and confirm its legislative authority to act to regulate the Practice;
2. Act immediately to enforce its bylaws and prevent the continuation of the Practice and to seek such assistance and collaborate with the Province of British Columbia and the necessary partners (the Indigenous people) whose territory we share. We argue Canada's governments are obligated to the enhancement, not degradation of their traditional ocean highways,³ and urge the need for a pro-active ecosystem-based management is undertaken to ensure the protection of Ecosystem Goods and Services (EGS) (sooner than later);
3. Provide timely reports to ACT, and other interested parties, setting out the information it has learned and the steps it has taken to fulfill its Legal Obligation.

ACT is not blind to the challenges in front of Islands Trust as a local government, but we see the opportunity for Islands Trust to take a leadership role in the preservation of its legislated areas within the Salish Sea. We as an advocacy group will support Islands Trust in any fashion we can.

May we please have Islands Trust's response within 14 days of the date of the correspondence addressed to the following.

Sincerely,

For ACT

Zdenek Brich, PhD
Chair, ACT

[REDACTED]
Thetis Island, BC V0R 2Y0

Doug Fenton, MEP
Co-Chair, ACT

[REDACTED]
Thetis Island, BC V0R 2Y0

CC.: per email Hon. Selina Robinson, Minister of Municipal Affairs, Government of British Columbia

³ Canada's endorsement of the declaration supporting the UN Declaration of the Rights of Indigenous People. Found at. <http://www.aadnc-aandc.gc.ca/eng/1309374407406/1309374458958#a2>



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 **Bylaws No.:** 267 & 268 **Date:** July 18, 2018

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:

Bernard Mignault, 720 Active Pass Drive, Galiano Island

PURPOSE OF BYLAW:

The purpose of the bylaws are to rezone and redesignate the subject property in order to bring the use of the land into compliance with the provisions of the Galiano Island land use bylaw (LUB). The subject land is occupied by a single family residence as well as a cottage and an accessory building. Rezoning the property to Rural 2 would legalize the cottage and the use of the cottage as a Short Term Vacation Rental.

The proposed OCP amendment bylaw No. 267 would redesignate the property from Forest (F) to Rural (R). The proposed LUB amendment bylaw No. 268 would rezone the property from Forest 2 (F2) to Rural 2 (R2).

GENERAL LOCATION:

Galiano Island Local Trust Area

LEGAL DESCRIPTION:

Lot 1, District Lot 8, Galiano Island, Cowichan District, Plan VIP 75578

SIZE OF PROPERTY AFFECTED:

7.6 ha

ALR STATUS:

No

OFFICIAL COMMUNITY PLAN DESIGNATION:

Forest

OTHER INFORMATION:

Additional information, including the current bylaws, staff reports and background documents is available at:

www.Galiano Island/current-applications/documents/.

See "Current Applications, GL-RZ-2017.2 (Mignault)"

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.

Kim Stockdill

(Signature)

Name: Kim Stockdill

Title: Island Planner

Contact Info: Tel: 250-405-5185

Email: kstockdill@islandstrust.bc.ca

PLEASE TURN OVER 

This referral has been sent to the following agencies:

Provincial Agencies

Ministry of Municipal Affairs and Housing
Ministry of Transportation & Infrastructure
BC Parks

First Nations

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

Regional Agencies

Capital Regional District – Electoral Area Director
Capital Regional District – Building Inspection
Island Health
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

Non-Agency Referrals

Galiano Island Parks and Recreation Commission

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)

267 & 268

(Bylaw Number(s))

(Signature)

(Name and Title)

(Date)

(Agency)



File No.: 3400 - 20
TH-OTH-2018.1 (TELUS
Cypress Land Services Inc.)

DATE OF MEETING: August 28, 2018
TO: Thetis Island Local Trust Committee
FROM: Marnie Eggen, Island Planner
Northern Team
COPY: Ann Kjerulf, Regional Planning Manager
SUBJECT: TELUS Telecommunications Facility Proposal
Applicant: Cypress Land Services Inc.
Location: 61 Pilkey Point Road, Thetis Island

RECOMMENDATION

1. That the Thetis Island Local Trust Committee request the proponent of application TH-OTH-2018.1 (TELUS) follow the Ministry of Innovation, Science and Economic Development Canada (ISED) Default Public Consultation Process for a proposed Telecommunications Facility at 61 Pilkey Point Road, Thetis Island.
2. That the Thetis Island Local Trust Committee request the proponent of application TH-OTH-2018.1 (TELUS) hold a public meeting on Thetis Island as part of the ISED Default Public Consultation Process, to provide the public an opportunity to receive information, ask questions, and provide feedback to the proponent.

REPORT SUMMARY

TELUS has recently submitted a proposal for a new 22.0 metre tower with a 4-foot microwave dish to the federal Ministry of Innovation, Science and Economic Development Canada (ISED), formerly Industry Canada, the licencing authority over telecommunication uses such as broadcast towers and cellular telephone towers. The purpose of this report is to inform the Thetis Island Local Trust Committee (LTC) of the proposal, the public consultation process to be undertaken by the proponent, and the role of the LTC in the federal process. The LTC may seek to confirm the public consultation process to be taken by the proponent on Thetis Island through the recommended resolutions.

BACKGROUND

The Proposal

Cypress Land Services Inc. has submitted, on behalf of TELUS, an application to ISED to locate a 22.0 metre steel triangular self-support tower structure with one (1) microwave dish at 61 Pilkey Point Road (see Figures 1, 2, and 3 below for the subject property map, tower location, and site plan). A detailed analysis of the Site Context is attached to this report (Attachment 1). An analysis of relevant Islands Trust Council and LTC policies is also attached (Attachment 2).

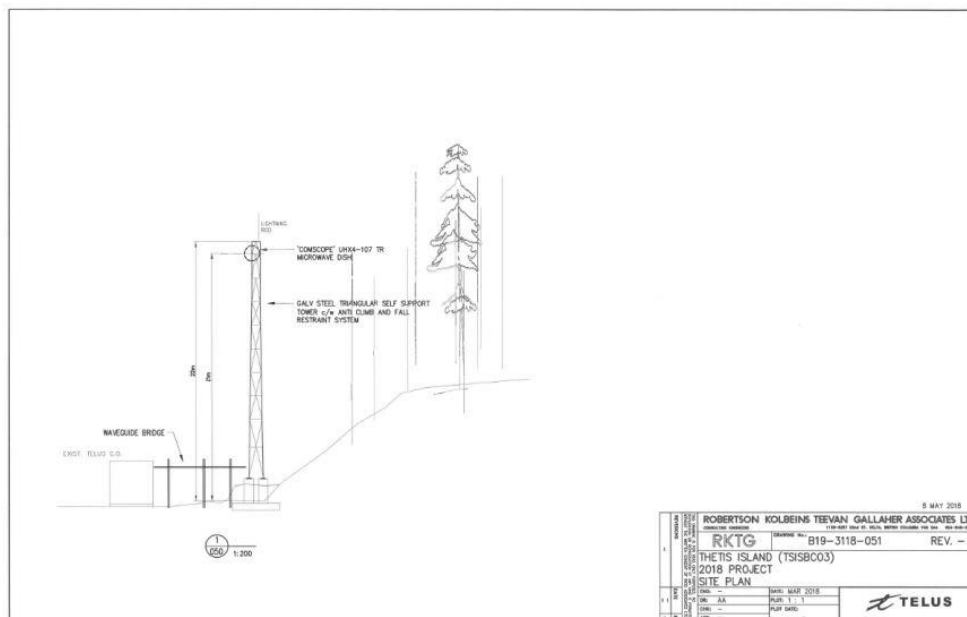
Figure 1: Subject Property



Figure 2: Tower Location



Figure 3: Site Plan



The purpose of the facility is to provide backup transmission capacity for TELUS services on the island should there be a service interruption with the existing submarine cable. See Attachments for the Communications Inc. ("TELUS") Telecommunications Facility Proposal Information Package (Attachment 3).

The Federal Licencing Process for Radiocommunication and Broadcasting Antenna Systems

ISED has jurisdiction over telecommunication facilities licensed under the federal *Telecommunications Act*. ISED looks to the land use authority to issue a letter of concurrence or non-concurrence with a proposal put forward by a telecommunications proponent.

ISED recommends land use authorities establish a documented public consultation process to guide cell/radio tower proponents. The consultation process on these types of applications was previously guided by the *Letter of Understanding* (LOU, signed October 30, 1996) between ISED and the Islands Trust Council, on behalf of Trust Area Local Trust Committees, for proposed towers of over 25 metres in height. However, the LOU was rescinded by ISED when they updated their *Radiocommunication and Broadcasting Antenna Systems Client Procedures Circular* (CPC-2-0-03). When a land use authority, like the Thetis Island LTC, does not have an established or documented public consultation process, proponents of radio towers must use the ISED Default Public Consultation Process outlined in the CPC-2-0-03 (Attachment 4).

The CPC-2-00-03 outlines the process that must be followed by proponents seeking to install or modify antenna systems, including the steps that proponents must follow for the Default Public Consultation Process:

1. Provide written notification to the public, the land-use authority and Industry Canada of the proposed antenna system installation or modification. The notification period must be at least 30 days in length.
2. Engage the public and the land-use authority in order to address relevant questions, comments and concerns regarding the proposal, addressing in writing all reasonable and relevant concerns within 60 days; and

3. Provide an opportunity to the public and the land-use authority to formally respond in writing to the proponent regarding measures taken to address reasonable and relevant concerns. The federal agency considers examples of 'reasonable and relevant' concerns to include:

- Why is the use of an existing antenna system or structure not possible?
- Why is an alternate site not possible?
- What is the proponent doing to ensure that the antenna system is not accessible to the general public?
- How is the proponent trying to integrate the antenna into the local surroundings?
- What options are available to satisfy aeronautical obstruction marking requirements at this site?
- What are the steps the proponent took to ensure compliance with *Canadian Environmental Assessment Act (CEAA)*, Safety Code 6, etc.?

Concerns that are not to be addressed through the public consultation include:

- Concerns relating to the proponent's service, but unrelated to antenna installations;
- Potential effects that a proposed antenna system will have on property values or municipal taxes;
- Potential effects that a proposed antenna system will have on public health;
- Whether the *Radiocommunication Act*, the summary document to be submitted at the end of the consultation period, Safety Code 6, locally established bylaws, or other legislation, procedures or processes are valid or should be reformed in some manner.

ISED expects that whole consultation processes will be completed within 120 days from the proponent's initial formal contact with the local land-use authority. At the end of the period, it is expected that the land use authority provides written indication of concurrence or non-concurrence with the proposal.

Islands Trust Model Radio Antenna Strategy

At the June 2018 Trust Council meeting, the Council passed a resolution to refer to Local Trust Committees the final report on the *Model Strategy for Antenna Systems* for implementation. The report provides a model consultation program, land use siting criteria, and model official community plan policies. Staff understand that a staff report will be forthcoming for LTC consideration in the future.

Additionally, Trust Council also passed a resolution to request the ability to charge fees for telecommunication applications as part of suggested amendments to provincial legislation.

The TELUS Proposed Default Public Consultation Process

Staff were made aware that the proponent will be commencing public notification during the week of August 20th and that they intend to follow the ISED Default Public Consultation Process as outlined in the *Radiocommunication and Broadcasting Antenna Systems Client Procedures Circular* (CPC-2-0-03). The proponent indicates that notification will be sent to landowners within a radius equal to three times the height of the proposed tower (66.0 metres) and to local community associations (TICA/TIRRA), and a notice will be posted on the Thetis e-spokes notice board (Attachment 5).

During the consultation process, along with the public, the LTC and staff may ask questions, and express comments or concerns about the proposal in writing to the proponent. At the end of the public consultation process, the proponent will provide a summary of the correspondence received during the consultation period to the LTC. The LTC will be asked to provide a written indication of concurrence or non-concurrence with the proposal. Staff have advised the proponent that this will likely occur no earlier than December 2018.

ANALYSIS

Policy/Regulatory

Islands Trust Policy Statement and Thetis Official Community Plan (OCP):

Pertinent policies from the Islands Trust Policy Statement and Thetis Island Official Community Plan (OCP) can be found in the Attachments along with staff comments (Attachment 2). The OCP recognises the existing Telus transfer station at the subject property. The proposal is consistent with policies related to cooperation and consultation with respect to public utilities. Whether the proposal is consistent with other pertinent policies is yet to be determined and should be confirmed through the public consultation process.

Land Use Bylaw:

The subject property is zoned Community Service (S-1), and the zone does not specifically allow for the proposed radiocommunications antenna/tower use. Staff note that general siting regulations permit antennas to be located on any portion of a lot; however, this would only apply to a structure/use allowed by zoning. Additionally, antennas are exempt from the height regulations for structures.

Issues and Opportunities

ISED Authority Over Radiocommunication and Broadcasting Antenna Systems and Local Land Use Policies and Regulations

ISED has ultimate jurisdiction over telecommunication uses such as radio broadcast towers and cellular telephone towers licensed under the federal *Telecommunications Act*, and, as such, local land use regulations do not apply in these cases. However, land use policies and regulations, like the Thetis OCP policies and LUB regulations are a reflection of land use values held by the Thetis community and put into action by the LTC. As such, it is staff's opinion that, while these policies and regulations have no governing effect on the proposal, during the consultation process pertinent policies and regulations should be communicated to the proponent as important land use values that should be adhered to as much as possible.

Consultation

As a part of the consultation process proposed by the proponent, it is recommended that the LTC request that the proponent hold a public meeting on Thetis Island to afford further opportunity to the public to receive information, ask questions, and provide feedback to the proponent on the proposal.

Rationale for Recommendation

Staff recommend that the LTC confirm with the proponent that they will follow the Ministry of Innovation, Science and Economic Development Canada (ISED) Default Public Consultation Process for the proposed telecommunications facility and request that they hold a public meeting on Thetis to provide further opportunity to the public to receive information, ask questions and provide feedback to the proponent on the proposal.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

1. Request further information

The LTC may request further information from the proponent. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request. Recommended wording for the resolution is as follows:

That the Thetis Island Local Trust Committee request that the proponent for application TH-OTH-2018.1 (TELUS), Cypress Land Services Inc., submit to the Islands Trust [insert requested information].

2. Receive for information

The LTC may receive the report for information.

NEXT STEPS

Staff will inform the proponent of the LTC's resolutions.

Submitted By:	Marnie Eggen, MCIP RPP Island Planner	August 21, 2018
Concurrence:	Ann Kjerulf, MCIP RPP Regional Planning Manager	August 21, 2018

ATTACHMENTS

1. Site Context
2. ITPS/OCP Policies
3. Communications Inc. ("TELUS") Telecommunications Facility Proposal Information Package
4. Radiocommunication and Broadcasting Antenna Systems Client Procedures Circular (CPC-2-0-03)
5. TELUS Notice

ATTACHMENT # 1 – SITE CONTEXT

LOCATION

Legal Description	Lot 1, District Lot 2, Thetis Island, Cowichan District, Plan 38730
PID	000-984-531
Civic Address	61 Pilkey Point Road, Thetis Island, BC

LAND USE

Current Land Use	Utility. A portable trailer is located on the property, housing TELUS operational equipment to support phone, internet and TV services on Thetis Island.
Surrounding Land Use	Private camp, ALR land, and residential uses

HISTORICAL ACTIVITY

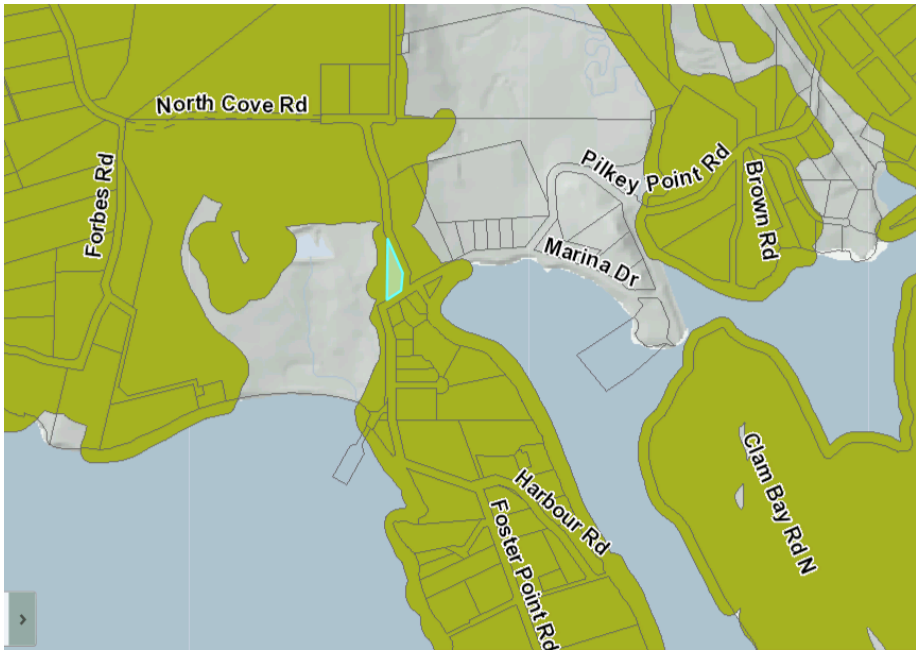
File No.	Purpose
None	n/a

POLICY/REGULATORY

Official Community Plan Designations	Rural Residential R-1
Land Use Bylaw	Community Service S-1
Other Regulations	<i>2.2.4. Fences, free-standing lighting poles, warning devices, antennas, masts, utility poles, wires, flagpoles, signs and sign structures may be sited on any portion of a lot.</i> <i>2.2.5. The height regulations for buildings and structures specified in this Bylaw do not apply to radio and television antennas; fire hose towers; 9-1-1 system repeater towers, flag poles, and lighting poles.</i> <i>2.2.7. All distances pertaining to the siting of buildings and structures shall be determined by measurements on a horizontal plane, excepting those pertaining to elevation which shall be on a vertical plane.</i>
Covenants	Staff have requested a State of Title Certificate and any registered instruments to check for any relevant registered documents.
Bylaw Enforcement	Not applicable.

SITE INFLUENCES

Islands Trust Fund	Subject property is not in close proximity to Islands Trust Fund properties or their covenanted lands.
Regional Conservation Strategy	Thetis Island is classified as high priority for conservation.

Species at Risk	Islands Trust mapping indicates an At Risk Ecological Community - Douglas-fir / dull Oregon-grape over the subject property. Mapping indicates that the subject property is part of a central forested corridor connecting Foster Point Peninsula to the rest of Thetis Island. 
Sensitive Ecosystems	Islands Trust mapping indicates no sensitive ecosystems on the subject property.
Hazard Areas	None.
Archaeological Sites	Mapping indicates a potential archaeological site within 50 metres of subject property. Applicant has received relevant information regarding potential archaeology sites and the <i>Heritage Conservation Act</i> .
Climate Change Adaptation and Mitigation	Staff is not aware of any potential GHG emission changes resulting from proposal. Staff do not anticipate possible climate change induced hazards.
Shoreline Classification	Not Applicable
Shoreline Data in TAPIS	Not Applicable

ATTACHMENT 2 – POLICIES

ISLANDS TRUST POLICY STATEMENT

ITPS Policy	Complies	Planner Comments
5.3.1 <i>Trust Council holds that local trust committees and island municipalities should be consulted and involved in the decision-making process regarding provision of utilities, transportation services or facilities that might affect land use in their local planning areas.</i>	yes	Yes, the proposal complies because the proponent is following the ISED's Public Consultation Process which involves the concurrence of the land use authority, the Thetis Local Trust Committee.

THETIS ISLAND OFFICIAL COMMUNITY PLAN

OCP Objective/Policy	Complies	Planner Comments
2.12 PUBLIC UTILITIES <i>Background</i> <i>Electricity, telephone, radio, television, water, sewers, solid waste disposal, and natural gas are examples of services that can be provided by public utility organizations that may be owned and operated by the Province, the Cowichan Valley Regional District, an Improvement District, or by a corporation under agreement with an Improvement District, Regional District, or the Province under Provincial or Federal Statute. Thetis Island is provided with electricity services by BC Hydro - a Crown Corporation; with telephone by Telus - a private corporation.</i> <i>Current public utilities are located within the Community Services land use designation, with the exception of Telus transfer station that is in the Agricultural Land Use designation and the highways works yard in the Residential land use designation. The principal and auxiliary fire halls are also within the Community Services land use designation.</i>	Choose an item.	For Information.
PUBLIC UTILITIES OBJECTIVES 1. <i>To ensure public utility land use and development is only for the servicing of Thetis Island residents and property owners and those of nearby adjacent islands.</i>	Choose an item.	Yet to be confirmed during ISED's Default Public Consultation Process.

<i>2. To support cooperation with public utility organizations engaged in providing services on Thetis Island and with their regulatory authorities.</i>	yes	The Thetis Local Trust Committee will be considering the TELUS proposal as per the ISED's Default Public Consultation Process.
PUBLIC UTILITIES POLICIES <i>1. Public utility land use and development proposals will only be supported if they are for the provision of services to Thetis Island or adjacent islands, and if they would have minimal impact on the rural character of Thetis Island.</i>		Yet to be confirmed during ISED's Default Public Consultation Process.
<i>2. Locations for future public utility service sites shall be considered on a site specific basis, upon application.</i>	yes	The Thetis Local Trust Committee will be considering the TELUS proposal as per the ISED's Default Public Consultation Process.
Advocacy Policies <i>4. Public utilities or their agents engaged in vegetation management along transmission routes or corridors are to be encouraged to minimize the degree of visual disruption and to control the invasion of non-native species.</i>	Choose an item.	Yet to be confirmed during ISED's Default Public Consultation Process.



Attachment 3

Cypress Land Services Inc.

Suite 1051 – 409 Granville Street

Vancouver, BC V6C 1T2

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July 10, 2018

Via Email: jdubyna@islandstrust.bc.ca

Jaime Dubyna - Planner 1
(Enquiries - Northern Team)
Salt Spring Office
1 - 500 Lower Ganges Road
Salt Spring Island, BC V8K 2N8

Dear Ms. Dubyna,

Subject: TM Communications Inc. ("TELUS") Telecommunications Facility Proposal
Information Package
PID: 000-984-531
Legal: LOT 1, DISTRICT LOT 2, THETIS ISLAND, COWICHAN DISTRICT, PLAN 38730
Address: 61 Pilkey Point Road, Thetis Island, BC
Coordinates: 48.9839444°, -123.6775000°
TELUS Site: TSISBC03 - Thetis Island

Overview

Cypress Land Services Inc., in our capacity as agents to TELUS, is submitting this information package to formalize the consultation process related to the installation and operation of a microwave facility at 61 Pilkey Point Road, Thetis Island.

Proposed Site

The subject property is located at 61 Pilkey Point Road, Thetis Island, BC. This is an existing TELUS CO site. This property is zoned as ALR and consists of a portable trailer structure housing TELUS operational equipment to support phone, internet and TV services on Thetis Island. TELUS proposes to add a 22.0 metre steel triangular self-support tower structure with one (1) microwave dish in order to provide backup transmission for TELUS services on the island should the submarine cabling currently supporting the network operation go down. The facility is proposed near the northwest of TELUS existing mobile structure. Please see **Schedule A: Tower Site Location**.

Rationale for Site Selection

TELUS seeks to maintain and improve high quality, dependable services and as such requires the microwave installation to ensure operation of its services to island residents. The property currently houses TELUS' operational equipment to support the Island's services.

Tower Proposal Details

TELUS is proposing to install a 22.0 metre self-support tower with a 4-foot microwave dish. The tower and dish are proposed to be painted green to blend in with the larger trees in at the rear of the property and on neighbouring properties. The 22.0 metre height is required to provide a clear line of site for the microwave shot across to Vancouver Island (to the southwest). TELUS has completed preliminary design plans (**Schedule B: Preliminary Plans**).

Consultation Process with the Islands Trust

It is our understanding that Islands Trust does not have an adopted Telecommunications policy. Innovation, Science and Economic Development Canada (ISED), formerly Industry Canada, requires all proponents to consult with the local land use authority and public, notwithstanding that ISED has exclusive jurisdiction in the licensing of telecommunication sites, such as the proposed tower. Following ISED's requirements, TELUS would like to initiate Default Public Consultation Process (as described in the Industry Canada circular, CPC-2-0-03, issue 5, commonly referred to as the "CPC"). Information on the "CPC" consultation process may be found on-line at: <http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08777.html>.

In order to obtain comments, concerns or questions in regard to the proposed tower site, the CPC requires TELUS to send out notification packages to all properties located within three times the height of the proposed tower (66.0 metres). A notice will also be placed in the local paper. This comment period is a minimum of 30 days. We expect the public consultation process to commence in July 2018.

At the conclusion of the consultation process, TELUS will prepare a summary of comments received from the community as well as the replies provided by TELUS. TELUS is requesting that, subsequent to the completed consultation process a letter or resolution of concurrence will be issued by Islands Trust.

Health and Safety

Health Canada's Safety Code 6 regulations are applicable to this, and all, telecommunications sites. Safety Code 6 seeks to limit the public's exposure to radiofrequency electromagnetic fields and ensures public safety. Additional information on health and safety may be found on-line at:

Health Canada:

http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php

Concurrence Requirements

In order to complete the consultation process, TELUS will be requesting concurrence from Islands Trust in a form acceptable by ISED.

Conclusion

Please consider this information package as the official commencement of consultation with the Islands Trust. TELUS is committed to working with Islands Trust and the community throughout the consultation process.

We look forward to working together during this process. Please do not hesitate to contact us by phone at 604-620-0877 or by email at chad@cypresslandservices.com.

Thank you in advance for your assistance and consideration.

Sincerely,
CYPRESS LAND SERVICE
Agents for



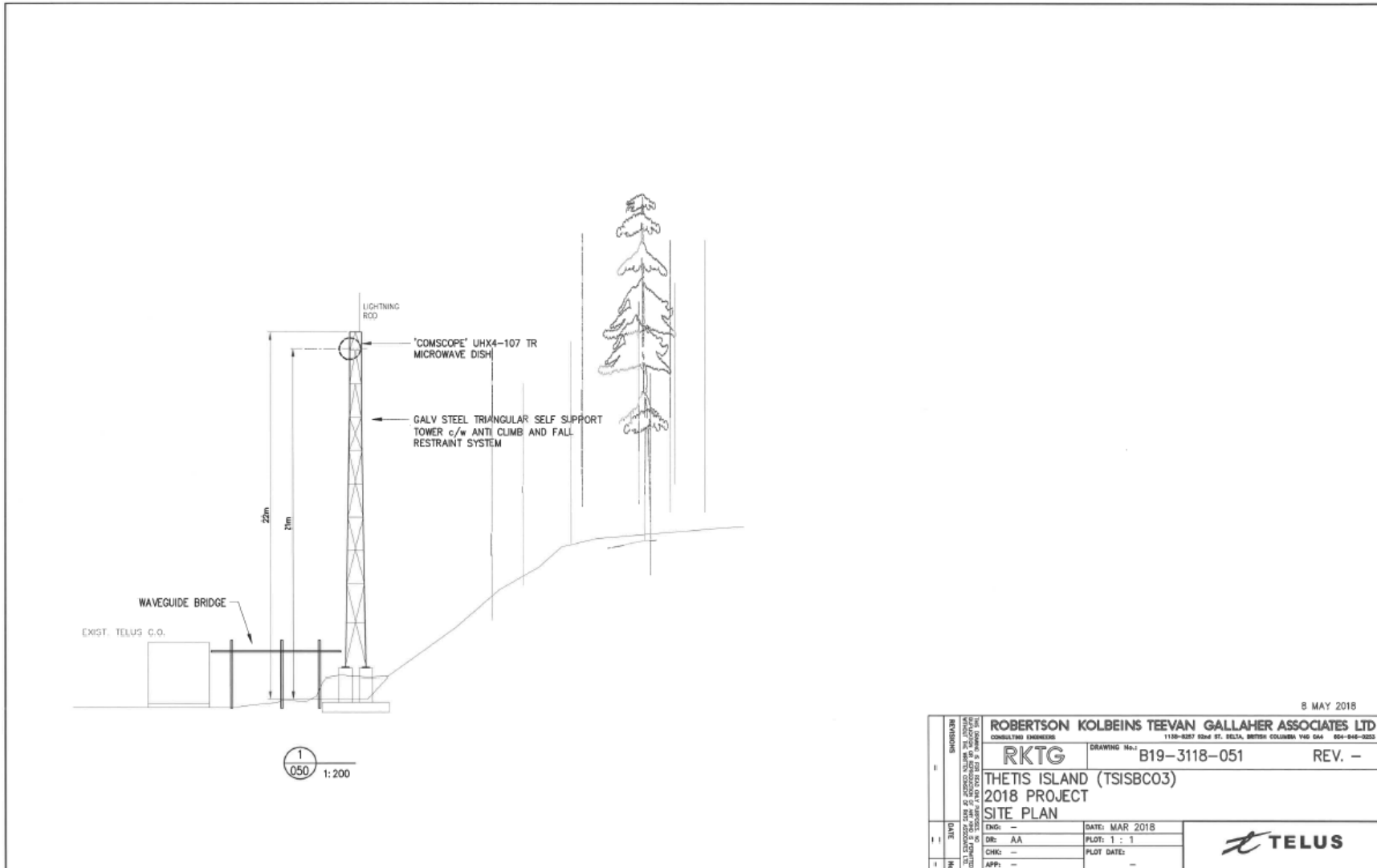
Chad Marlatt
Manager, Government Affairs

cc: Nicole Andreescu, B.A, M.A. , Real Estate Manager II | Broadband Networks & Implementation, TELUS

**SCHEDULE A
TELUS TOWER LOCATION**

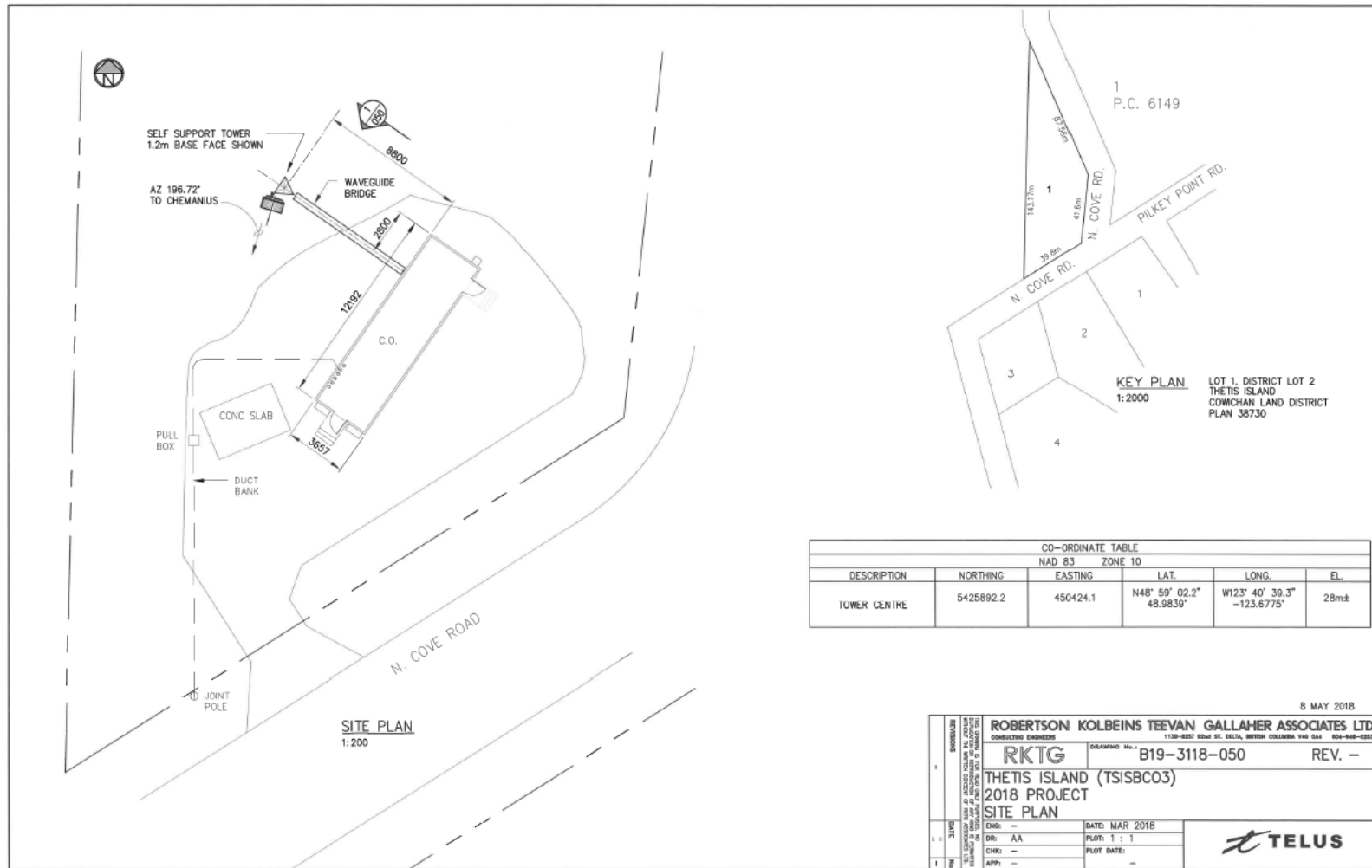


SCHEDULE B PRELIMINARY DESIGN PLANS – SITE PLAN



SCHEDULE B

PRELIMINARY DESIGN PLANS – COMPOUD PLAN





Industry
Canada

Attachment 4
Industrie
Canada

CPC-2-0-03

Issue 5

Released: June 26, 2014

Effective: July 15, 2014

Spectrum Management and Telecommunications

Client Procedures Circular

Radiocommunication and Broadcasting Antenna Systems

Comments and suggestions may be directed to the following address:

Industry Canada
Spectrum Management Operations Branch
235 Queen Street
Ottawa, Ontario
K1A 0H5

Attention: DOSP

Via e-mail: spectrum_pubs@ic.gc.ca

All [Spectrum Management and Telecommunications](http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/home) publications are available on the following website at: <http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/home>.

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1. Introduction

Radiocommunication and broadcasting services are important for all Canadians and are used daily by the public, safety and security organizations, government, wireless service providers, broadcasters, utilities and businesses. In order for radiocommunication and broadcasting services to work, antenna systems including masts, towers, and other supporting structures are required. Antenna systems are normally composed of an antenna and some type of supporting structure, often called an antenna tower. Most antennas have their own integral mast so that they can be fastened directly to a building or a tower. There is a certain measure of flexibility in the placement of antenna systems which is constrained to some degree by: the need to achieve acceptable coverage for the service area; the availability of sites; technical limitations; and safety. In exercising its mandate, Industry Canada believes that it is important that antenna systems be deployed in a manner that considers the local surroundings.

1.1 Mandate

Section 5 of the *Radiocommunication Act* states that the Minister may, taking into account all matters the Minister considers relevant for ensuring the orderly development and efficient operation of radiocommunication in Canada, issue radio authorizations and approve each site on which radio apparatus, including antenna systems, may be located. Further, the Minister may approve the erection of all masts, towers and other antenna-supporting structures. Accordingly, proponents must follow the process outlined in this document when installing or modifying an antenna system. Also, the installation of an antenna system or the operation of a currently existing antenna system that is not in accordance with this process may result in its alteration or removal and other sanctions against the operator in accordance with the *Radiocommunication Act*.

1.2 Application

The requirements of this document apply to anyone (referred to in this document as the proponent) who is planning to install or modify an antenna system,¹ regardless of the type. This includes telecommunications carriers,² businesses, governments, Crown agencies, operators of broadcasting undertakings and the public (including for amateur radio operation and over-the-air TV reception). Anyone who proposes, uses or owns an antenna system must follow these procedures. The requirements also apply to those who install towers or antenna systems on behalf of others or for leasing purposes (“third party tower owners”). As well, parts of this process contain obligations that apply to existing antenna system owners and operators.

1.3 Process Overview

This document outlines the process that must be followed by proponents seeking to install or modify antenna systems. The broad elements of the process are as follows:

¹ For the purposes of this document, an “antenna system” is normally composed of an antenna and some sort of supporting structure, normally a tower. Most antennas have their own integral mast so that they can be fastened directly to a building or a tower. Thus, where this document refers to an “antenna,” the term includes the integral mast.

² For the purpose of this document, a “telecommunications carrier” means a person who owns or operates a transmission facility used by that person or another person to provide telecommunications services to the public for compensation.

1. Investigating sharing or using existing infrastructure before proposing new antenna-supporting structures.
2. Contacting the land-use authority (LUA) to determine local requirements regarding antenna systems.
3. Undertaking public notification and addressing relevant concerns, whether by following local LUA requirements or Industry Canada's default process, as is required and appropriate.
4. Satisfying Industry Canada's general and technical requirements.
5. Completing the construction.

It is Industry Canada's expectation that steps (2) to (4) will normally be completed within **120 days**. Some proposals may be excluded from certain elements of the process (see Section 6). It is Industry Canada's expectation that all parties will carry out their roles and responsibilities in good faith and in a manner that respects the spirit of this document. If the requirements of this document are satisfied and the proposal proceeds then, under step (5), construction of the antenna system must be completed within three years of conclusion of consultation.

2. Industry Canada Engagement

There are a number of points in the processes outlined in this document where parties must contact Industry Canada to proceed. Further, anyone with any question regarding the process may contact the local Industry Canada office³ for guidance. Based on a query by an interested party, Industry Canada may request parties to provide relevant records and/or may provide direction to one or more parties to undertake certain actions to help move the process forward.

3. Use of Existing Infrastructure (Sharing)⁴

This section outlines the roles of proponents and owners/operators of existing antenna systems. In all cases, parties should retain records (such as analyses, correspondence and engineering reports) relating to this section.

Before building a new antenna-supporting structure, Industry Canada requires that proponents first explore the following options:

- consider sharing an existing antenna system, modifying or replacing a structure if necessary;

³ Please refer to Radiocommunication Information Circular RIC-66 for a list of addresses and telephone numbers for Industry Canada's regional and district offices. [RIC-66](http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/h_sf06073.html) is available via the Internet at: http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/h_sf06073.html.

⁴ See also Client Procedures Circular CPC-2-0-17, *Conditions of Licence for Mandatory Roaming and Antenna Tower and Site Sharing and to Prohibit Exclusive Site Arrangements*. CPC-2-0-17 is available via the Internet at: <http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf09081.html>.

- locate, analyze and attempt to use any feasible existing infrastructure such as rooftops, water towers etc.

A proponent is not normally expected to build a new antenna-supporting structure where it is feasible to locate an antenna on an existing structure, unless a new structure is preferred by the land-use authority.

Owners and operators of existing antenna systems are to respond to a request to share in a timely fashion and to negotiate in good faith to facilitate sharing where feasible. It is anticipated that 30 days is reasonable time for existing antenna system owners/operators to reply to a request by a proponent in writing with either:

- a proposed set of reasonable terms to govern the sharing of the antenna system; or
- a detailed explanation of why sharing is not possible.

4. Land-use Authority and Public Consultation

Contacting the Land-use Authority

Proponents must always contact the applicable land-use authorities to determine the local consultation requirements and to discuss local preferences regarding antenna system siting and/or design, unless their proposal falls within the exclusion criteria outlined in Section 6. If the land-use authority has designated an official to deal with antenna systems, then proponents are to engage the authority through that person. If not, proponents must submit their plans directly to the council, elected local official or executive. The 120-day consultation period commences only once proponents have formally submitted, in writing, all plans required by the land-use authority, and does not include preliminary discussions with land-use authority representatives.

Proponents should note that there may be more than one land-use authority with an interest in the proposal. Where no established agreement exists between such land-use authorities, proponents must, as a minimum, contact the land-use authority(ies) and/or neighbouring land-use authorities located within a radius of three times the tower height, measured from the tower base or the outside perimeter of the supporting structure, whichever is greater. As well, in cases where proponents are aware that a potential Aboriginal or treaty right or land claim may be affected by the proposed installation,⁵ they must contact Industry Canada in order to ensure that the requirements for consultation are met.

Following the Land-use Authority Process

Proponents must follow the land-use consultation process for the siting of antenna systems, established by the land-use authority, where one exists. In the event that a land-use authority's existing process has no public consultation requirement, proponents must then fulfill the public consultation requirements contained in Industry Canada's Default Public Consultation Process (see Section 4.2). Proponents are not required to follow this requirement if the LUA's established process explicitly excludes their type of

⁵ Proponents are encouraged to refer to local community and online resources (for example, the Aboriginal and Treaty Rights Information System (ATRIS) (http://sidait-atris.aadnc-aandc.gc.ca/atris_online/home-accueil.aspx) as applicable.

proposal from consultation or it is excluded by Industry Canada's criteria.⁶ Where proponents believe the local consultation requirements are unreasonable, they may contact the local Industry Canada office in writing for guidance.

Broadcasting Undertakings

Applicants for broadcasting undertakings are subject to Canadian Radio-television and Telecommunications (CRTC) licensing processes in addition to Industry Canada requirements. Although Industry Canada encourages applicants to consult as early as practical in the application process, in some cases it may not be prudent for the applicants to initiate public and municipal/land-use consultation before receiving CRTC approval, as application denial by the CRTC would have result in unnecessary work for all parties involved. Therefore, assuming that the proposal is not otherwise excluded, broadcasting applicants may opt to commence land-use consultation after having received CRTC approval. However, broadcasting applicants choosing this approach are required, at the time of the CRTC application, to notify the land-use authority with a Letter of Intent outlining a commitment to conduct consultation after receiving CRTC approval. If the land-use authority raises concerns with the proposal as described in the Letter of Intent, applicants are encouraged to engage in discussions with the land-use authority regarding their concerns and attempt to resolve any issues. Refer to Broadcasting Procedures and Rules, Part 1 (BPR-1), for further details.

4.1 Land-use Authority Consultation

Industry Canada believes that any concerns or suggestions expressed by land-use authorities are important elements to be considered by proponents regarding proposals to install, or make changes to, antenna systems. As part of their community planning processes, land-use authorities should facilitate the implementation of local radiocommunication services by establishing consultation processes for the siting of antenna systems.

Unless the proposal meets the exclusion criteria outlined in Section 6, proponents must consult with the local land-use authority(ies) on any proposed antenna system prior to any construction. The aim of this consultation is to:

- discuss site options;
- ensure that local processes related to antenna systems are respected;
- address reasonable and relevant concerns (see Section 4.2) from both the land-use authority and the community they represent; and
- obtain land-use authority concurrence in writing.

Land-use authorities are encouraged to establish reasonable, relevant, and predictable consultation processes⁷ specific to antenna systems that consider such things as:

⁶ In all cases, telecommunications carriers, broadcasting undertakings and third party tower owners must notify and consult with the local public when proposing a new antenna tower either by following Industry Canada's Default Public Consultation Process or, where one exists, the land-use authority's public consultation process..

⁷ Industry Canada is available to assist land-use authorities in the development of local processes. In addition, land-use authorities may wish to consult Industry Canada's guide for the development of local consultation processes.

- the designation of suitable contacts or responsible officials;
- proposal submission requirements;
- public consultation;
- documentation of the concurrence process; and
- the establishment of milestones to ensure consultation process completion within **120 days**.

Where they have specific concerns regarding a proposed antenna system, land-use authorities are expected to discuss reasonable alternatives and/or mitigation measures with proponents.

Under their processes, land-use authorities may exclude from consultation any antenna system installation in addition to those identified by Industry Canada's own consultation exclusion criteria (Section 6). For example, an authority may wish to exclude from consultation those installations located within industrial areas removed from residential areas, low visual impact installations, or certain types of structures located within residential areas such as personal antenna systems (e.g. used for over the air and satellite television reception or amateur radio operation).

4.2 Industry Canada's Default Public Consultation Process

Proponents must follow Industry Canada's Default Public Consultation Process where the local land-use authority does not have an established and documented public consultation process applicable to antenna siting. Industry Canada's default process has three steps whereby the proponent:

1. provides written notification to the public, the land-use authority and Industry Canada of the proposed antenna system installation or modification (i.e. public notification);
2. engages the public and the land-use authority in order to address relevant questions, comments and concerns regarding the proposal (i.e. responding to the public); and
3. provides an opportunity to the public and the land-use authority to formally respond in writing to the proponent regarding measures taken to address reasonable and relevant concerns (i.e. public reply comment).

Public Notification

1. Proponents must ensure that the local public, the land-use authority and Industry Canada are notified of the proposed antenna system. As a minimum, proponents must provide a notification package (see Appendix 1) to the local public (including nearby residences, community gathering areas, public institutions, schools, etc.), neighbouring land-use authorities, businesses, and property owners, etc.

Municipalities may also wish to refer to the protocol template developed in partnership between the Federation of Canadian Municipalities (FCM) and the Canadian Wireless Telecommunications Association (CWTA). The FCM/CWTA template can be found on the [FCM's website](http://www.fcm.ca) www.fcm.ca.

located within a radius of three times the tower height.⁸ The radius is measured from the outside perimeter of the supporting structure. For the purpose of this requirement, the outside perimeter begins at the furthest point of the supporting mechanism, be it the outermost guy line, building edge, face of the self-supporting tower, etc. Public notification of an upcoming consultation must be clearly marked, making reference to the proposed antenna system, so that it is not misinterpreted as junk mail. The notice must be sent by mail or be hand delivered. The face of the package must clearly reference that the recipient is within the prescribed notification radius of the proposed antenna system.

2. It is the proponent's responsibility to ensure that the notification provides at least 30 days for written public comment.
3. In addition to the minimum notification distance noted above, in areas of seasonal residence, the proponent, in consultation with the land-use authority, is responsible for determining the best manner to notify such residents to ensure their engagement.
4. In addition to the public notification requirements noted above, proponents of an antenna system proposed to be 30 metres or more in height must place a notice in a local community newspaper circulating in the proposed area.⁹ Height is measured from the lowest ground level at the base, including the foundation, to the tallest point of the antenna system. Depending on the particular installation, the tallest point may be an antenna, lightning rod, aviation obstruction lighting or some other appurtenance. Any attempt to artificially reduce the height (addition of soil, aggregate, etc.) will not be included in the calculation or measurement of the height of the antenna system.

Responding to the Public

Proponents are to address all reasonable and relevant concerns, make all reasonable efforts to resolve them in a mutually acceptable manner and must keep a record of all associated communications. If the local public or land-use authority raises a question, comment or concern relating to the antenna system as a result of the public notification process, then the proponent is required to:

1. respond to the party in writing within **14 days** acknowledging receipt of the question, comment or concern and keep a record of the communication;
2. address in writing all reasonable and relevant concerns within **60 days** of receipt or explain why the question, comment or concern is not, in the view of the proponent, reasonable or relevant; and
3. in the written communication referred to in the preceding point, clearly indicate that the party has **21 days** from the date of the correspondence to reply to the proponent's response. The proponent must provide a copy of all public reply comments to the local Industry Canada office.

⁸ Proponents are advised that municipalities may set reasonable public notification distances appropriate for their communities when establishing their own protocols.

⁹ The notice must be synchronized with the distribution of the public notification package. It must be legible and placed in the public notice section of the newspaper. The notice must include: a description of the proposed installation; its location and street address; proponent contact information and mailing address; and an invitation to provide public comments to the proponent within **30 days** of the notice. In areas without a local newspaper, other effective means of public notification must be implemented. Proponents may contact the local Industry Canada office for guidance.

Responding to reasonable and relevant concerns may include contacting a party by telephone, engaging in a community meeting or having an informal, personal discussion. Between steps 1 and 2 above, the proponent is expected to engage the public in a manner it deems most appropriate. Therefore, the letter at step 2 above may be a record of how the proponent and the other party addressed the concern at hand.

Public Reply Comments

As indicated in step 3 above, the proponent must clearly indicate that the party has **21 days** from the date of the correspondence to reply to the response. The proponent must also keep a record of all correspondence/discussions that occurred within the **21-day** public reply comment period. This includes records of any agreements that may have been reached and/or any concerns that remain outstanding.

The factors that will determine whether a concern is reasonable or relevant according to this process will vary but will generally be considered if they relate to the requirements of this document and to the particular amenities or important characteristics of the area surrounding the proposed antenna system. Examples of concerns that proponents are to address may include:

- Why is the use of an existing antenna system or structure not possible?
- Why is an alternate site not possible?
- What is the proponent doing to ensure that the antenna system is not accessible to the general public?
- How is the proponent trying to integrate the antenna into the local surroundings?
- What options are available to satisfy aeronautical obstruction marking requirements at this site?
- What are the steps the proponent took to ensure compliance with the general requirements of this document including the *Canadian Environmental Assessment Act* (CEAA), Safety Code 6, etc.?

Concerns that are not relevant include:

- disputes with members of the public relating to the proponent's service, but unrelated to antenna installations;
- potential effects that a proposed antenna system will have on property values or municipal taxes;
- questions whether the *Radiocommunication Act*, this document, Safety Code 6, locally established by-laws, other legislation, procedures or processes are valid or should be reformed in some manner.

4.3 Concluding Consultation

The proponent may only commence installation/modification of an antenna system after the consultation process has been completed by the land-use authority, or Industry Canada confirms concurrence with the consultation portion of this process, and after all other requirements under this process have been met. Consultation responsibilities will normally be considered complete when the proponent has:

1. concluded consultation requirements (Section 4.1) with the land-use authority;
2. carried out public consultation either through the process established by the land-use authority or Industry Canada's Default Public Consultation Process where required; and
3. addressed all reasonable and relevant concerns.

Concluding Land-use Authority Consultation

Industry Canada expects that land-use consultation will be completed within **120 days** from the proponent's initial formal contact with the local land-use authority. Where unavoidable delays may be encountered, the land-use authority is expected to indicate when the proponent can expect a response to the proposal. If the authority is not responsive, the proponent may contact Industry Canada. Depending on individual circumstances, Industry Canada may support additional time or consider the land-use authority consultation process concluded.

Depending on the land-use authority's own process, conclusion of local consultation may include such steps as obtaining final concurrence for the proposal via the relevant committee, a letter or report acknowledging that the relevant municipal process or other requirements have been satisfied, or other valid indication, such as the minutes of a town council meeting indicating LUA approval. Compliance with informal city staff procedures, or grants of approval strictly related to zoning, construction, etc. will not normally be sufficient.

Industry Canada recognizes that approvals for construction (e.g. building permits) are used by some land-use authorities as evidence of consultation being concluded. Proponents should note that Industry Canada does not consider the fact a permit was issued as confirmation of concurrence, as different land-use authorities have different approaches. As such, Industry Canada will only consider such approvals as valid when the proponent can demonstrate that the LUA's process was followed and that the LUA's preferred method of concluding LUA consultation is through such an approval.

Concluding Industry Canada's Default Public Consultation Process

Industry Canada's Default Public Consultation Process will be considered concluded when the proponent has either:

- received no written questions, comments or concerns to the formal notification within the **30-day** public comment period; or
- if written questions, comments or concerns were received, the proponent has addressed and resolved all reasonable and relevant concerns and the public has not provided further comment within the **21-day** reply comment period.

In the case where the public responds within the **21-day** reply comment period, the proponent has the option of making further attempts to address the concern on its own, or can request Industry Canada engagement. If a request for engagement is made at this stage, Industry Canada will review the relevant material, request any further information it deems pertinent from any party and may then decide that:

- the proponent has met the consultation requirements of this process and that Industry Canada concurs that installation or modification may proceed; or
- the parties should participate in further attempts to mitigate or resolve any outstanding concern.

4.4 Post-Consultation

Whether the proponent followed a land-use authority's consultation process or Industry Canada's default public consultation process, construction of an antenna system must be completed within three years of the conclusion of consultation. After three years, consultations will no longer be deemed valid except in the case where a proponent secures the agreement of the relevant Land-Use Authority to an extension for a specified time period in writing. A copy of the agreement must be provided to the local Industry Canada office.

5. Dispute Resolution Process

The dispute resolution process is a formal process intended to bring about the timely resolution where the parties have reached an impasse.

Upon receipt of a written request from a stakeholder other than the general public, asking for Departmental intervention concerning a reasonable and relevant concern, the Department may request that all involved parties provide and share all relevant information. The Department may also gather or obtain other relevant information and request that parties provide any further submissions if applicable. The Department will, based on the information provided, either:

- make a final decision on the issue(s) in question, and advise the parties of its decision; or
- suggest the parties enter into an alternate dispute resolution process in order to come to a final decision. Should the parties be unable to reach a mutually agreeable solution, either party may request that the Department make a final decision.

Upon resolution of the issue under dispute, the proponent is to continue with the process contained within this document as required.

6. Exclusions

All proponents must satisfy the General Requirements outlined in Section 7 regardless of whether an exclusion applies to their proposal. All proponents must also consult the land-use authority and the public unless a proposal is specifically excluded. Individual circumstances vary with each antenna system installation and modification, and the exclusion criteria below should be applied in consideration of local circumstances. Consequently, it may be prudent for the proponent to consult even though the proposal meets an exclusion noted below. Therefore, when applying the criteria for exclusion, proponents should consider such things as:

- the antenna system's physical dimensions, including the antenna, mast, and tower, compared to the local surroundings;

- the location of the proposed antenna system on the property and its proximity to neighbouring residents;
- the likelihood of an area being a community-sensitive location; and
- Transport Canada's marking and lighting requirements for the proposed structure.

The following proposals are excluded from land-use authority and public consultation requirements:

- **New Antenna Systems:** where the height is less than 15 metres above ground level. This exclusion does not apply to antenna systems proposed by telecommunications carriers, broadcasting undertakings or third party tower owners;
- **Existing Antenna Systems:** where modifications are made, antennas added or the tower replaced¹⁰, including to facilitate sharing, provided that the total cumulative height increase is no greater than 25% of the height of the initial antenna system installation¹¹. No increase in height may occur within one year of completion of the initial construction. This exclusion does not apply to antenna systems using purpose built antenna supporting structures with a height of less than 15 metres above ground level operated by telecommunications carriers, broadcasting undertakings or third party tower owners;
- **Non-Tower Structure:** antennas on buildings, water towers, lamp posts, etc. may be excluded from consultation provided that the height above ground of the non-tower structure, exclusive of appurtenances, is not increased by more than 25%;¹² and
- **Temporary Antenna Systems:** used for special events or emergency operations and must be removed within three months after the start of the emergency or special event.

No consultation is required prior to performing maintenance on an existing antenna system.

Proponents who are not certain if their proposals are excluded, or whether consultation may still be prudent, are advised to contact the land-use authority and/or Industry Canada for guidance.

Height is measured from the lowest ground level at the base, including the foundation, to the tallest point of the antenna system. Depending on the particular installation, the tallest point may be an antenna, lightning rod, aviation obstruction lighting or some other appurtenance. Any attempt to artificially reduce the height (addition of soil, aggregate, etc.) will not be included in the calculation or measurement of the height of the antenna system.

7. General Requirements

In addition to roles and responsibilities for site sharing, land-use consultation and public consultation, proponents must also fulfill other important obligations including: compliance with Health Canada's

¹⁰ The exclusion for the replacement of existing antenna systems applies to replacements that are similar to the original design and location.

¹¹ Initial antenna system installation refers to the system as it was first consulted on, or installed.

¹² Telecommunication carriers, operators of broadcasting undertakings and third party tower owners may benefit from local knowledge by contacting the land-use authority when planning an antenna system that meets this exclusion criteria.

Safety Code 6 guideline for the protection of the general public; compliance with radio frequency immunity criteria; notification of nearby broadcasting stations; environmental considerations; and Transport Canada/NAV CANADA aeronautical safety responsibilities.

7.1 Radio Frequency Exposure Limits

Health Canada has established safety guidelines for exposure to radio frequency fields, in its Safety Code 6 publication, entitled: *Limits of Human Exposure to Radiofrequency Electromagnetic Fields in the Frequency Range from 3 kHz to 300 GHz*.¹³ While the responsibility for developing Safety Code 6 rests with Health Canada, Industry Canada has adopted this guideline for the purpose of protecting the general public. Current biomedical studies in Canada and other countries indicate that there is no scientific or medical evidence that a person will experience adverse health effects from exposure to radio frequency fields, provided that the installation complies with Safety Code 6.

It is the responsibility of proponents and operators of installations to ensure that all radiocommunication and broadcasting installations comply with Safety Code 6 at all times, including the consideration of combined effects of nearby installations within the local radio environment.

Telecommunications common carriers and operators of broadcasting undertakings are to carry out an exposure evaluation on all new installations and following any increases in radiated power. Either measurement surveys or mathematical or numerical computations can be used for this evaluation. Where the radio frequency emission of any installation, whether telecommunications carrier or broadcasting operator, is greater than, or is equal to, 50%, of the Safety Code 6 limits for uncontrolled environments at locations accessible to the general public (i.e. not solely available for access by workers), the operator(s) of radio frequency emitters must notify Industry Canada and demonstrate compliance with Safety Code 6. This determination of 50% of Safety Code 6 must be in consideration of the local radio environment.

For all proponents following Industry Canada's Default Public Consultation Process, the proponent's notification package must provide a written attestation that there will be compliance with Safety Code 6 for the protection of the general public, including consideration of nearby radiocommunication systems. The notification package must also indicate any Safety Code 6 related signage and access control mechanisms that may be used.

Compliance with Safety Code 6 is an ongoing obligation. At any time, antenna system operators may be required, as directed by Industry Canada, to demonstrate compliance with Safety Code 6 by (i) providing detailed calculations, and/or (ii) conducting site surveys and, where necessary, by implementing corrective measures.¹⁴ At the request of Industry Canada, telecommunications carriers and operators of broadcasting undertakings must provide detailed compliance information for individual installations within five days of the request. Proponents and operators of existing antenna systems must retain copies of all information related to Safety Code 6 compliance such as analyses and measurements.

¹³ To obtain an electronic copy of Safety Code 6, contact: publications@hc-sc.gc.ca.

¹⁴ See Client Procedures Circular [CPC-2-0-20](#), *Radio Frequency (RF) Fields – Signs and Access Control*.

7.2 Radio Frequency Immunity

All radiocommunication and broadcasting proponents and existing spectrum users are to ensure that their installations are designed and operated in accordance with Industry Canada's immunity criteria as outlined in EMCAB-2¹⁵ in order to minimize the malfunctioning of electronic equipment in the local surroundings. Broadcasting proponents and existing undertakings should refer to Broadcasting Procedures and Rules - Part 1, *General Rules* (BPR-1) for additional information and requirements¹⁶ on this matter.

Proponents are advised to consider the potential effect that their proposal may have on nearby electronic equipment. In this way, they will be better prepared to respond to any questions that may arise during the public and land-use consultation processes, or after the system has been installed.

Land-use authorities should be prepared to advise proponents and owners of broadcasting undertakings of plans for the expansion or development of nearby residential and/or industrial areas. Such expansion or development generally results in the introduction of more electronic equipment in the area and therefore an increased potential for electronic equipment to malfunction. By keeping broadcasters aware of planned developments and changes to adjacent land-use, they will be better able to work with the community. Equally, land-use authorities have a responsibility to ensure that those moving into these areas, whether prospective residents or industry, are aware of the potential for their electronic equipment to malfunction when located in proximity to an existing broadcasting installation. For example, the LUA could ensure that clear notification be provided to future prospective purchasers.

7.3 Proximity of Proposed Structure to Broadcasting Undertakings

Where the proposal would result in a structure that exceeds 30 metres above ground level, the proponent is to notify operators of AM, FM and TV undertakings within 2 kilometres, due to the potential impact the physical structure may have on these broadcasting undertakings. Metallic structures close to an AM directional antenna array may change the antenna pattern of the AM broadcasting undertaking. These proposed structures can also reflect nearby FM and TV signals, causing "ghosting" interference to FM/TV receivers used by the general public.

7.4 Canadian Environmental Assessment Act

Industry Canada requires that the installation and modification of antenna systems be done in a manner that complies with appropriate environmental legislation. This includes the *Canadian Environmental Assessment Act, 2012* (CEAA 2012), where the antenna system is incidental to a physical activity or project designated under CEAA 2012, or is located on federal lands.

An antenna system may not proceed where it is incidental to a designated project (as described in the *Regulations Designating Physical Activities*), or is otherwise expressly designated by the Minister of the

¹⁵ For more information see [EMCAB-2](http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf01005.html), entitled: *Criteria for Resolution of Immunity Complaints Involving Fundamental Emissions of Radiocommunications Transmitters* available at: <http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf01005.html>.

¹⁶ [BPR-1 - Part I: General Rules](http://strategis.ic.gc.ca/epic/internet/insmt-gst.nsf/en/sf01326e.html) can be found on the Spectrum Management and Telecommunications website at: <http://strategis.ic.gc.ca/epic/internet/insmt-gst.nsf/en/sf01326e.html>.

Environment without satisfying certain requirements applicable to designated projects. Therefore, a proponent of this type of project must contact Industry Canada for direction on how to proceed.

Any proposed antenna system on federal land may not proceed without a determination of environmental effects by Industry Canada. In order to assist the Department in making such a determination, proponents must submit a project description to Industry Canada, considering and addressing those elements of the environment described in CEAA 2012, as well as any determination of environmental effects that may have been made by the authority responsible for managing the federal land. Industry Canada may also require further information before it can complete its assessment. Industry Canada will inform the proponent of the results of its determination and may impose conditions related to mitigating any adverse effects after making its determination and/or may need to refer the matter to the Governor-in-Council under CEAA 2012.

In addition, notices under Industry Canada's default public consultation process require written confirmation of the project's status under CEAA 2012 (e.g., whether it is incidental to a designated project or, if not, whether it is on federal lands).

In addition to CEAA requirements, proponents are responsible to ensure that antenna systems are installed and operated in a manner that respects the local environment and that complies with other statutory requirements, such as those under the *Canadian Environmental Protection Act, 1999*, the *Migratory Birds Convention Act, 1994*, and the *Species at Risk Act*, as applicable.

For projects north of the 60th parallel, environmental assessment requirements may arise from federal statutes other than the aforementioned Acts or from Comprehensive Land Claim Agreements. Industry Canada requires that installation or modification of antennas or antenna supporting structures be done in accordance with these requirements, as appropriate.

7.5 Aeronautical Safety

Proponents must ensure their proposals for any antenna system are first reviewed by Transport Canada and NAV CANADA.

Transport Canada will perform an assessment of the proposal with respect to the potential hazard to air navigation and will notify proponents of any painting and/or lighting requirements for the antenna system. NAV CANADA will comment on whether the proposal has an impact on the provision of their national air navigation system, facilities and other services located off-airport.

As required, the proponent must:

1. submit an Aeronautical Obstruction Clearance form to Transport Canada;
2. submit a Land-use Proposal Submission form to NAV CANADA;
3. include Transport Canada marking requirements in the public notification package;
4. install and maintain the antenna system in a manner that is not a hazard to aeronautical safety; and

5. retain all correspondence.

For those antenna systems subject to Industry Canada's Default Public Consultation Process, the proponent will inform the community of any marking requirements. Where options are possible, proponents are expected to work with the local community and Transport Canada to implement the best and safest marking options. Proponents should be aware that Transport Canada does not advise Industry Canada of marking requirements for proposed structures. Proponents are reminded that the addition of, or modification to, obstruction markings may result in community concern and so any change is to be done in consultation with the local public, land-use authority and/or Transport Canada, as appropriate.

References and Details

Aeronautical Obstruction Clearance forms are available from any Transport Canada Aviation Group Office. Both the Aeronautical Obstruction Clearance form (#26-0427) and a list of Transport Canada Aviation Group regional offices are available on the Transport Canada website.¹⁷ Completed forms are to be submitted directly to the nearest Transport Canada Aviation Group office. (Refer to Canadian Aviation Regulations, Standard 621.19, Standards Obstruction Markings).

Land-use Proposal Submission forms are available from NAV CANADA¹⁸ and completed forms are to be sent to the appropriate NAV CANADA General Manager Airport Operations (GMAO) office, East or West.

¹⁷ The [Transport Canada website](http://www.tc.gc.ca) can be found at: <http://www.tc.gc.ca>.

¹⁸ Search keywords "Land-use Proposal" on the [NAV CANADA website](http://www.navcanada.ca) at: <http://www.navcanada.ca>.

Appendix 1 – Industry Canada’s Default Public Consultation Process - Public Notification Package

The proponent must ensure that at least **30 days** are provided for public comment. Notification must provide all information on how to submit comments to the proponent in writing. Notices must be clearly marked, making reference to the proposed antenna system, so that it is not misinterpreted as junk mail. The notice must be sent by mail or be hand delivered. The face of the package must clearly indicate that the recipient is within the prescribed notification radius of the proposed antenna system. The proponent must also provide a copy of the notification package to the land-use authority and the local Industry Canada office at the same time as the package is provided to the public.

Notification must include, but need not be limited to:

- 1) the proposed antenna system’s purpose, the reasons why existing antenna systems or other infrastructure cannot be used, a list of other structures that were considered unsuitable and future sharing possibilities for the proposal;
- 2) the proposed location within the community, the geographic coordinates and the specific property or rooftop;
- 3) an attestation¹⁹ that the general public will be protected in compliance with Health Canada’s Safety Code 6 including combined effects within the local radio environment at all times;
- 4) identification of areas accessible to the general public and the access/demarcation measures to control public access;
- 5) information on the environmental status of the project, including any requirements under the *Canadian Environmental Assessment Act, 2012*;
- 6) a description of the proposed antenna system including its height and dimensions, a description of any antenna that may be mounted on the supporting structure and simulated images of the proposal;
- 7) Transport Canada’s aeronautical obstruction marking requirements (whether painting, lighting or both) if available; if not available, the proponent’s expectation of Transport Canada’s requirements together with an undertaking to provide Transport Canada’s requirements once they become available;
- 8) an attestation that the installation will respect good engineering practices including structural adequacy;
- 9) reference to any applicable local land-use requirements such as local processes, protocols, etc.;

¹⁹ Example: I, (*name of individual or representative of company*) attest that the radio installation described in this notification package will be installed and operated on an ongoing basis so as to comply with Health Canada’s Safety Code 6, as may be amended from time to time, for the protection of the general public, including any combined effects of nearby installations within the local radio environment.

- 10) notice that general information relating to antenna systems is available on Industry Canada's Spectrum Management and Telecommunications website (<http://www.ic.gc.ca/towers>);
- 11) contact information for the proponent, land-use authorities and the local Industry Canada office; and
- 12) closing date for submission of written public comments (not less than **30 days** from receipt of notification).

Dear Owner/Occupant,

August 10, 2018

Please accept this notification regarding proposed TELUS wireless service improvements in your community.

Subject: TELUS Communications Inc. ("TELUS") Telecommunications Facility Proposal
Address: 61 Pilkey Point Road, Thetis Island, BC
Coordinates: N 48.9839444°, W 123.6775000°
TELUS Site: TSISBC03 - Thetis Island

What is TELUS Proposing?

TELUS seeks to continue to provide high quality services throughout British Columbia. In order to maintain services to Thetis Island, TELUS is proposing the installation and operation of a microwave facility. As part of a recent audit of how TELUS provides essential telecommunication services to certain rural communities in BC, Thetis Island has been identified as an at-risk community for extended services outages. This is related to the fact that Thetis Island is currently served by a single underwater submarine fibre cable. Should this fibre connection fail due to a number of possible causes, including damage by a boat anchor(s) or natural disasters (such as a Tsunami or Earthquake), it may take several weeks to restore the fibre due to the availability of specialized equipment required to perform these repairs and difficult access to the cable. In order to maintain internet and telephone services (including 911), TELUS is proposing to build a back-up microwave radio link to Vancouver Island to ensure seamless service continuity for the residents of the Thetis should such an unfortunate event occur whereby the submarine fibre is damaged.

The new facility is proposed to be located at 61 Pilkey Point Road on Thetis Island, BC at the existing TELUS Central Office ("CO") site. TELUS proposes to construct a 22.0 metre steel triangular self-support tower structure with one (1) four (4) foot diameter microwave dish on the north side of TELUS' existing mobile structure on site. TELUS proposes to paint the tower green to blend in with the mature trees on the property.

Regulatory Authority

Telecommunication providers are required by Innovation, Science, and Economic Development Canada (ISED), formerly Industry Canada, to consult with the local municipality and the general public regarding new installations. ISED does have exclusive jurisdiction over the approval and placement of telecommunications installations.

The consultation process will provide an opportunity for residents, stakeholders and landowners to obtain detailed information regarding the proposal and to provide comments for consideration. Any inquiries that are received as a result of this notification will be logged and submitted to the Islands Trust and ISED as part of our application for concurrence.

Local Municipality

Island Trust does not have a telecommunications consultation process to guide the consultation process. As such, ISED's CPC consultation process will be followed. This process requires all properties within three times the structure height be notified (in this instance those within 90.0 metres). This notification is to provide the opportunity to obtain information regarding the proposal, ask questions and provide comments. The closing period for comments to be received by TELUS is **September 20, 2018**.

Location

The subject property is located at 61 Pilkey Point Road, Thetis Island, BC. The property is zoned as ALR and consists of a portable trailer structure housing TELUS operational equipment to support phone and internet



services on Thetis Island. The new facility is proposed to be located at the coordinates N 48.9839444°, W 123.6775000°, behind the existing portable building.

Safety Code 6

ISED requires all wireless carriers to operate in accordance with Health Canada's safety standards. TELUS attests that the installation described in this notification package will be installed and operated on an ongoing basis so as to comply with Health Canada's Safety Code 6, as may be amended from time to time.

Site Access

Access will be obtained through the property. Construction is expected to take approximately one month.

Environment

TELUS confirms that the installation is excluded from environmental assessment under the Canadian Environmental Assessment Act. Any municipal environmental regulations will be followed.

Transport Canada

The tower will be constructed to include any aeronautical markings or lighting required by Transport Canada. Comments are pending.

Structural Considerations

TELUS confirms that the antenna structure described in this notification package will apply good engineering practices including, structural adequacy during construction.

General Information

General information relating to antenna systems is available on ISED's Spectrum Management and Telecommunications website: <http://www.ic.gc.ca/eic/site/ic-gc.nsf/eng/07422.html>

Contacts:

TELUS c/o Chad Marlatt of Cypress Land Services

Agents for TELUS

Suite 1051, 409 Granville Street, Vancouver, BC V6C 1T2

Phone: 1-855-301-1520

Fax: 604-620-0876

Email: publicconsultation@cypresslandservices.com

ISED

Vancouver Island Office

1230 Government Street, Room 430, Victoria BC V8W 3M4

Tel: 250-363-3803

Fax: 250-363-0208

Email: ic.spectrumvictoria-victoriaspectre.ic@canada.ca

(By appointment only)

Islands Trust, Northern Office

Marnie Eggen, MCIP, RPP

Island Planner

700 North Road, Gabriola Island, BC, V0R 1X3

Phone: 250-247-2210

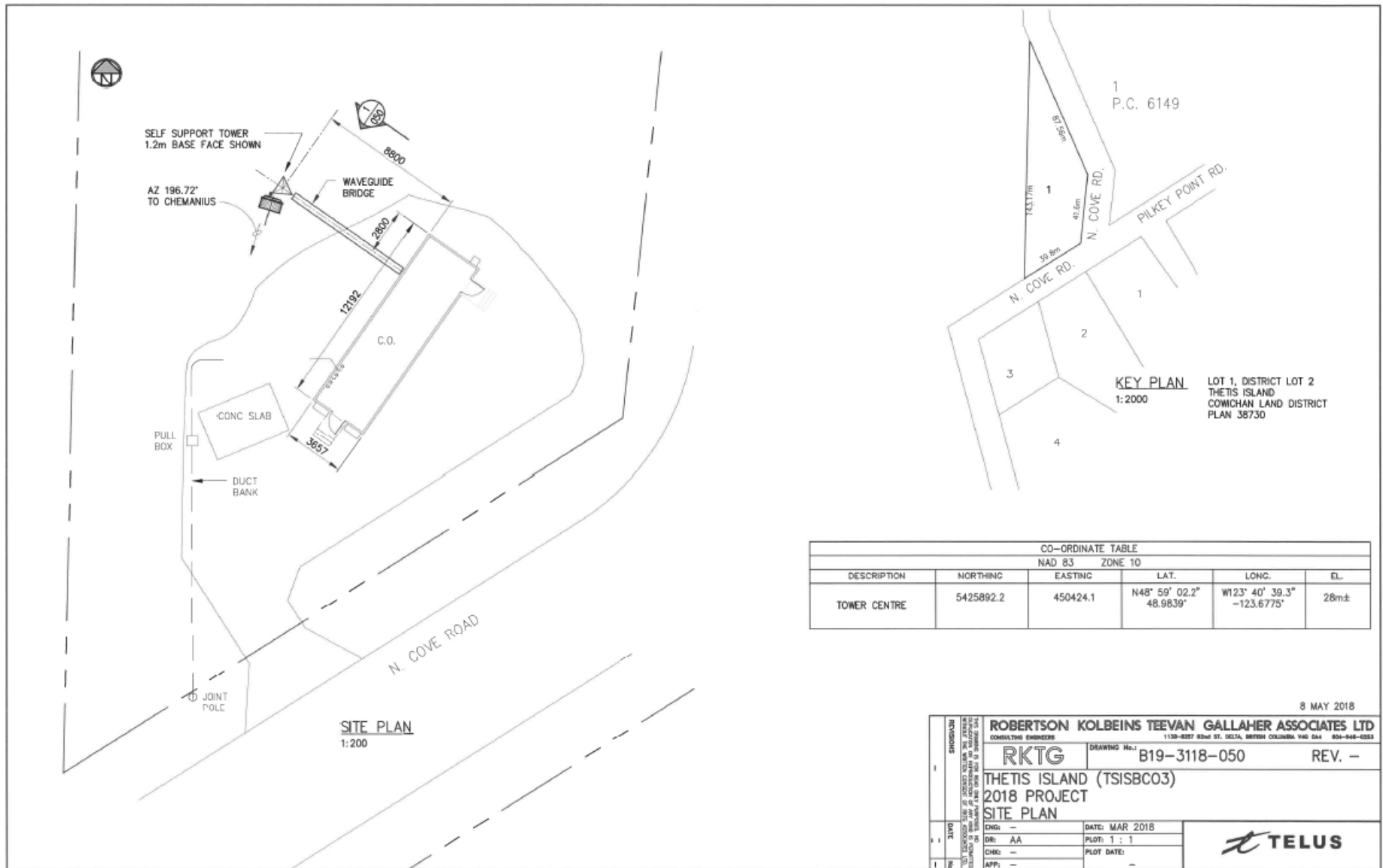
Email: meggen@islandstrust.bc.ca

If you have any specific questions regarding the proposal, please feel welcome to contact the above.

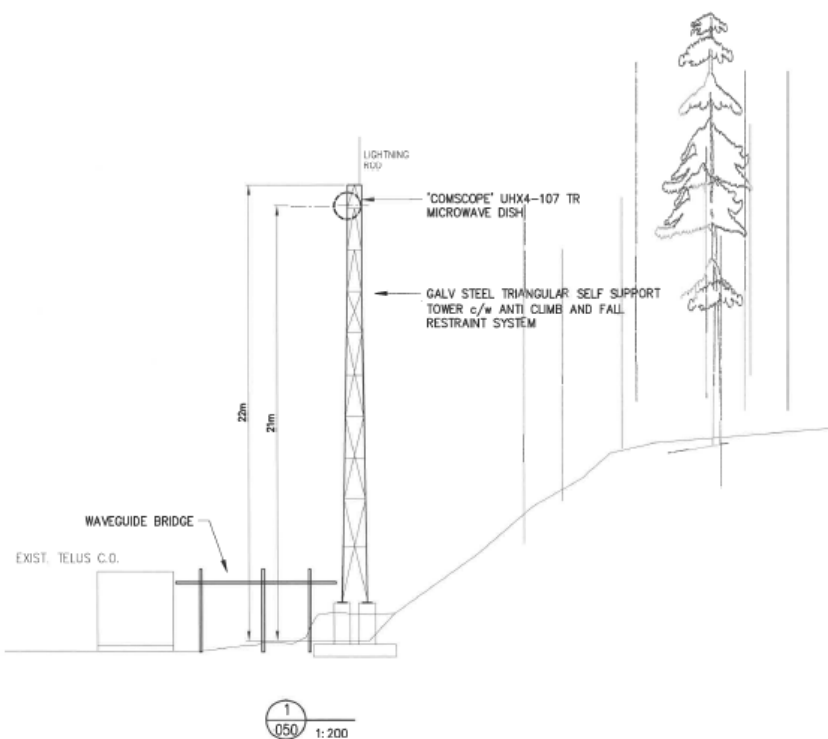
AERIAL MAP



PRELIMINARY DESIGN PLANS – SITE PLAN



PRELIMINARY DESIGN PLANS – TOWER ELEVATION



8 MAY 2018			
ROBERTSON KOLBEINS TEEVAN GALLAHER ASSOCIATES LTD			
CONSULTING ENGINEERS 1188-1037 83rd ST. DELTA, BRITISH COLUMBIA V4G 0A4 604-940-0205			
RKTG	DRAWING No.:	B19-3118-051	REV. -
THETIS ISLAND (TSISBC03)			
2018 PROJECT			
SITE PLAN			
DATE:	ENG:	DATE:	MAR 2018
DR: AA	CHK:	PLT:	1 : 1
APP:	CHK:	PLT DATE:	
TELUS			

PHOTO-SIMULATION

TOWER PAINTED GREEN WITH A GREY MICROWAVE



Existing View looking North from Foster Road



Photo-rendering of proposed facility looking north from Foster Road

Note: Photo-simulation is for conceptual purposes only. Proposed design is subject to change based on final engineer plans.



COMMENT SHEET
TELECOMMUNICATIONS FACILITY PROPOSAL
ADDRESS: 61 Pilkey Point Road, Thetis Island, BC
COORDINATES: N 48.9839444°, W 123.6775000°
TELUS SITE: TSISBC03 - THETIS ISLAND

1. Do you feel this is an appropriate location for the proposed facility?

- ☐ Yes
☐ No

Comments _____

2. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest?

- ☐ Yes
☐ No

Comments _____

3. Additional Comments _____

Please provide your name and full mailing address if you would like to be informed about the status of this proposal. This information will not be used for marketing purposes; however, your comments will only be used by TELUS in satisfying ISED's consultation requirements. The closing period for comments to be received by TELUS is **September 20, 2018**.

Name _____
(Please print clearly)
Email Address _____
Mailing Address _____

TELUS c/o Cypress Land Services Inc.
Suite 1051, 409 Granville Street, Vancouver, BC V6C 1T2
Attention: Tawny Verigin, Municipal Affairs Specialist
Thank you for your input.



Top Priorities

Thetis Island

No.	Description	Activity	R/Initiated	Responsibility	Target Date
1	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.	07-Sep-2011	Marnie Eggen	15-Nov-2014
2	Ruxton Island Private Moorage Review	Review regulation regarding private moorage related structures and community docks.	11-Jan-2017	Marnie Eggen	
3	Relationship Building with Local First Nations	Potential topics to explore: Bylaw referrals; Land & marine use on & around Lyackson Island; Shared Narrative of Place; Co-governance/co-management; follow up from Associated OCP/LUB review:land use considerations for clam gardens; explore private docks as a permitted use; potential impacts of ocean geothermal loops; switchback fencing in setback to the sea	27-Feb-2018	Marnie Eggen	



Projects

Thetis Island

Description	Activity	R/Initiated
LUB Amendments	- short-term vacation rentals of principle dwellings in the R-2 zone - rainwater storage requirements - construction of a storage building prior to construction of a principal dwelling.	07-Sep-2011
Island-wide watershed protection	TBD	21-Nov-2012
Pilkey Point / Marina Drive Slough Support for Habitat Restoration		20-Nov-2013
Sensitive ecosystems education and engagement	Environmental education and engagement efforts, in particular with owners on the Associated Islands, to explore ways to protect sensitive ecosystems in the Area.	19-Mar-2014
Associated Islands OCP and LUB	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 Stzuminus Nation for a stakeholder process regarding Bute and Dunsmuir Islands.	07-Sep-2011
Letter of Understanding between the Thetis LTC and the Cowichan Valley Regional District.	Planning staff to begin drafting once project progresses to Priorities.	24-Nov-2015

**Projects****Thetis Island**

Description	Activity	R/Initiated
Amendments to Thetis Island OCP and LUB; staff to provide staff report when time permits.	Moved back to Projects List: - (housekeeping)4.3(d) amend to say: In addition to s. 4.3(a), (b), and (c)... - (housekeeping) objectives and policies re sea level rise (was resolution to include in draft but did not make it in to adopted OCP). - OCP/LUB amendments to consider ocean loop geothermal exchange systems. - explore measures to address impacts of wharf related structures.	12-Jan-2017
Review of Development Permit Areas and development of a Development Approval Information Bylaw on Thetis Island		21-Feb-2017
Consolidating lots for community benefit of Ruxton Island.		17-Oct-2017
Review Thetis Island TUPs to include non-tourist accommodation.	To be advanced to top priorities at earliest convenience.	17-Apr-2018
Amend Meeting Procedures Bylaw to include electronic meetings.		22-May-2018
Thetis Associated Islands Land Use Bylaw Amendment, Ruxton Island Community Dock Review Project	Reference Ruxton Island Private Moorage Structures project for prelim consultation.	22-May-2018



Applications

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
TH-DVP-2015.2	Trincomali Holdings Ltd.	03-Sep-2015	204 PILKEY POINT RD \request for variance to authorize a previously constructed seawall

Planner: Ann Kjerulf

Planning Status

Status Date: 29-Aug-2017

Staff requested to refer the new survey to the Crown, First Nations and the Arch Branch with respect to the location of the natural boundary of the sea, asking if interests are unaffected.

Status Date: 26-May-2017

Letter sent to applicant requesting valid survey be submitted by July 15, 2017

Status Date: 29-Nov-2016

LTC considered application; will reconsider pending completion of mitigation measures, confirmation that First Nations concerns have been addressed, and provision of a valid survey

Rezoning

File Number	Applicant Name	Date Received	Purpose
TH-RZ-2016.1	WEST VANCOUVER YACHT CLUB	02-Feb-2016	Proposed reconstruction and/or maintenance of breakwater on crown land north of Kendrick Island, south is Valdes Island.

Planner: Marnie Eggen

Planning Status

Status Date: 02-Jul-2018

No change

Status Date: 03-Nov-2017

No change

Status Date: 29-Aug-2017

LTC passed resolution to hold in abeyance to allow for 30 days first nation review period of Arch Report and receipt of comments from Lyackson FN, and request applicant to meet with Lyackson FN.



Subdivision

File Number	Applicant Name	Date Received	Purpose
TH-SUB-1998.1	TRAX DEVELOPMENT LTD C/O WRIGHT FOCUS ENGINEERING LTD Planner: Marnie Eggen	25-Sep-1998	Phased Strata Subdivision 'Meadow Valley Properties' phased strata to create 21 strata lots from 4 parent parcels
Planning Status			
Status Date: 19-Jul-2016 MOTI issued 1 yr. extension.			
Status Date: 18-Dec-2015 Staff comments provided to MOTI.			
Status Date: 14-Sep-2015 Applicant seeking comments on Phase III. Planner reviewing file.			
File Number	Applicant Name	Date Received	Purpose
TH-SUB-2014.1	J.E. Anderson & Associates Planner: Teresa Ritemann	23-Jun-2014	Ruxton Island to create 2 parcels from 3 existing lots
Planning Status			
Status Date: 02-Aug-2018 No change in status.			
Status Date: 02-Oct-2017 Require final subdivision plans before IT can issue final letter.			
Status Date: 13-Jun-2017 MOTI letter stating they are willing to accept a 10 metre setback, as in the LUB, instead of 15 metres as in the original PLA.			
File Number	Applicant Name	Date Received	Purpose
TH-SUB-2015.1	Polaris Land Surveying Inc.	19-Aug-2015	PID:007-818-459 The proposed subdivision will create 2 parcels (including remainders) and the intended use of the land and/or buildings and structure is residential.

Applications

Planner: Marnie Eggen

Planning Status

Status Date: 19-Sep-2017

Final letter of approval sent to MOTI

Status Date: 25-May-2017

Covenant approved by RWM

Status Date: 25-May-2017

Awaiting final plan of subdivision before giving final approval.

Islands Trust
LTC EXP SUMMARY REPORT F2019
Invoices posted to Month ending June 2018

670 Thetis	Invoices posted to Month ending June 2018	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-670	LTC "Trustee Expenses"	750.00	0.00	750.00
LTC Local				
65200-670	LTC - Local Exp - LTC Meeting Expenses	1,000.00	406.83	593.17
65210-670	LTC - Local Exp - APC Meeting Expenses	500.00	0.00	500.00
65220-670	LTC - Local Exp - Communications	250.00	0.00	250.00
65230-670	LTC - Local Exp - Special Projects	500.00	0.00	500.00
TOTAL LTC Local Expense		<u>2,250.00</u>	<u>406.83</u>	<u>1,843.17</u>
Projects				
73001-670-3008	Thetis RAR	11,235.00	0.00	11,235.00
73001-670-4072	Thetis First Nations Relations	1,800.00	0.00	1,800.00
73001-670-4090	Thetis Ruxton Island Private Moorage	3,100.00	0.00	3,100.00
TOTAL Project Expenses		<u>16,135.00</u>	<u>0.00</u>	<u>16,135.00</u>



Trust Fund Board Report to Local Trust Committees and Bowen Island Municipality May 2018

Islands Trust Fund Name Change

The TFB is thrilled to have received notice that the name change to Islands Trust Conservancy has been approved. Staff has prepared a Name Change Implementation Plan that outlines a two-staged approach to implement the name change over the next few months.

Medicine Beach Nature Sanctuary Management Plan

The TFB received and approved an updated management plan for the Medicine Beach Nature Sanctuary. The TFB requested that an article be submitted to the Pender Post to provide community awareness about the management issues for this popular location.

Approval of Parks Canada – Sidney Island Forest Restoration Proposal

The TFB reviewed information and provided support in principle for Parks Canada's Sidney Island Forest Restoration Proposal, which includes eradication of fallow deer.

2017-2018 Annual Report Submission

The TFB approved text for inclusion in the 2017-2018 Annual Report for approval by Trust Council and submission to the Minister of Municipal Affairs and Housing.

Summary of Current Island-by-Island Activities

Denman

Staff are finalizing the revised management plan for Morrison Marsh Nature Reserve, to be completed by July 2018. Invasive species removal and trail clearing, sign installation, tree caging for forest restoration continues at all three TFB nature reserves on Denman.

Gabriola

Construction of a boardwalk around a large western red cedar tree at Elder Cedar

S'ul-hween X'pey Nature Reserve is now complete and volunteers have mulched the area with woodchips.

Gambier

Staff visited Keats Island to view the proposed Sandy Beach Nature Reserve. Restoration continues at Brigade Bay Bluffs and Long Bay Wetland Nature Reserves protecting and planting tree seedlings.

Lasqueti

The Salish View campaign continues, in partnership with the Lasqueti Island Nature Conservancy (LINC). A news release has been issued, and with a recent grant awarded to LINC, the campaign is 40 per cent of the way to a \$250,000 goal.

Thetis

Staff are negotiating a conservation covenant for Fairyslipper Forest Nature Reserve with the Thetis Island Nature Conservancy and the Cowichan Community Land Trust. Ecological information is in the process of being collected to inform the covenant baseline report and the management plan for the protected area.

Please feel free to contact members of the Trust Fund Board or Islands Trust Fund staff for more details.

Tony Law, Chair tlaw@islandstrust.bc.ca
Islands Trust Fund itfmail@islandstrust.bc.ca



Islands Trust Conservancy Board Report to Local Trust Committees and Bowen Island Municipality July 2018

Islands Trust Conservancy Manager – Temporary Assignment with BC Parks

The Islands Trust Conservancy Manager, Jennifer Eliason, advised the board she is leaving for a temporary assignment with BC Parks for the next eight months. The board praised Jennifer for her hard work the last ten years and thanked her for her dedication. She will be missed.

Board Vacancy

The board of the Islands Trust Conservancy is thrilled to have received a list of candidates from the Crown Agency and Board Resourcing Office for a vacant board position for an appointed member. The vacancy is due to the completion of Ron Bertrand's appointed term with the board. The board sincerely thanks Ron for his commitment and valuable contributions to the Islands Trust Conservancy over his term.

Letter from Minister Robinson re: ITF Five-Year Plan 2018-2022

The board received and reviewed a response letter from Minister Robinson on the ITF Five-Year Plan that included congratulations on the recent name change.

Audited Financial Statements

The board received and approved the Audited Financial Statements for the 2017-2018 fiscal year. The KPMG auditor's opinion was consistent with previous years.

Local Trust Committee Briefing on Regional Conservation Plan

The board requested staff to circulate the Regional Conservation Plan briefing document to Local Trust Committees and Bowen Island Municipality, and to bring it back to the board's September meeting for further direction.

Summary of Current Island-by-Island Activities

Denman

The board approved the finalised management plan for the Morrison Marsh Nature Reserve, dated July 17, 2018. Board members discussed the report's findings, including intervening in naturally occurring events such as beaver dams, and discussed invasive species removal, First Nations relations, stewardship programs and information sharing.

Lasqueti

The Salish View campaign continues, in partnership with the Lasqueti Island Nature Conservancy (LINC). The campaign is over 40 per cent of the way to a \$250,000 goal.

Salt Spring Island

The board considered and approved a request from the Salt Spring Island Conservancy for a waiver to the Andreas Vogt Nature Reserve Covenant to girdle Douglas-fir trees that are encroaching on the Garry Oak meadows in the nature reserve to protect against future impacts of climate change on Garry oak meadows habitat. The board suggested public communication regarding management techniques to ease possible concerns from the public.

Thetis

Staff continue to negotiate a conservation covenant for Fairyslipper Forest Nature Reserve with the Thetis Island Nature Conservancy and the Cowichan Community Land Trust. Public consultation dates are in the process of being organized with the Thetis Island Nature Conservancy and the Cowichan Community Land Trust to inform the management plan for the protected area.

*Please feel free to contact members of the board of the Trust Fund Conservancy or Islands Trust Conservancy staff for more details. Note: The Islands Trust Fund has changed its legal name to the **Islands Trust Conservancy**. We are in the process of switching over all references to the Islands Trust Fund/Trust Fund Board to the new name. Look for a public launch of our new website and social media in the fall.*

Tony Law, Chair tlaw@islandstrust.bc.ca
Islands Trust Conservancy itcmail@islandstrust.bc.ca

File No.: 6500-20
(LTC Cannabis Regulation)

DATE OF MEETING: August 28, 2018
TO: Thetis Island Local Trust Committee
FROM: Ann Kjerulf, Regional Planning Manager
Northern Team
COPY: David Marlor, Director of Local Planning Services
SUBJECT: Regulation of Cannabis Production and Retail Sales and Non-Medical Cannabis Retail License Application Fees

RECOMMENDATION

1. That the Thetis Island Local Trust Committee adopt the following standing resolution with respect to the processing of non-medical cannabis retail license applications:

- Proposed or amended licenses for non-medical cannabis retail establishments require an application to the local trust committee.
- The application process shall comprise a public consultation component, which includes at least one notification to neighbours, one public meeting, posting of public notices and one advertisement in a local periodical.
- The public consultation process shall be determined by the local trust committee after initial review of the proposal.
- However, as a minimum, the local trust committee will mail or otherwise deliver a notice to all owners and residents of properties within a 500 metre radius of the subject property where the establishment is proposed at least 10 days before adoption of a resolution providing comment on the application. The required notice shall include the following information:
 - Name of the applicant and a description of the proposal in general terms
 - The location of the proposed establishment and the subject site
 - The place where, and date and time when, both a public meeting will be held and a resolution of the local trust committee considered.
 - The name and contact information of the Islands Trust planning staff member who can provide copies of the proposed or amended license application
 - How public comments may be submitted to the local trust committee.

2. That the Thetis Island Local Trust Committee request that staff prepare a draft bylaw to amend the fees bylaw to specify a fee for Liquor and Cannabis Regulation Branch non-medical cannabis retail license applications, in the amount of \$2,000.

REPORT SUMMARY

This report provides information to local trust committees regarding the proposed *Cannabis Act* and describes options for the regulation of cannabis production and non-medical cannabis retail sales. The LTC is asked to consider:

- Adopting a standing resolution to process Liquor and Cannabis Regulation Branch (LCRB) non-medical cannabis retail applications;
- Amending the LTC fees bylaw to include a specific fee for the processing of LCRB non-medical cannabis retail applications;
- As an option, reviewing its land use regulations applicable to cannabis production and retail sales.

BACKGROUND

Regulatory Framework

Cannabis Act

The proposed *Cannabis Act*¹ would provide a framework for the production, distribution, sale and possession of cannabis, which would be jointly regulated by federal, provincial and local governments across Canada. Under the *Cannabis Act*, the federal government's primary responsibilities would include licensing both medical and non-medical cannabis producers, regulating the industry (advertising, marketing, and promotion), and determining health and safety standards (e.g. potency and ingredients). Provinces and territories would license and oversee the distribution and retail sale of cannabis.²

Until the adoption of the *Cannabis Act*, the *Access to Cannabis for Medical Purposes Regulation (ACMPR)* released 2016³ remains the authority for lawful cannabis production and possession; cannabis may be grown by registered persons or licensed producers for medical purposes; and retail distribution of cannabis in dispensaries and storefronts is illegal.⁴

The *Cannabis Act* includes a broad definition of cannabis:

- Any part of the cannabis plant, other than mature stalks that do not contain leaves, flowers or seeds, the cannabis plant fibre, or the plant root.
- Any substance or mixture of substances that contains or has on it any part of a cannabis plant.
- Any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained.

Marihuana is a form of cannabis. "Cannabis" is preferable to "marihuana" for the regulatory context.⁵

¹ Proposed *Cannabis Act*. <http://www.parl.ca/DocumentViewer/en/42-1/bill/C-45/third-reading>

² FCM. 2018. Municipal Guide to Cannabis Legalization. <https://fcm.ca/Documents/issues/Cannabis-Guide-EN.pdf>

³ The *Access to Cannabis for Medical Purposes Regulation* replaced the *Marihuana for Medical Purposes Regulation*.

⁴ FCM. 2018. Municipal Guide to Cannabis Legalization. <https://fcm.ca/Documents/issues/Cannabis-Guide-EN.pdf>

⁵ IBID.

BC Cannabis Control and Licensing Act

The *BC Cannabis Control and Licensing Act (BCCLA)*, proclaimed on May 31, 2018, establishes provincial control over the sale, supply and possession of non-medical cannabis, and establishes licensing of private cannabis retailers, including registration and training requirements for those who will work in cannabis retail. The *Act* outlines restrictions on the possession, personal cultivation and consumption of cannabis by adults and prohibitions for minors.

The *BCCLA* requires notification to the local government or Indigenous nation for the area in which a retail establishment is proposed to be located or is located.

Upon receipt of notification, the applicable local government or Indigenous nation must take into account any prescribed criteria and, in the prescribed circumstances, gather the views of residents by one or more of the following methods:

- a) By receiving written comments in response to a public notice of the application;
- b) By conducting a public hearing in respect of the application;
- c) By holding a referendum;
- d) By using another method the local government or Indigenous nation considers appropriate.

The *BCCLA* further states that a licence must not be issued or amended unless the local government or Indigenous nation for the area gives a recommendation that the licence be issued or amended.⁶

In BC, the wholesale distribution of non-medical cannabis will be solely through the Liquor Distribution Branch (LDB). The LDB will be the operator of government-run retail stores and the Liquor Control and Licensing Branch (LCRB) will be responsible for licensing and monitoring the retail sector using a mixed public/private model.

Local Government Land Use Authority

Local governments have delegated authority from the Province, through the *Local Government Act (LGA)*, to regulate, through zoning regulations, the location, size, and siting of cannabis businesses.

LTCs may have previously amended their bylaws to provide regulations for the location, size or siting of cannabis (marihuana) production facilities. The Gabriola Island Land Use Bylaw (LUB) for example, stipulates:

- Permitted uses in the Agriculture (AG) zone include: “Indoor production of medical marihuana licenced under the *Marihuana for Medical Purposes Regulation* on lots in the Agricultural Land Reserve”.
- The maximum *height of buildings* in the Agricultural Land Reserve used exclusively for a Medical Marihuana Production Facility licenced under the *Marihuana for Medical Purposes Regulation* is 15.0 metres (49 feet); and
- The minimum setback for buildings, structures and fencing used for the indoor production of medical marihuana licenced under the *Marihuana for Medical Purposes Regulation* is 30 metres (98.4 feet) from any lot line and 150 meters (492.13 feet) from any school or park.

Notably, “the production of marihuana in accordance with the *Marihuana for Medical Purposes Regulations*” was previously a permitted farm use in the ALR under the *Agricultural Land Reserve (ALR) Use, Subdivision and Procedure Regulation, BC Reg. 171/2002*. However, this regulation was amended on July 13, 2018 by removing the outright permission and replacing it with a provision allowing “the lawful production of cannabis” in any of the following situations:

⁶ *Cannabis Control and Licensing Act*. <https://www.leg.bc.ca/parliamentary-business/legislation-debates-proceedings/41st-parliament/3rd-session/bills/progress-of-bills>

- Outdoors in a field;
- Within a new or existing structure with a soil base;
- Within an existing structure with a concrete base, whether or not that facility was originally constructed for the production of medical marihuana or another crop; or
- Within a facility with a concrete base which is under active construction (and construction commenced prior to July 13, 2018) for the growing of any crop, so long as that facility is compliant with all applicable regulations.

LTCs have the ability to regulate but not prohibit permitted farm uses within the ALR. The provincial government has provided guidance to local governments wishing to adopt or amend bylaws respecting farming, in the form of bylaw standards. Standards have yet to be developed with respect to cannabis production facilities.

ANALYSIS

Issues and Opportunities

Land Use (Zoning) Authority

Local trust committees are responsible for good governance through land use regulation. This involves consideration for the types and locations of land uses in their communities, and specific regulations to mitigate the potential for land use conflict. It is up to individual LTCs to determine to what extent land use regulation is needed and what, if any, amendments should be undertaken to their LUBs.

In accordance with the proposed *Cannabis Act*, LTCs have the ability to regulate the location, size, and siting of cannabis production and retail sales. This may occur in a variety of ways:

1. Permissive zoning

Cannabis retail sales would theoretically be permitted in all zones where retail uses are permitted (including home occupations allowing retail) if the applicable Land Use Bylaw permits retail sales and the definition of retail sales is liberal or absent.

Similarly, liberal LUB regulations may allow cannabis production anywhere agriculture is permitted (depending on the LUB definition of agriculture and in which zones agriculture is permitted). Cannabis production is, as noted earlier, a permitted farm use in the ALR (subject to BC Reg. 171/2002).

2. Prohibitive Zoning

Cannabis retail sales could be prohibited in all zones if the applicable Land Use Bylaw included a regulation such as “Cannabis retail sales are prohibited in all zones” and a distinct definition of “cannabis retail sales”.

Cannabis production could be prohibited outside the ALR (although the federal government will retain exclusive authority to license producers).

3. Discretionary Zoning

Cannabis retail sales may be permitted in select zones (e.g. commercial zones) and/or a minimum distance from other cannabis retail sales establishments or other land uses (e.g. dwellings, schools, parks, museums, libraries, or medical facilities).

Cannabis production could be limited to select zones (e.g. industrial zones). Within the ALR, LTCs may regulate the siting, size and height of buildings for agricultural production.

The LTC should consider whether or not it would like to pursue LUB amendments to strengthen its regulatory control with respect to the zoning and siting of cannabis retail sales or cannabis (or other agricultural) production facilities. This may occur through a resolution to add an LUB review project to the projects list or top priorities list.

Fees Bylaw

LTCs have the ability to charge fees for processing applications for LCRB non-medical cannabis retail licenses or license amendments. This requires that LTCs include an applicable fee in their LTC fees bylaws. Staff note that the majority of LTCs currently require an \$825 fee for “Liquor Control Licensing Branch” applications.

The application fees collected for review of LCRB applications are used to offset staff time and any news advertising in relation to the review of the applications. Generally, the fees collected for LCRB applications are insufficient to cover the costs of processing applications where the views of residents are gathered, particularly if a Community Information Meeting is held, prior to the LTC making a recommendation to the LCRB.

Staff recommend that each LTC enact a fee for LCRB cannabis retail applications. In anticipation of a high degree of public interest and corresponding staff resources and costs to process these applications, it is recommended that this fee be distinct from and higher than the LTC’s standard fee for LCRB applications. Staff note that the Regional District of Nanaimo has recently amended their fees bylaw to include a fee of \$4,000 for processing non-medical cannabis license applications. LTCs and the public may, however, view inordinately high fees as being unfair or intentionally prohibitive. For this reason, staff are recommending a lesser fee in the amount of \$2,000; this would partially offset anticipated costs associated with staff application review, public notification, and conducting a public meeting.

Staff can proceed with the preparation of a draft bylaw to amend the LTC fees bylaw; this would require minimal staff time. Such a bylaw amendment would require three readings, and approval by the Executive Committee prior to final adoption. No public hearing would be required.

As an aside, LTCs may consider whether or not there are other application fees which are either absent or require adjustment and could be included in a fees bylaw amendment.

Consultation Requirements

The *BCCLA* does impose a responsibility onto local governments and Indigenous nations to consider applications referred by the Liquor and Cannabis Regulation Branch (LCRB) in accordance the *BCCLA*. In doing this, each LTC should turn its mind to the “prescribed criteria”, and option to gather the views of local residents under “prescribed circumstances”.

The evaluation criteria and/or a policy for considering such applications may be formalized through the adoption of a standing resolution. Staff have recommended the following standing resolution, which may be amended (either prior to initial adoption or from time to time):

- Proposed or amended licenses for non-medical cannabis retail establishments require an application to the local trust committee.
- The application process shall comprise a public consultation component, which includes at least one notification to neighbours, one public meeting, posting of public notices and one advertisement in a local periodical.
- The public consultation process shall be determined by the local trust committee after initial review of the proposal.

- However, as a minimum, the local trust committee will mail or otherwise deliver a notice to all owners and residents of properties within a 500 metre radius of the subject property where the establishment is proposed at least 10 days before adoption of a resolution providing comment on the application. The required notice shall include the following information:
 - Name of the applicant and a description of the proposal in general terms
 - The location of the proposed establishment and the subject site
 - The place where, and date and time when, both a public meeting will be held and a resolution of the local trust committee considered.
 - The name and contact information of the Islands Trust planning staff member who can provide copies of the proposed or amended license application
 - How public comments may be submitted to the local trust committee.

RATIONALE FOR RECOMMENDATION

Local trust committees may be referred cannabis license applications. Because a consultation process is not specifically prescribed through provincial legislation or LTC bylaws, staff are recommending that LTCs adopt a standing resolution to deal with these types of applications. LTCs would have the flexibility to readily amend such a standing resolution over time to adapt to their community's unique needs. Furthermore, because of the likelihood that these applications will attract significant public interest and involve significant staff resources to process, staff are recommending that LTCs amend their fees bylaws to include a specific fee for LCRB non-medical cannabis retail applications, which is distinct from and higher than liquor license applications.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

1. Adopt an Amended Standing Resolution

Should the LTC wish to proceed with a standing resolution, it may adopt an amended resolution in lieu of the recommended resolution.

2. Proceed with Land Use Bylaw Amendments

The LTC may wish to pursue amendments to their LUBs. This would require that a project be added to the projects list or top priorities list and for the project to be scoped and funded. Staff still recommend that a standing resolution be passed to address applications which may be received prior to adoption of LUB amendments. Should the LTC wish to pursue an LUB review project, the following resolution may be passed:

That the Thetis Island Local Trust Committee add to its [Projects/Top Priorities List], "Review of land use regulations for cannabis production and retail sales".

3. Request further information

NEXT STEPS

A standing resolution adopted by the LTC would take effect immediately. Fees bylaw amendments would require preparation of an administrative bylaw amendment, three readings, and approval by the Executive Committee prior to adoption.

Submitted By:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	August 15, 2018
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REFERENCES

- *Proposed Cannabis Act*. <http://www.parl.ca/DocumentViewer/en/42-1/bill/C-45/third-reading>
- Federation of Canadian Municipalities. Municipal Guide to Cannabis Legalization. <https://fcm.ca/Documents/issues/Cannabis-Guide-EN.pdf>
- Agricultural Land Commission. Information Bulletin 04: Cannabis Production in the ALR. https://www.alc.gov.bc.ca/assets/alc/assets/legislation-and-regulation/information-bulletins/information_bulletin_04_cannabis_production_in_the_alr.pdf
- Liquor and Cannabis Regulation Branch: Local Governments' Role in Licensing Non-Medical Cannabis Retail Sales. https://www2.gov.bc.ca/assets/gov/employment-business-and-economic-development/business-management/liquor-regulation-licensing/documents/local_government_role_in_licensing_cannabis_retail_stores.pdf
- *Access to Cannabis for Medical Purposes Regulation* <http://laws.justice.gc.ca/eng/regulations/SOR-2016-230/page-1.html>
- *Cannabis Control and Licensing Act*. <https://www.leg.bc.ca/parliamentary-business/legislation-debates-proceedings/41st-parliament/3rd-session/bills/progress-of-bills>



INFORMATION BULLETIN 04 CANNABIS PRODUCTION IN THE ALR

August 15, 2018

SCOPE OF THIS INFORMATION BULLETIN

This information bulletin provides guidance to assist in interpreting the *Agricultural Land Commission Act*, S.B.C. 2002, c. 36 (**ALCA**) and the Agricultural Land Reserve Use, Subdivision and Procedure Regulation, BC Reg. 171/2002 (the **ALR Regulation**), in relation to cannabis production in the agricultural land reserve (**ALR**). The ALCA and ALR Regulation will govern if inconsistent with this bulletin.

This information bulletin is directed only to interpretation of the ALCA and the ALR Regulation. All other applicable laws, regulations and bylaws related to cannabis production must also be complied with.

RECENT REGULATORY CHANGES

The ALR Regulation has recently been amended. The changes came into force on July 13, 2018. Section 2(2)(p) of the ALR Regulation, which designated as farm use “the production of marihuana in accordance with the Marihuana for Medical Purposes Regulation, SOR/2013-119 (Canada)”, has been repealed. The following has been added as **section 2(2.5)** to the ALR Regulation:

The lawful production of cannabis is designated as farm use for the purposes of the [ALCA] if produced outdoors in a field or inside a structure

- (a) that has a base consisting entirely of soil, or
- (b) that was, before the date on which this section came into force,
 - (i) constructed for the purpose of growing crops inside it, including but not limited to the lawful production of cannabis, or
 - (ii) under construction for the purpose referred to in subparagraph (i), if that construction
 - (A) was being carried out in accordance with all applicable authorizations and enactments, and
 - (B) continues without interruption from the date it began to the date the structure is completed, other than work stoppages considered reasonable in the building industry, and

that has not been altered since that date to increase the size of its base or to change the material used as its base.

Section 2(1.1) of the ALR Regulation provides:

The activities designated under [section 2 of the ALR Regulation] as farm uses of the purposes of the [ALCA] must not be prohibited

- (a) by any local government bylaw except a bylaw under section 552 of the *Local Government Act*, or
- (b) by a law of the applicable treaty first nation government, if the activity is undertaken on treaty settlement lands.

GENERAL INTERPRETATIVE PRINCIPLES

The ALCA prohibits “non-farm use” of land in the ALR unless the owner of the land successfully makes an application to the Agricultural Land Commission for permission to undertake that use or that use is expressly permitted under section 3 of the ALR Regulation: ALCA, section 20. Sections 20(3), 25 and 34 of the ALCA and Part 10 of the ALR Regulation are among the provisions relevant to non-farm use applications.

A “non-farm use” is a “use of land other than a farm use”: ALCA, s. 1.

The form of cannabis production described in section 2(2.5) of the ALR Regulation is designated as farm use. Therefore, producing cannabis on the ALR in the manner described in section 2(2.5) of the ALR Regulation does not require a non-farm use application to the Agricultural Land Commission.

However, section 2(2.5) of the ALR Regulation does not designate as farm use:

- cannabis production that does not meet the description in section 2(2.5). Having regard to the regulatory framework, this information bulletin treats forms of cannabis production that are not described in section 2(2.5), together with all activities associated with forms of cannabis production not described in section 2(2.5), as non-farm uses.
- non-production activities associated with the cannabis production described in section 2(2.5). Having regard to the regulatory framework, this information bulletin treats those activities as non-farm uses except to the extent that they fall into exceptions found elsewhere in section 2 or 3 of the ALR Regulation.

PLACEMENT OF FILL IN THE ALR

Placement of fill onto land in the ALR for any reason related to cannabis production, **whether it is a form of production described in section 2(2.5) of the ALR Regulation or not**, cannot be undertaken without a successful non-farm use application to the Agricultural Land Commission. That is, if a producer wishes to place fill on the land even for the purpose of cannabis production described in section 2(2.5) of the ALR Regulation, he or she will not be able to do so without obtaining permission from the Agricultural Land Commission through a non-farm use application.

This is because section 20(2) of the ALCA generally defines the placement of fill as a non-farm use, subject to certain exceptions. Those exceptions do not apply to cannabis production.

Though sections 2(4) and (5) of the ALR Regulation designate as farm use certain fill placement related to uses designated under sections 2(2)-(2.2) of the ALR Regulation, cannabis production is addressed in section 2(2.5), so sections 2(4) and (5) do not apply. Please consult the Agricultural Land Commission's Bylaw No. 2 – Placement of Fill in the ALR and Policy L-23 – Placement of Fill for Soil Bound Agricultural Activities.

CANNABIS PRODUCTION IN THE ALR

Section 2(2.5) of the ALR Regulation requires that to be designated as farm use, production of cannabis must meet various requirements including that the production is “lawful”. The production of cannabis is not lawful unless it is licensed by the Government of Canada (excluding exemptions for personal cultivation). As such producers need to be very careful about taking steps in reliance on section 2 of the ALR Regulation without first ensuring that federal preconditions (as well as preconditions that other governments may impose) are or will be met before production occurs.

Field Production

Lawful production of cannabis in the ALR **outdoors in a field** is designated as farm use and can be undertaken without a non-farm use application to the Agricultural Land Commission.

Soil Based Structure Production

Lawful production of cannabis in the ALR **inside a structure that has a base consisting entirely of soil** is designated as farm use and can be undertaken without a non-farm use application to the Agricultural Land Commission. Note:

- The base – that is, what the structure rests on – must be “entirely” of soil in order for production in it to qualify under section 2(2.5)(a) of the ALR Regulation. Production in a structure that has a base consisting partly of a material other than soil, even if the non-soil material constitutes a very small portion of the base, does not qualify under section 2(2.5)(a) of the ALR Regulation. Structures that do not have a base consisting entirely of soil are structures that have a base consisting partly or entirely of other materials, such as structures with cement footings or a cement floor.
- “Soil” means material native to the property, not material brought onto the property for the purpose of creating the base or for any other purpose. If imported onto the property, the material is “fill”, the placement of which requires a non-farm use application: ALCA, section 20.

Production in Existing Structures

Lawful production of cannabis in the ALR **inside a structure that had been, before July 13, 2018, constructed for the purpose of growing crops inside it, including but not limited to the lawful production of cannabis**, is designated as farm use and can be undertaken without a non-farm use application to the Agricultural Land Commission. Note:

- Existing structures used for the lawful production of cannabis do not have to have a base made entirely of soil.

- The structure must not have been altered on or after July 13, 2018 to increase the size of its base or to change the material used as its base.
- The structure must have been built for the purpose of growing “crops”. Livestock are not crops and, as such, production of cannabis in a converted livestock barn is not designated as farm use under section 2(2.5) of the ALR Regulation.

Production in Structures that Were Under Construction

If the requirements outlined in the bullet points set out later in this paragraph are met, lawful production of cannabis **inside a structure** (even if its base is not entirely soil) **that was under construction before July 13, 2018 for the purpose of growing crops inside it, including but not limited to the lawful production of cannabis**, is designated as farm use and can be undertaken without a non-farm use application to the Agricultural Land Commission. For a structure to have been “**under construction**” before July 13, 2018, ground disturbance (such as excavation for laying foundation) must have commenced before that date; it would not be sufficient for the property owner to have made a permit application or received a permit for construction before July 13, 2018. The further requirements for lawful cannabis production to be designated under this portion of section 2(2.5) of the ALR Regulation are as follows:

- The pre-July 13, 2018 construction was being carried out in accordance with all applicable authorizations and enactments.
- The construction must continue without interruption from the date it began to the date the structure is completed, other than work stoppages considered reasonable in the building industry.
- The construction must not be altered on or after July 13, 2018 to increase the size of the structure’s base or to change the material used as its base.

Other Cannabis Production

Cannabis production not described in section 2(2.5) of the ALR Regulation is not designated as farm use. Neither that production nor activities related to that production (such as the construction, maintenance or operation of a building or structure, or processing of the cannabis) can be undertaken without a successful non-farm use application to the Agricultural Land Commission.

CONSTRUCTING, OPERATING OR MAINTAINING CANNABIS PRODUCTION FACILITIES

A non-farm use application to the Agricultural Land Commission is not required in order to construct, maintain or operate a building, structure, driveway, ancillary service or utility that is **necessary for the lawful production of cannabis described in section 2(2.5) of the Regulation**: ALR Regulation, section 2(3). Note:

- Section 2(2.5)(a) of the ALR Regulation refers to lawful production of cannabis inside a structure “that has a base consisting entirely of soil”. Construction, maintenance or operation of the soil-based structure necessary for that production can be undertaken without applying to the Agricultural Land Commission.

- Section 2(2.5)(b) refers to lawful production of cannabis inside a structure that meets certain requirements addressed earlier in this information bulletin. Completion of the structure referred to in section 2(2.5)(b)(ii), and maintaining and operating either that structure or the structure referred to in section 2(2.5)(b)(i), can be undertaken without applying to the Agricultural Land Commission.
- Other than as described in section 2(2.5) of the ALR Regulation, a building or structure is unlikely to be necessary for the form of cannabis production described there, as section 2(2.5) already addresses where the production is located. Possible exceptions may be a small washroom facility or small office for a required supervisor no greater than necessary for that form of cannabis production to occur on the land.
- Though associated with the form of cannabis production described in section 2(2.5), construction, maintenance or operation (including for a conference centre) of a building, structure, driveway, ancillary service or utility that is not necessary for that production on the land, may not occur without a successful non-farm use application to the Agricultural Land Commission. Proponents of such uses should be prepared to justify in their application materials why such use, both in that nature/scale and at all, is appropriate in the ALR rather than, for example, in an industrial park outside the ALR.

Construction, maintenance or operation of a building, structure, driveway, ancillary service or utility necessary for a form of cannabis production that is not described in section 2(2.5) of the ALR Regulation cannot be undertaken without a successful non-farm use application to the Agricultural Land Commission.

STORING, PACKING, PREPARING OR PROCESSING CANNABIS

Storing, packing, preparing or processing cannabis yielded by the form of cannabis production described in section 2(2.5) of the ALR Regulation (and construction, maintenance or operation of a building, structure, driveway, ancillary service or utility necessary for that storing, packing, preparing or processing) can be undertaken without a non-farm use application to the Agricultural Land Commission if at least 50% of the cannabis being stored, packed, prepared or processed is produced on the “farm” (for this purpose being one or several parcels of land or tenured areas of Crown land that are being occupied or used together for designated or other farm uses), or produced by an association as defined in the *Cooperative Association Act* to which the owner of the farm belongs: section 2(2)(c) of the ALR Regulation.

Storing, packing, preparing or processing cannabis yielded by a form of production not described in section 2(2.5) of the ALR Regulation is not designated as farm use. These activities cannot be undertaken without a successful non-farm use application to the Agricultural Land Commission.

LOCAL GOVERNMENT

Local governments can have an important role to play in the regulatory framework related to cannabis production.

However, local government bylaws may not prohibit the lawful production of cannabis in the ALR if it is produced as described in section 2(2.5) of the ALR Regulation.

Local governments also play a role when non-farm use applications related to cannabis production and associated activities are made to the Agricultural Land Commission. Sections 25 and 34 of the ALCA are among the relevant provisions that they should consult.

FURTHER EXPLANATORY NOTES

Also note the following:

- The word “necessary” (for a designated farm use) figures in several of the above-discussed scenarios. It is within the purview of the Agricultural Land Commission to determine whether and to what extent activities are “necessary”.
- In determining whether an activity is “necessary” to a designated farm use, the Agricultural Land Commission may consider whether the nature and size of the activity are proportionate to the designated farm use.
- If someone claims that an activity is “necessary” for a designated farm use that has not yet commenced, the Agricultural Land Commission may require satisfactory evidence that the proposed use is in fact going to occur, and that the nature and size of activity characterized as “necessary” (such as construction of a driveway) will in fact be necessary to that use.
- Except for exemptions for personal cultivation, the “lawful” production of cannabis required for section 2(2.5) of the ALR Regulation requires licensing at the federal level. As noted earlier in this information bulletin, producers need to be very careful about taking steps in reliance on section 2 of the ALR Regulation without first ensuring that federal preconditions (as well as preconditions that other governments may impose) are or will be met before production occurs.
- For the purposes of sections 2(2)(o) and 4 of the ALR Regulation, structures in which cannabis is produced are not considered to be “greenhouses”. Section 2(2.5) of the ALR Regulation does not use the term “greenhouse” for any of the structures it describes. This indicates that under the ALR Regulation the concepts were to be treated as distinct and not to be confused.



BRIEFING

To: Local Trust Committees and Bowen Island Municipality **For the Meeting of:** August 28, 2018

From: Islands Trust Conservancy **Date Prepared:** July 17, 2018

SUBJECT: Incorporating the Regional Conservation Plan into Land Use Planning

PURPOSE: The Islands Trust Conservancy is providing all local trust committees and Bowen Island Municipality with a briefing to provide information on the ways the Islands Trust Conservancy's 2018-2027 Regional Conservation Plan and associated mapping and data can be incorporated into Official Community Plans, Land Use Bylaws and local planning initiatives and projects.

BACKGROUND:

In March, Trust Council endorsed the Islands Trust Fund's Regional Conservation Plan. At its April 2018 meeting, the Trust Fund Board (now Islands Trust Conservancy) passed the following resolution:

That the Trust Fund Board direct staff to provide a briefing to all local trust committees and Bowen Island Municipality requesting that consideration be given to incorporating elements of the 2018-2027 Regional Conservation Plan (including associated data and mapping) into Official Community Plans.

The Regional Conservation Plan contains significant information about regional conservation priorities that could be considered when making land use planning decisions. This information is informed by conservation area modelling, which uses multiple data sets regarding biodiversity priorities and threats to ecosystems. The information is available by local trust area/island municipality.

Why do we have a Regional Conservation Plan?

The rich diversity of life in the Islands Trust Area makes the region ecologically significant, not only locally, but globally. Most of the region is within the Coastal Douglas-fir zone, one of the rarest of British Columbia's 16 biogeoclimatic zones. The Douglas-fir ecosystems of this zone, including Garry oak and associated ecosystems, are globally rare – in the entire world they occur only on the east coast of southern Vancouver Island, the islands of the Georgia Basin, and a small area of the mainland. The Islands Trust Area is also home to several other sensitive and rare ecosystems and hundreds of rare terrestrial and marine plants and animals.

Despite its ecological significance, biodiversity in the Islands Trust Area is exposed to significant threats. With over 68% of the Islands Trust Area in private land ownership and over 3.3 million people living in the surrounding areas, the pressures to develop and change the natural landscape in the islands are substantial.

Because of the significance of the ecosystems found in the Islands Trust Area and the threats they are under, conservation planning is an important tool to ensure that the natural beauty that draws so many to the region is not lost. Since 2005, the work of the Islands Trust Conservancy has been guided by regional conservation plans. These plans have also, in some cases, supported the planning work of the Islands Trust.

What's in the Regional Conservation Plan?

The Regional Conservation Plan provides background on the ecosystems in the Islands Trust Area, evaluates their current status, identifies priorities and threats, and sets goals and objectives for the Islands Trust Conservancy for the next ten years. The goals identified in the 2018-2027 Regional Conservation Plan are:

1. Identify, investigate and communicate about important natural areas to generate action on conservation priorities
2. Strengthen relationships with First Nations to identify and collaborate on shared conservation goals
3. Continue to secure and manage Islands Trust Conservancy lands and conservation covenants to maximize ecological integrity
4. Continue to build internal and shared organizational strength and resilience to ensure long-term nature conservation in the Islands Trust Area

There are island profiles in Appendix II of the RCP with information specific to each local trust committee area and Bowen Island.

How can the Regional Conservation Plan support land use planning?

The Regional Conservation Plan can help trustees and planners identify opportunities and inform priorities for land use planning activities across the Islands Trust. During the 2018-2022 local government term, each Islands Trust LTC/IM will identify top priorities for land use planning activities and should ensure that existing Official Community Plans and Land Use Bylaws meet the goals of the Islands Trust Policy Statement and support the goals of the Regional Conservation Plan.

LTCs and BIM can use the following table to identify land use planning projects to initiate during the 2018-2022 term to advance the Islands Trust Policy Statement Goal: *to Foster preservation and protection of the Trust Area's ecosystems* and the directive policies:

Directive Policy	Available resources (Regional Conservation Plan, mapping, etc.):	What can LTCs/IM do with this information?
3.1 Ecosystems		
3.1.3 LTCs/IMs shall, in their OCPs and regulatory bylaws <i>address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.</i>	The Regional Conservation Plan highlights the following as biodiversity priorities for the region: • Sensitive ecosystems • Healthy forests • Species and ecosystems at risk • Marine shorelines and nearshore areas • Islets and small islands • Size, corridors and connectivity to other protected areas Available information and data/mapping to support these directive policies: • updated Sensitive	Development of maps; Official Community Plan (OCP) policy language and Land Use Bylaw (LUB) regulations that: • Identify and protect environmentally sensitive areas • Identify and protect significant natural sites/features/landforms • Support the development of protected area networks (or "greenways") • Identify contiguous forest cover Designate Development Permit Areas (DPAs) to protect environmentally sensitive areas
3.1.4 LTCs/IMs shall, in their OCPs and regulatory bylaws <i>address the planning, establishment, and maintenance of a network of protected areas that preserve the representative ecosystems of their planning area and maintain their ecological integrity.</i>		

	Ecosystem Mapping • Species at Risk/Critical Habitat Mapping • Ecosystem Disturbance Mapping • Priority Lands for Conservation (regional scale)	and significant natural features Prioritize bylaw investigation and enforcement on matters negatively impacting ecosystem health
3.2 Forest Ecosystems		
3.2.2 LTCs/IMs shall, in their OCPs and regulatory bylaws: <i>address the protection of unfragmented forest ecosystems within their local planning areas from potentially adverse impacts of growth, development and land-use.</i>	Available information and data/mapping to support this directive policy: • Mapping of Forested Ecosystems, including forest type and age • Regional Conservation Plan: Biodiversity Priorities; Forest Ecosystem descriptions and statistics • RCP Island Profiles: Sensitive Ecosystems, Forest Ecosystems and Ecosystem Disturbance for each LTA/BIM	Designate DPAs to protect unfragmented forest ecosystems Reduce site coverage density in land use bylaws Negotiate covenants to protect contiguous forest as conditions of rezoning Integrate conservation subdivision principles into land use bylaw requirements for subdivision (lot clustering, density transfer, conservation planning) Prioritize bylaw investigation and enforcement on matters negatively impacting forest ecosystems Adopt Tree Protection Bylaws (for municipalities)
3.3 Freshwater and Wetland Ecosystems and Riparian Zones		
3.3.2 LTCs/IMs shall, in their OCPs and regulatory bylaws: <i>address means to prevent further loss or degradation of freshwater bodies or watercourses, wetlands and riparian zones and to protect aquatic wildlife.</i>	Available information and data/mapping to support this directive policy: • Mapping of Sensitive Ecosystems, including wetlands, freshwater and riparian • RCP: Island Profiles - Sensitive Ecosystems • Watershed mapping • Water courses mapping (TRIM) • Riparian Areas Regulation data/mapping in select areas	Designate DPA's to protect sensitive freshwater, wetland and riparian areas Implement the <i>Riparian Areas Regulation (RAR)</i> including protection of non RAR watercourses Develop LUB setbacks from water bodies Develop LUB landscape buffers along water bodies Implement freshwater planning tools and regulations available in the <i>Water Sustainability Act</i> Develop aquifer mapping and water budgets

		Designate DPAs for water conservation for all new construction/development Prioritize bylaw investigation and enforcement on matters negatively impacting freshwater, wetland and riparian ecosystems
3.4 Coastal and Marine Ecosystems		
3.4.4 LTCs/IMs shall, in their OCPs and regulatory bylaws: <i>address the protection of sensitive coastal areas.</i>	Available information and data/mapping to support these directive policies: • Eelgrass mapping • Forage fish habitat mapping (for some islands) • Species at Risk Critical Habitat Mapping – Southern Resident Orca • Shorezone mapping • New Sand Ecosystems Mapping • Dock mapping (point data)	Include mapping of marine ecosystems in OCPs and policies for regulation of development in sensitive coastal areas Designate DPAs to protect sensitive coastal areas and the intertidal zone Include DPA guidelines that address fragmentation of the coastline by subdivision Amend LUBs to create landscape buffers along the shoreline Increase LUB setbacks from the natural boundary of the sea based on the provincial 2100 sea level rise predictions Amend LUBs to limit development of private docks/structures in the marine zones Prioritize bylaw investigation and enforcement on matters negatively impacting coastal and marine ecosystems
3.4.5 LTCs/IMs shall, in their OCPs and regulatory bylaws: <i>address the planning for and regulation of development in coastal regions to protect natural coastal processes.</i>		

ATTACHMENT(S):

No attachments. For reference, the 2018-2027 Regional Conservation Plan is available online [here](#).

FOLLOW-UP:

- Consider this briefing when establishing work program priorities
- Request planning advice on how to integrate conservation data and mapping resources when considering applications, projects, etc.
- Local trust committees/island municipalities wishing to create specific maps using conservation modeling (land prioritization based on multiple data sets) or ecosystem mapping should request assistance from ITC and GIS staff.

Prepared By: Jennifer Eliason, Islands Trust Conservancy Manager

Reviewed By/Date: Regional Planning Managers and Director of Local Planning Services/July 3, 2018
Clare Frater, Director of Trust Area Services/July 9, 2018
Islands Trust Conservancy Board/July 17, 2018

BRIEFING

To: Local Trust Committees/Bowen Island Municipality **For the Meeting of:** Various

From: Trust Programs Committee **Date Prepared:** July 16, 2018

SUBJECT: Service Integration

PURPOSE: To request input from local trust committees/Bowen Island Municipality about any service integration concerns.

BACKGROUND: The Trust Programs Committee working group has been meeting to consider potential improvements to service delivery by the various government service providers, including the Islands Trust, to Salt Spring Island and the wider Trust area. This work was initiated in response to the incorporation process on Salt Spring Island in 2017, and specifically, to address a critique of the governance model on Salt Spring Island that is characterized by multiple agencies delivering community services in a non-coordinated manner. Trust Council (TC) has tasked the working group with: ***Identifying potential governance or operational changes that could be adopted in order to improve the delivery and integration of all the types of services that are delivered to the Islands Trust Area.***

TPC would like local trust committees and Bowen Island Municipality to create inventories of barriers experienced in engaging service providers and other agencies and to provide those responses to TPC via the Director of Trust Area Services. A suggested resolution for conveying any concerns is as follows:

That the XX Island LTC/BIM advises Trust Programs Committee that the LTC/BIM has experienced barriers to engaging service providers/other agencies when addressing the following topics:

- 1.
- 2.
- 3.

ATTACHMENT(S):

1. None.

FOLLOW-UP: TPC will consider responses received by August 20, 2018 meeting. At its August 20, 2018 meeting, TPC will discuss how to handle responses received after August 20.

Prepared By: Clare Frater, Director, Trust Area Services

Reviewed By/Date: Brian Crumblehulme, TPC Chair
David Marlor, Director, Local Planning Services

DATE OF MEETING: August 28, 2018
TO: Thetis Island Local Trust Committee
FROM: David Marlor, Director
Local Planning Services
SUBJECT: Housing Needs Assessment Report

RECOMMENDATION

1. That the Thetis Island Local Trust Committee receive the “Housing Needs Assessment, Northern Region of Islands Trust” report prepared by Dillon Consulting dated June 21, 2018; and
2. That the Thetis Island Local Trust Committee request Staff to publish the “Housing Needs Assessment, Northern Region of Islands Trust” report prepared by Dillon Consulting dated June 21, 2018 on the Islands Trust website.

REPORT SUMMARY

The purpose of this report is to provide a Housing Needs Report to the Thetis Island Local Trust Committee and to meet the requirements of the new legislation on Housing Needs Reports.

BACKGROUND

In the 2017/18 Fiscal Year budget, Trust Council approved \$40,000 to undertake Housing Needs Assessments for Gabriola, Denman, Gambier, Hornby, Lasqueti, and Thetis islands using similar methodology undertaken on a previous Salt Spring housing needs assessment. This work was undertaken by the Local Planning Committee and the final report was submitted to Trust Council in June 2018.

The Northern Region Housing Needs Assessment (HNA) looks at the population, current housing stock, and present and future housing needs of Gabriola, Hornby, Denman, Thetis, Lasqueti and Gambier and Keats Islands. It is attached as Appendix 1. The report has a general finding that local trust areas in the Northern Region have a short supply of rental housing: “The key housing need for all of the islands was the need for safe, secure, year round affordable accessible appropriate rental accommodation.”

The report quantifies the number of affordable housing units identified as needed by the population projections estimated for each island. Note that in this context, a housing unit could refer to a secondary suite, single family dwelling, cottage, or other. It does not necessarily demand creating new lots or increases in density over that provided by existing zoning. Further analysis is required to understand how each island’s settlement pattern could accommodate the projected need within the current zoning and policy framework of the Official Community Plans.

The HNA provides statistical analysis of the demographic profile and housing stock on the islands. Qualitative research methods were used to supplement the quantitative data. Interviews with key stakeholders and community surveys offer additional information to assist with interpreting the census data. The limitations of the methodology should be noted. As is often the case with small populations, the census data on some islands is unreliable or has been suppressed by Statistics Canada. A key recommendation of the report is to conduct a separate census for the Islands Trust Area.

RESULTS:

The following themes can be generalized for the entire Northern region; the report provides data and statistical analysis for each island:

- Islands are characterized by an older demographic; there is a higher percentage of seniors living on the islands than regional and provincial averages.
- Islanders are lower income than their regional counterparts; the median incomes are much lower than those of BC and adjacent communities in the region.
- There is disparity between the cost of housing and people's income levels. Median housing costs are much greater than the median incomes overall.
- Renters are vulnerable: A high percentage of renters pay more than 30% of their gross annual income on shelter; many renters therefore do not have housing they can afford.¹
- Vacation homes: The islands have a high percentage of non-resident property owners – much of the housing is not occupied by “usual residents.”
- Unhealthy conditions – a proportion of the housing stock, especially rental units, are subject to mould, inadequate heat, and lack potable water and adequate septic services.
- Insecure tenure – many renters are subject to seasonal evictions as non-resident property owners may rent their homes out, but only to residents for part of the year.
- Lack of housing options – the islands are characterized by low density, rural settlement patterns - the dominant housing form is the single family dwelling. Most rental units on the islands are found in full houses, portions of houses, suites, and cottages. Many people also live in mobile home, travel trailers, and accessory buildings.

Islands Trust Community Housing Strategy

Improving the availability of affordable, accessible, and appropriate housing has been a strategic priority for Islands Trust Council over the 2014-2018 political term. Over the course of the term, this has been largely pursued through the work of Local Planning Committee:

1. June 2013, Local Planning Committee hosted a community housing forum with over 70 participants from across the region. The forum showcased examples of affordable/community housing throughout the Trust Area.
2. Completed a [baseline inventory](#) of housing policies and regulations for each LTA across the Trust Area
3. Completed the final report: [Community Housing in the Islands Trust Area](#) and advanced through Trust Council 15 recommendations for action.

¹ Canada Mortgage and Housing Corporation (CMHC) and BC Housing define affordable housing as that which does not cost more than 30% of a household's gross annual income.

4. Completed Housing Needs Assessment for the Northern and Southern regions. Islands Trust now has a complete data set identifying housing needs in each region.
5. Established the administrative capacity for the administration of housing agreements by Islands Trust:
 - A housing agreement guide for planners
 - A housing agreement reference list
 - An application guide for affordable housing proponents
 - A roles and responsibilities checklist
 - Housing Agreement Templates
 - Information Brochure (on-going)
 - Monitoring Procedure (for Leg. Clerks or potential new Project Coordinator job)
 - Annual Monitoring Letter Template
 - Monitoring and Enforcing Guide

Trust council has directed staff to update the [Community Housing report](#) and consider creating a Trust wide community housing strategy designed to meet the needs identified in the Housing Needs Assessments. Such a strategy could include recommendations for Local Trust Committee land use planning processes, Trust Council advocacy, and communications to be pursued by Trust Council in the 2018-2022 political term.

Provincial Housing Needs Reports Legislation

In Spring 2018 the Provincial Government gave Royal Assent to Bill 18, 2018, amendments to the Local Government Act that requires that local governments, including local trust committees, adopt housing needs reports, update those reports every five years, and consider those reports when undertaking Official Community Plan text or mapping amendments that relate to housing.

Bill 18, 2018 comes into effect on adoption of regulation by the Lieutenant Governor-in-council, which is expected sometime in 2018.

The transitional section of the Bill 18, 2018 states that adoption of a housing needs housing needs report under Section 585.31(3)(a) of the legislation does not apply if a local government, on or after January 2, 2018 and before this section comes into force, receives, by resolution, an interim housing needs report, and publishes the interim housing needs report. Under the transitional section of Bill 18, 2018, this interim housing needs report is deemed to be the first housing needs report.

ALTERNATIVES

1. Not Receive or Publish the Housing Needs Assessment

Not received or publish the “Housing Needs Assessment, Northern Region of Islands Trust” report prepared by Dillon Consulting dated June 21, 2018. In this case, the information will not be available to the public who may wish to engage in developing affordable housing on the island. The Local Trust Committee would have to undertake a housing needs report within three years of the enactment of Bill 18, 2018 (which is expected by regulation this year).

NEXT STEPS

Staff will publish the report to the Islands Trust website, and update staff reports to ensure that consideration of the Housing Needs Assessment is undertaken for Official Community Plan text and mapping amendments that affect housing.

Local Trust Committees can consider making housing a top priority and engaging a community process that considers how land use bylaws and official community plans can be amended to respond to the needs identified in the reports.

Submitted By:	David Marlor, Director of Local Planning Services	July 5, 2018
Concurrence:		

ATTACHMENTS

1. "Housing Needs Assessment, Northern Region of Islands Trust" report prepared by Dillon Consulting dated June 21, 2018



HOUSING NEEDS ASSESSMENT

Northern Region
of Islands Trust
Final

June 21 2018



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Executive Summary

This Housing Needs Assessment was commissioned by the Islands Trust to better understand the current housing issues, and to provide support for organizations and not-for-profit groups who may wish to pursue the development of affordable housing.

While each island is unique, they share many of the same housing and population characteristics.

Denman Island

Based on the population projections, there could be a need for potentially 165 new residential units in the next 25 years. Based on the fact that 48% of the residents are in Housing Core Needs category, Denman will require up to 80 affordable housing units. This translates into three to four units per year. There are two non-profit community groups on Denman Island working on creating multi-unit affordable housing projects for seniors and working people. Employees are in critical need for affordable secure rental accommodations. One of the indicators is that Encom has provided a parcel of land on their maintenance yard for ferry workers to move recreational vehicles on-site for semi-permanent accommodation.

Gabriola Island

Should the population of Gabriola grow in relation to the region to 5,295 by 2041, it will require an increase in residential units of 686 units or 28 units per year, and with 42.6% of these units needing to be “affordable”. Gabriola would require 12 affordable housing units per year for each of the 25 years.

Supporting this data is the fact that there are over 130 vulnerable people who access the food bank and utilize the social services provided through People for a Healthy Community. In survey identified many illegal and inappropriate housing units on Gabriola, including garden sheds, mobile homes, recreational vehicles, and summer cottages that have no heat, are improperly insulated, and have no running water or potable water.

Gambier and Keats Islands

The available population information for Gambier and Keats Islands is statistically insignificant; the full-time population is scattered among small communities not connected to each other by roads.



Hornby Island

Based on the population projections, there could be a need for potentially 158 residential units in the next 25 years. Based on the 2016 Census, 41% of the total population falls within the no, low and low-moderate income levels. The 2008 Housing Needs on Hornby and Denman Island identified a total housing need of 97 units for renters and seniors. Based on the population growth projected for 158 units and 41% need for affordable rental, Hornby now requires between 65 and 97 affordable housing units. This would require between three and four affordable rental housing units to be constructed each year. The Hornby Island Elder Housing Society currently has 24 people on the waiting list for a senior's residence.

Lasqueti Island

Because the population is so small, the census data is not reliable. Therefore, this study depended on anecdotal and qualitative evidence. It appears that there is a need for more affordable housing. With currently one affordable unit constructed, the community would like to develop more affordable housing. The estimate of affordable housing units required is between four and six for seniors. The other area of housing in demand is larger lots for family and small farm operations. There are limited parcels of land (and limited agricultural land) on the island. Some form of cooperative housing would facilitate young families to live and work on Lasqueti Island. Through the private ferry firm, employee housing is provided for ferry workers in a purchased house at the ferry terminal. Anecdotal information at the stakeholder meeting identified a minimum of 10 people that were currently living in inappropriate accommodations but could not find anything else.

Thetis Island

The population projections for Thetis range from 420 to 477 in the next 25 years. This could translate into the need for 15 new affordable housing units over the next 25 years. During the stakeholder meetings, the Ferry Captain indicated that there is a shortage of accommodation for ferry workers. As with Lasqueti Island, the population is so small that some of the Census data is unreliable; however, anecdotally, there is a need for affordable housing on Thetis.

All islands face, in addition to the adequacy criteria, the issue of houses in poor repair, improper insulation and heating systems, lack of potable water, and issues of mould. Many homes on the islands were originally constructed as summer cottages and may not have been upgraded sufficiently for year round living. Rental vacancies are absorbed immediately.



Additionally, this report accepts that home ownership is not feasible for everyone even if the house itself seems to be affordable. The new mortgage regulations require a down payment of between 5 and 25% with a risk assessment of the interest rate to ensure the buyer can afford an interest rate 2% higher than their approved rate. Service industry employees working minimum wage or even more would find it very difficult to save the down payment while renting. Furthermore, some people do not aspire to home ownership due to maintenance and ongoing cost issues.

The key housing need for all of the islands was the need for safe, secure, year round affordable accessible appropriate rental accommodation. This is critical for all of the communities.

While this housing needs assessment was not specifically identified as an affordable housing needs assessment, it is clear that affordable, appropriate, accessible housing is required on each island in varying numbers. The provision of affordable housing can be accomplished by a number of actions:

- Local not-for-profit organizations can acquire land through donation and apply for funding to construct affordable housing;
- The Local Trust Committee can strengthen their affordable housing policies and direction in the Official Community Plan (OCP) to support various forms of affordable housing;
- Zoning Bylaws could contain more flexibility for affordable housing; and
- The Local Trust Committee could consider entering into Housing Agreements with individual owners of housing and not-for-profit organizations to ensure affordable housing stays affordable in the long-term.



1.0 Introduction

Housing is a basic need. With the rising costs of living, affordable housing is becoming a significant issue in virtually every community. The Islands Trust has acknowledged that there are housing needs on the northern Gulf Islands and through a Request for Proposals, have selected a consultant to complete this study to quantify the housing needs for each of the northern islands.

Several Local Trustees have identified the lack of affordable rental housing as a concern on their islands. Several islands have housing groups that are trying to fill the housing gaps. Recent changes in mortgage qualification have put home ownership out of reach for many people.

This Housing Needs Assessment was not specifically identified as an affordable housing study, but it became evident very quickly that the issue is not home purchase, but affordable, secure, year round rental accommodation for all demographics and household types.

This study looks at Gabriola, Hornby, Denman, Thetis, Lasqueti and Gambier and Keats Islands in terms of their population, current housing stock, and present and future housing needs.

One of the directions provided by the Islands Trust to the consultants was that this report should mirror the analysis provided in the 2015 Salt Spring Island housing needs analysis, to allow the Islands Trust and housing providers to compare between islands. The Salt Spring Island Affordable Housing Needs Assessment (December 2015) had two purposes:

- To update affordable housing needs data; and
- To be a resource for community and stakeholder engagement.

The scope of work for the Housing Needs Assessment for the Islands Trust Northern Region was to:

- Complete a housing needs assessment for the Northern Region of the Islands Trust;
- Establish baseline information to enable long-term planning needs;
- Provide documentation to support applications for funding; and
- Provide data to guide planning and Bylaw development.

The 2016 Community Housing in the Trust Area Report provided seven recommendations:

1. That Trust Council review the Islands Trust Policy Statement to ensure that it:
 - a. Includes clear and well-thought out definition of affordability;
 - b. Includes clearly articulated vision, goal and objectives for affordable housing;



- c. Gives affordable housing a greater profile for its role in sustainable communities; and
 - d. Includes a reference to affordable housing in its policy direction to Local Trust Committees and municipalities.
2. That Trust Council consider a coordination role for housing needs assessments between the various local Trust Areas to achieve efficiencies, compatibility and allow for consolidation;
3. That Trust Council establish a budget for housing needs assessments to be conducted at the regional level and to be updated with each census;
4. That Trust Council request the Local Planning Committee to commission one or more regional housing needs assessment(s) that follow consistent methodologies and can be updated with each census;
5. That Trust Council allocate a budget to have in-house staff design and implement a program to hold and administer housing agreements on behalf of Local Trust Committees;
6. That Trust Council explore the potential for expanding their advocacy role to senior levels of government for increased funding for affordable housing; and
7. That Trust Council direct staff to explore and report back on the potential for the creation of an affordable housing Land Trust.

The recommendations provided in **Section 10** provide some direction for future housing needs assessments strategies.

1.1 Defining Affordability

In Canada, the majority of the housing stock is provided by the private sector. However, not all members of society have the financial means to participate in the private housing market, nor is the marketplace necessarily able to meet distinct housing needs of some groups; such as, persons with disabilities. In instances when households whose needs cannot be met by the marketplace, local governments, community organizations, non-profit and cooperative groups, and the private sector work together to provide affordable housing solutions.

Generally, affordable housing refers to housing units that are affordable by that section of society whose income is below the median household income. The definition of affordable housing varies; however, Canada Mortgage and Housing Corporation (CMHC) and British Columbia define affordable housing as housing that does not cost more than 30% of a household's annual income, which includes utilities. But this considers only the cost of the housing. Other factors involved in the provision of housing for low and middle income families are physical accessibility and appropriateness. Statistics Canada, in collaboration with the CMHC, has produced the [core housing need](#) indicator for the 2016



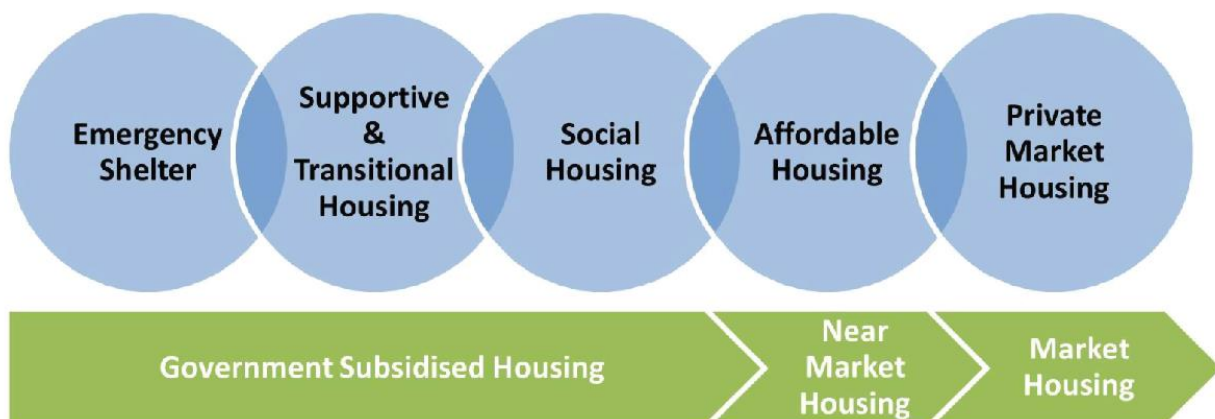
Census. This defined as household in core housing need as one who's dwelling is considered unsuitable, inadequate or unaffordable, and whose income levels are such that they could not afford alternative suitable and adequate housing in their community.

For the purpose of this Housing Needs Assessment, we have used the traditional definition for affordable, but considered the elements of accessibility and appropriateness.

Accessibility is a challenge for the islands where there are steep slopes and driveways, gravel roads and driveways, no sidewalks, no street lights, and often raised bungalows. This causes issues for people who may be infirm or have physical handicaps.

Appropriateness incorporates the type of housing for the residents. A family of five may require three bedrooms. This would also consider the accommodation and the elements of heating system, full kitchen, potable water, sanitary sewer system, and lack of mould and mildew.

The Housing Continuum is a progression of housing from homelessness and emergency shelters to full private market housing.



Affordable housing is provided through not-for-profit organizations, government subsidies and landlords who rent for below market rates. This Housing Needs Assessment provides an indication of what the need for affordable housing is on the Northern Region Islands, but does not provide an action plan to implement the delivery of the housing needed. The biggest concerns of the residents and Trustees are the increased density that generally comes with affordable housing and the means to ensure that the housing remains affordable. To ensure affordable housing stays affordable, the Local Trust Committees could work with the proponents and develop a housing agreement, and could provide more proactive



policies in the Official Community Plan (OCP) to support affordable housing, increased density, appropriate zoning districts, and direction for “partnerships” with the not-for-profit organizations.

1.2 Approach and Assumptions

This assessment has used a combination of primary data (surveys), secondary data (census and past reports) and stakeholder interviews. It is felt that the combination has provided a balanced view of each island and their housing needs.

Census data was gathered at the Designated Place (DPL) geographic level for Denman, Gambier and Keats, Hornby, Lasqueti, and Thetis Islands- a broader census subdivision (CSD) level would have captured too large an area for each of these islands. Gabriola Island census data was gathered at the CSD geographic level, as the area was appropriate for the island, and a greater amount of information was available at this level.

There are some limitations to the study:

- Data limitations: due to the small population of some of the islands being assessed, Statistics Canada data was too unreliable to be published or was suppressed due to small numbers;
- Lack of comprehensive: rental market data at an appropriate geographic level for this study; and
- Lack of homelessness: counts and individual island census.
- There is some concern that the census does not capture many of the vulnerable or “cash only” residents and that there is a “ghost” population on each island. These are the people that live on the island, may work jobs for cash, may not complete an income tax application and may reside in illegal residences.

For the purpose of this report, some assumptions have been made:

- The population projections for the islands have been calculated using two methods: the first is a linear projection based on historical population; and the second is a calculation based on a consistent proportion of the BC Stats’ Population Extrapolation for Organizational Planning with Less Error (P.E.O.P.L.E.) Sub-provincial population projections for the local health area of each island.
- The census data may not account for people living in informal housing situations that may have been missed during the census count.
- Bylaw enforcement has a list of open files for illegal suites. Because Bylaw enforcement is conducted on a complaint basis only, while not corroborated by any available data, we have assumed that this reflects 10 to 20% of the actual number of illegal suites.



- The 2016 Federal Census data is available but is not always broken down for the small islands, making it difficult to get the same data for each island.
- Self-reported home value is assumed to be related to the market assessment provided for the purposes of property taxes.

1.2.1 Rounding

Note that, throughout this report, there may be slight variations in totals between tables, as Statistics Canada rounds to a base of 5 for many counts, potentially resulting in variations between totals, depending on the variable.

1.2.2 Residential Units

Throughout this report the reference is made to residential units. A residential unit is defined as a habitable dwelling, which can take the form of: a single detached house, secondary unit, carriage house, apartment unit, or cottage. This does not refer to lots or parcels of land. When the study identifies future need for residential units, often these units can and will be accommodated on existing undeveloped lots that currently exist on every island. This does not automatically require subdivision or rezoning unless the development proposed is to include a multi family housing project.

1.3 Methodology

The Islands Trust Northern Region Housing Needs Assessment follows, where possible, the same methodology used in the Salt Spring Island Housing Needs Assessment (JG Consulting Services Ltd, 2015). This will allow for compatible baseline data across Islands Trust areas. As described in **Section 1.2** above, there were some limitations in the availability of census and other quantitative data for those islands with small populations. This made direct comparison with Salt Spring Island, which has a larger population, difficult. Quantitative data, primarily from the Statistics Canada census and national household survey was supplemented by qualitative interview and focus group data, as well as a community survey.

The methods used in the creation of this report are as follows:

1. **Background review** of existing reports and studies, and demographic analysis for each island using 2016 census data.
2. **Stakeholder consultations** with each island, including people involved in not-for-profit housing organizations, developers, and community groups. The primary concerns and issues from each meeting are summarized in the individual island sections of this report.



3. **Online Survey** was prepared and posted on the Islands Trust website. This was open to the larger community and was used to gather broader community perspectives and anecdotal information.
4. **Data analysis and reporting** based on information gathered through stages 1 and 2, in addition to supplementary data from other sources as available, including Multiple Listing Source (MLS) listings and BC Stats. This analysis describes the 'ideal' housing supply based on current demographics in the Islands Trust Northern Region, the current supply, and identifies gaps in this supply to assist the Island Trust and housing system stakeholders to begin to address needs.

1.3.1 Community Survey

The community survey was used to supplement stakeholder meetings and gain a broader community perspective. The survey was distributed online and paper copies of the survey were also distributed at various locations throughout the Islands. A sample survey with questions used can be found in **Appendix B. Table 1** below provides response rates and totals for each island.

Table 1: Community Survey Responses

Island	Number of Responses	% Island Population Responses
Denman Island	102	8.7%
Gabriola Island	404	10.0%
Gambier and Keats Islands	38	15.4%
Hornby Island	37	3.6%
Lasqueti Island	64	16.0%
Thetis Island	81	20.8%
Other	16	n/a
Total	742	10.2%

The response to the survey was significant (with the exception of Hornby Island which only had a 3.6% return). This is calculated as a percentage of the total population. The response rate is higher if we compare it to the adult population only.

1.4 Report Outline

This report looks at each island individually, and then provides a summary and recommendations. The Housing Needs Assessment for each island starts with the 2016 Federal Census data. This is the most current census data available. For some of the data, it is not broken down in the same level of detail for Gambier and Keats, and Lasqueti. In addition, there is little local data to support the census such as a local census or a homelessness count.



The next source of data was the online survey completed by over 750 residents of the Northern Region. Other sources included information provided by stakeholders at island meetings, research local groups have undertaken (such as the employee survey conducted by the Gabriola Chamber of Commerce) and information from groups making applications for funding. This provides an analysis of the housing needs with the key factors being demographics (including household characteristics) and income. Growth projections were prepared for each island, and a summary and recommendations have been provided.



2.0 Population Projections

This section provides the population projections for each island. The projections have been calculated in two ways to provide a range of population for each island.

The first method is a straight line projection based on population figures from the 2006, 2011 and 2016 censuses. This calculates an average of the population of each island over the three federal census years and projects the growth based on the last 10 years. This projection is based on historical population.

The second method for population projections is based on BC Stats' P.E.O.P.L.E. resource (BC Stats 2017). BC Stats does not publish population projections at the individual island levels so the rate of population increase was developed using the local health area (LHA; **Table 2.1**). The second method uses a projection based on the percentage of the health region within which the island is located. This provides a projection based on [potential](#) demand. BC Stats' P.E.O.P.L.E. also provides projections for households and tables for each Island were created using the same methodology outlined above.

Table 2.1: Islands Trust Northern Region Local Health Areas

Island	Local Health Area
Denman Island	Courtenay Local Health Area
Gabriola Island	Nanaimo Local Health Area
Gambier and Keats Islands	Sunshine Coast Local Health Area
Hornby Island	Courtenay Local Health Area
Lasqueti Island	Qualicum Local Health Area
Thetis Island	Ladysmith Local Health Area

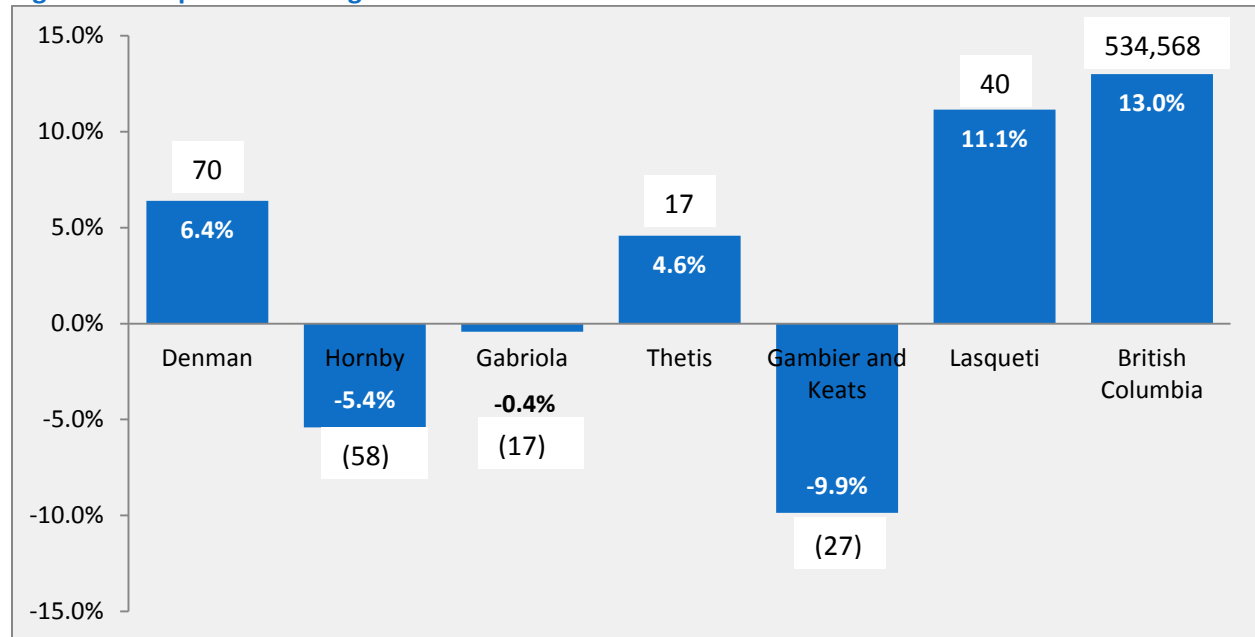
As projections, these numbers may not represent the actual change in population on the island, due to unforeseen economic circumstances, land use planning policies, and other government policies and regulation. Regardless, the projections provide an indication of regional population pressures on the 25 year horizon. It is noted that based on the limited growth options on each island due to, lack of piped water and sanitary sewer systems, and environmental limitations, the higher growth projections are unlikely to be achieved. However, it provides a high projection that could be achieved if other obstacles were met.

Figure 2.1 illustrates the percentage population change for each island for comparison. More detail on population projections for each island can be found in the following subsections.



It is also noted that outside or off-island market forces influence population changes. For example, if the American dollar is strong compared to the Canadian dollar, the islands may see significant American purchases. Also, the cost of housing in the lower mainland has driven many young families to seek other more affordable locations to live and work. Another market force is homeowners in the lower mainland selling their homes and purchasing less expensive homes on Vancouver Island or the Gulf Islands. These forces are beyond the control of the individual island and the Islands Trust.

Figure 2.1: Population Change 2006 - 2016



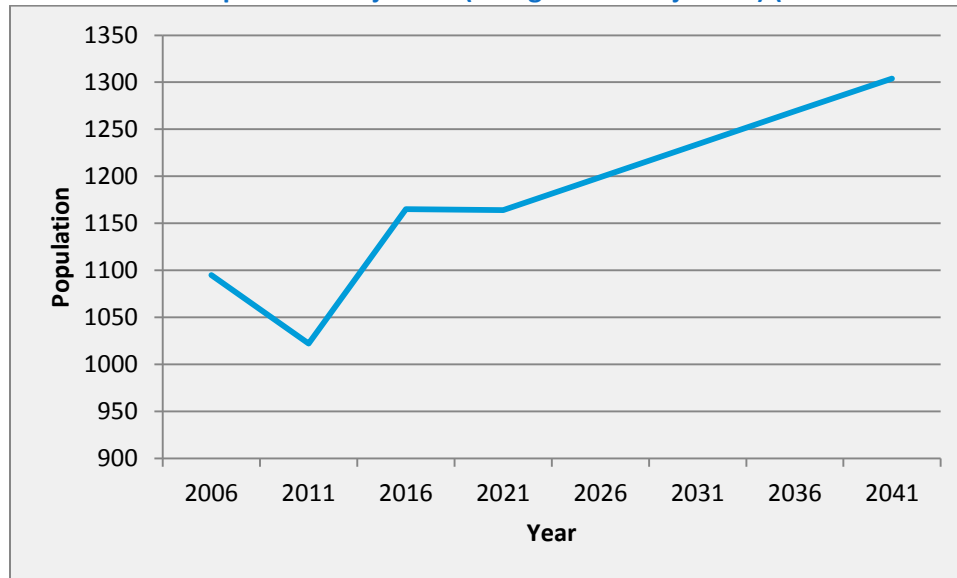
The following sections project the population for each island. There are many ways to calculate population projections. As noted above and to be consistent we have used two methods: historical Straight Line and the BC Stats' P.E.O.P.L.E. projections. These projections will vary; thereby, providing a range of growth potential for each island. The Straight Line projection uses historical data with no assumptions, but projects the historic trend of population. The P.E.O.P.L.E projection makes assumptions based on the larger health region growth and development that may not reflect the unique circumstances of the Gulf Islands in the Northern Region of the Islands Trust.

2.1 Denman Island Population Projections

Based on the straight line historical projection, Denman Island's population could grow to 1,300 people in the 25 year time frame.



Figure 2.2: Denman Island Population Projection (Straight Line Projection) (Statistics Canada 2017a)



Denman Island's 2016 population of 1,170 individuals was 1.8% of the Courtenay LHA population of 64,847. For the purposes of this projection, it is assumed that the Denman Island's portion of the total Courtenay LHA will remain constant throughout the projection period.

Table 2.2: Denman Island Population Projection (BC Stats 2017)

Year	Population	Increase	% Increase	Cumulative # Increase	Cumulative % Increase
2016	1,170				
2021	1,239	69	5.9%	69	5.9%
2026	1,309	70	5.6%	139	11.5%
2031	1,376	67	5.1%	206	16.7%
2036	1,426	50	3.7%	256	20.3%
2041	1,496	69	4.9%	326	25.2%

Based on the P.E.O.P.L.E. projection, over the next 25 years, Denman Island's population could grow by 326 people (a cumulative 25.2% increase). At the island's current average household size of 2.0 (based on the Statistics Canada stats), this would require approximately 163 new housing units over the next 25 years.

In 2016, Denman Island's 590 households represented 2.0% of households in the Courtenay LHA. This household projection finds that there could be an additional 150 households over the next 25 years on Denman Island.

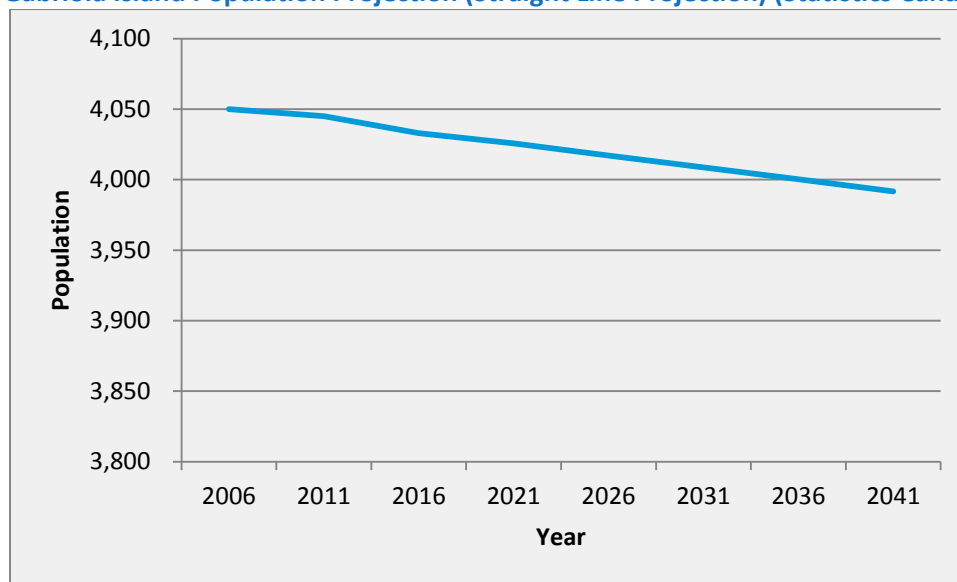


Table 2.3: Denman Island Household Projection (BC Stats 2017)

Year	Population	Increase	% Increase	Cumulative # Increase	Cumulative % Increase
2016	590				
2021	625	35	5.9%	35	5.9%
2026	654	29	4.7%	64	10.6%
2031	682	28	4.3%	92	14.8%
2036	711	29	4.2%	121	19.1%
2041	740	30	4.2%	150	23.2%

2.2 Gabriola Island Population Projections

Based on the straight line historical population, Gabriola's population could decrease from 4,050 in 2016 to approximately 3,990 in 2041 or an increase to 5,312 in 25 years based on the P.E.O.P.L.E. projection.

Figure 2.3: Gabriola Island Population Projection (Straight Line Projection) (Statistics Canada 2017b)

Gabriola Island's 2016 population of 4,033 individuals was 3.6% of the Nanaimo LHA population of 111,462. For the purposes of this projection, it is assumed that Gabriola's portion of the total Nanaimo LHA will remain constant throughout the projection period.



Table 2.4: Gabriola Island Population Projection (BC Stats 2017)

Year	Population	Increase	% Increase	Cumulative # Increase	Cumulative % Increase
2016	4,033				
2021	4,304	271	6.7%	271	6.7%
2026	4,574	270	6.3%	541	13.0%
2031	4,831	257	5.6%	798	18.6%
2036	5,023	192	4.0%	990	22.6%
2041	5,295	272	5.4%	1,262	28.0%

Based on this method, over the next 25 years, Gabriola Island's population could grow by 1,262 people (a cumulative 28% increase). At the island's current average household size of 1.9 (Statistics Canada 2017b), this would require approximately 664 new housing units over the next 25 years.

In 2016, Gabriola Island's 2,140 households represented 4.4% of households in the Nanaimo LHA. This household projection finds that there could be an additional 735 households over the next 25 years on Gabriola Island.

Table 2.5: Gabriola Island Household Projection (BC Stats 2017)

Year	Population	Increase	% Increase	Cumulative # Increase	Cumulative % Increase
2016	2,140				
2021	2,282	142	6.6%	142	6.6%
2026	2,422	140	6.1%	282	12.8%
2031	2,572	150	6.2%	432	19.0%
2036	2,726	154	6.0%	586	25.0%
2041	2,875	149	5.5%	735	30.4%

2.3 Gambier and Keats Islands Population Projections

Gambier and Keats Islands' 2016 population of 247 was 0.8% of the Sunshine Coast LHA population of 29,243. For the purposes of this projection, it is assumed that the Gambier and Keats Islands' portion of the total Sunshine Coast LHA will remain constant throughout the projection period. It should be noted that projections for Gambier and Keats, and any dissemination of Federal Census information is not possible. Due to the small size, Statistics Canada will not provide detailed information due to privacy issues.



Figure 2.4: Gambier and Keats Islands Population Projection (Straight Line Projection) (Statistics Canada 2017c)

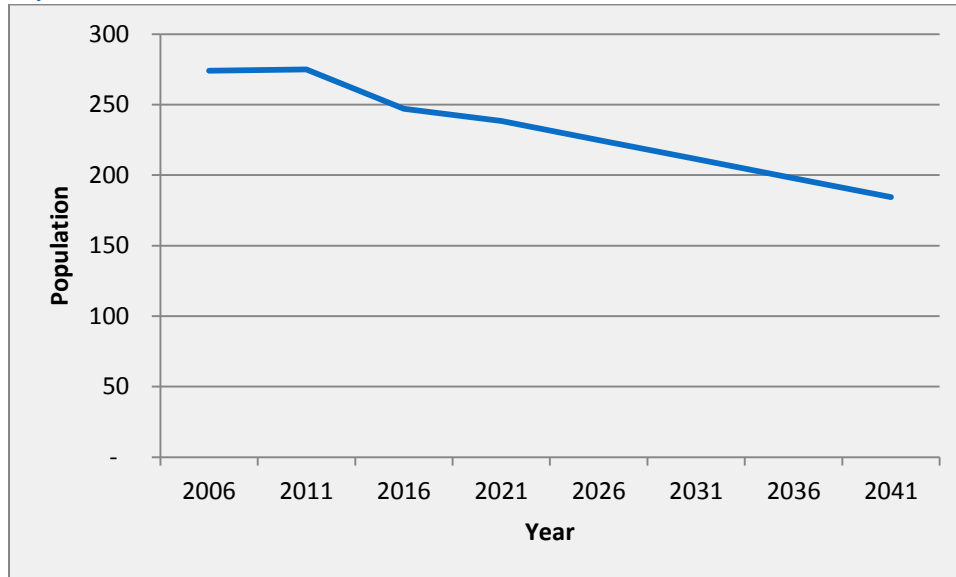


Table 2.6: Gambier and Keats Islands Population Projection (BC Stats 2017)

Year	Population	Increase	% Increase	Cumulative # Increase	Cumulative % Increase
2016	247				
2021	262	15	6.0%	15	6.0%
2026	276	14	5.5%	29	11.5%
2031	290	14	5.0%	43	16.5%
2036	301	11	3.6%	54	20.2%
2041	315	14	4.7%	68	24.9%

Over the next 25 years, Gambier and Keats Island's population could grow by 68 people (a cumulative 24.9% increase). At the Gambier and Keats Island's current average household size of 1.7, this would require approximately 40 new housing units over the next 25 years.

In 2016, Gambier and Keats Island's 145 households represented 1.1% of households in the Sunshine Coast LHA. This household projection finds that there could be an additional 27 households over the next 25 years on Gambier and Keats Islands.



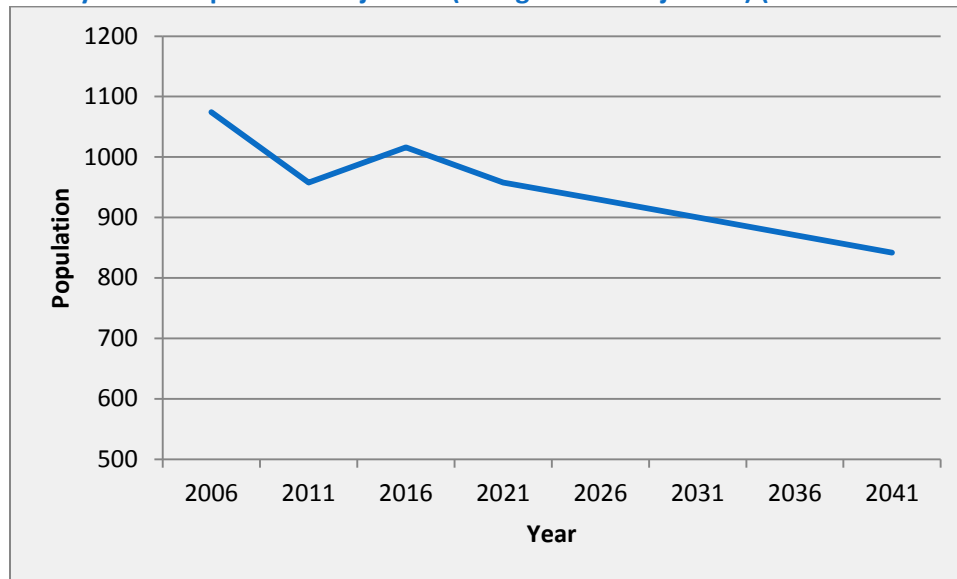
Table 2.7: Gambier and Keats Islands Household Projection (BC Stats 2017)

Year	Population	Increase	% increase	Cumulative # Increase	Cumulative % Increase
2016	145				
2021	154	9	6.5%	9	6.5%
2026	160	5	3.5%	15	10.0%
2031	164	4	2.5%	19	12.6%
2036	168	4	2.5%	23	15.1%
2041	172	4	2.6%	27	17.6%

Therefore the population range for Gambier and Keats is 190 to 315 people.

2.4 Hornby Island Population Projections

The historical straight line projection for Hornby Island demonstrates a population reduction over the next 25 years from 1,016 to 850.

Figure 2.5: Hornby Island Population Projection (Straight Line Projection) (Statistics Canada 2017d)


Hornby Island's 2016 population of 1,016 was 1.6% of the Courtenay LHA population of 64,847. For the purposes of this projection, it is assumed that the Hornby Island's proportion of the total Courtenay LHA will remain constant throughout the projection period.



Table 2.8: Hornby Island Population Projection (BC Stats 2017)

Year	Population	Increase	% Increase	Cumulative # Increase	Cumulative % Increase
2016	1,016				
2021	1,076	60	5.9%	60	5.9%
2026	1,136	60	5.6%	120	11.5%
2031	1,195	58	5.1%	179	16.7%
2036	1,238	44	3.7%	222	20.3%
2041	1,299	60	4.9%	283	25.2%

Over the next 25 years, Hornby Island's population could grow by 283 people (a cumulative 25.2% increase). At Hornby Island's current average household size of 1.8, this would require approximately 157 new housing units over the next 25 years. Therefore the population projection range for Hornby Island is between 850 and 1,300 people in the 25 year time frame.

In 2016, Hornby Island's 560 households represented 1.9% of households in the Courtenay LHA. This household projection finds that there could be an additional 143 households over the next 25 years on Hornby Island. This is a significant potential increase, and as with other projections for the islands, will be based on legislation, servicing, water availability and demand.

Table 2.9: Hornby Island Household Projection (BC Stats 2017)

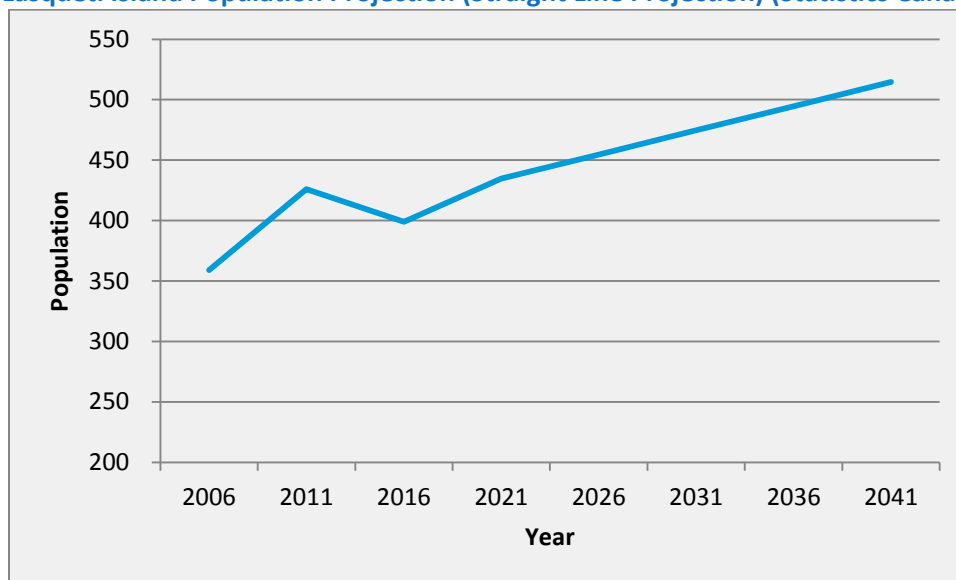
Year	Population	Increase	% increase	Cumulative # Increase	Cumulative % Increase
2016	560				
2021	593	33	5.9%	33	5.9%
2026	621	28	4.7%	61	10.6%
2031	647	27	4.3%	87	14.8%
2036	675	27	4.2%	115	19.1%
2041	703	28	4.2%	143	23.2%

2.5 Lasqueti Island Population Projections

Lasqueti stands to support the largest population growth based on the straight line historical population projection. The projection sees a population increase from 399 to approximately 515 people.



Figure 2.6: Lasqueti Island Population Projection (Straight Line Projection) (Statistics Canada 2017e)



Lasqueti Island's 2016 population of 399 was 0.9% of the Qualicum LHA population of 46,513. For the purposes of this projection, it is assumed that the Lasqueti Island's portion of the total Qualicum LHA will remain constant throughout the projection period.

Table 2.10: Lasqueti Island Population Projection (BC Stats 2017)

Year	Population	Increase	% Increase	Cumulative # Increase	Cumulative % Increase
2016	399				
2021	421	22	5.6%	22	5.6%
2026	442	20	4.8%	43	10.4%
2031	459	17	4.0%	60	14.3%
2036	471	12	2.6%	72	16.9%
2041	486	15	3.1%	87	20.0%

Based on the PEOPLE projection, over the next 25 years, Lasqueti Island's population could grow by 87 people (a cumulative 20.0% increase). At Lasqueti Island's current average household size of 1.7, this would require approximately 51.8 new housing units over the next 25 years.

In 2016, Lasqueti Island's 240 households represented 1.1% of households in the Qualicum LHA. This household projection finds that there could be an additional 46 households over the next 25 years on Lasqueti Island.

These various projection models provide a range of growth from 445 to 515 for Lasqueti Island.

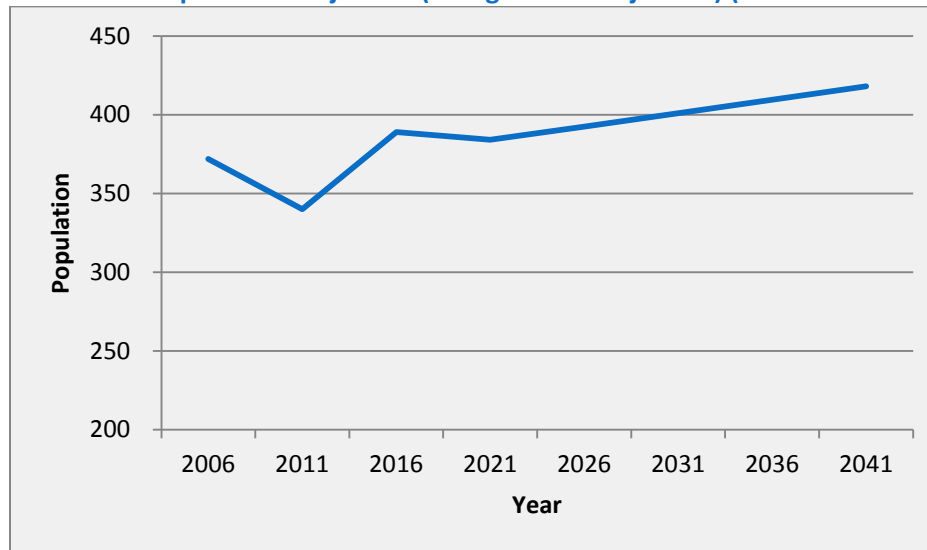
Table 2.11: Lasqueti Island Household Projection (BC Stats 2017)

Year	Population	Increase	% Increase	Cumulative # Increase	Cumulative % Increase
2016	240				
2021	253	13	5.3%	13	5.3%
2026	261	9	3.4%	21	8.8%
2031	270	8	3.2%	30	11.9%
2036	278	8	3.2%	38	15.1%
2041	286	8	2.9%	46	17.9%

2.6 Thetis Island Population Projections

The straight line historical population projection indicates a potential growth from 389 to approximately 420.

Figure 2.7: Thetis Island Population Projection (Straight Line Projection) (Statistics Canada 2017f)



Thetis Island's 2016 population of 389 was 2.1% of the Ladysmith LHA population of 18,618. For the purposes of this projection, it is assumed that the Thetis Island portion of the total Ladysmith LHA will remain constant throughout the projection period.



Table 2.12: Thetis Island Population Projection (BC Stats 2017)

Year	Population	Increase	% Increase	Cumulative # Increase	Cumulative % Increase
2016	389				
2021	411	22	5.7%	22	5.7%
2026	431	20	4.9%	42	10.6%
2031	449	18	4.1%	60	14.8%
2036	462	12	2.8%	73	17.5%
2041	477	15	3.3%	88	20.8%

Over the next 25 years, Thetis Island's population could grow by 88 people (a cumulative 20.8% increase). At the Thetis Island's current average household size of 2.0, this would require approximately 44 new housing units over the next 25 years.

In 2016, Thetis Island's 180 households represented 2.2% of households in the Ladysmith LHA. This household projection finds that there could be an additional 48 households over the next 25 years on Thetis Island.

Therefore the population projection range for Thetis Island is between 420 and 477 people.

Table 2.13: Thetis Island Household Projection (BC Stats 2017)

Year	Population	Increase	% increase	Cumulative # Increase	Cumulative % Increase
2016	180				
2021	192	12	6.4%	12	6.4%
2026	201	10	5.1%	21	11.5%
2031	211	9	4.7%	31	16.2%
2036	220	9	4.3%	40	20.6%
2041	228	8	3.5%	48	24.0%



3.0 Denman Island Housing Needs

Denman Island has a current full-time population of 1,170. It is a single ferry ride from Vancouver Island (Buckley Bay) that runs virtually hourly from 7:00 am to 9:30 pm daily. There are few businesses on island with BC Ferries and the Denman Island Grocery Store being the larger employers. Denman Island has experienced a growth rate of just over one percent per year since 2006. This may reflect new buyers or previously seasonal residents retiring and moving to the island full-time.

Some of the indicator demographics for housing needs include the fact that almost 20% of the population are seniors in the low income brackets and 13% of the population are single parent families. Additionally, over 66% of the renters are paying more than 30% of their gross income on shelter, meeting the definition of unaffordable. If 12.9% of households are currently identified in the Core Housing Needs category, the average household size is 1.9 people and there are a total of 590 households, this would imply that 76 households are in need of more appropriate housing, affecting 144 people on Denman Island.

3.1 Demographics and Population

3.1.1 Population 2016

Demographics and Age

The 2016 Census indicates that the population of Denman Island is 1,170. The population is generally older than the Comox Valley Regional District (CVRD) and the population of BC, with notably higher rates of those between 55 and 74 years than the CVRD or BC, at 49.5% in this age group for Denman, 32.6% for CVRD, and 25.1% for BC. The median age for Denman Island is 61.3, compared to 50.8 for CVRD and 43.0 for BC.

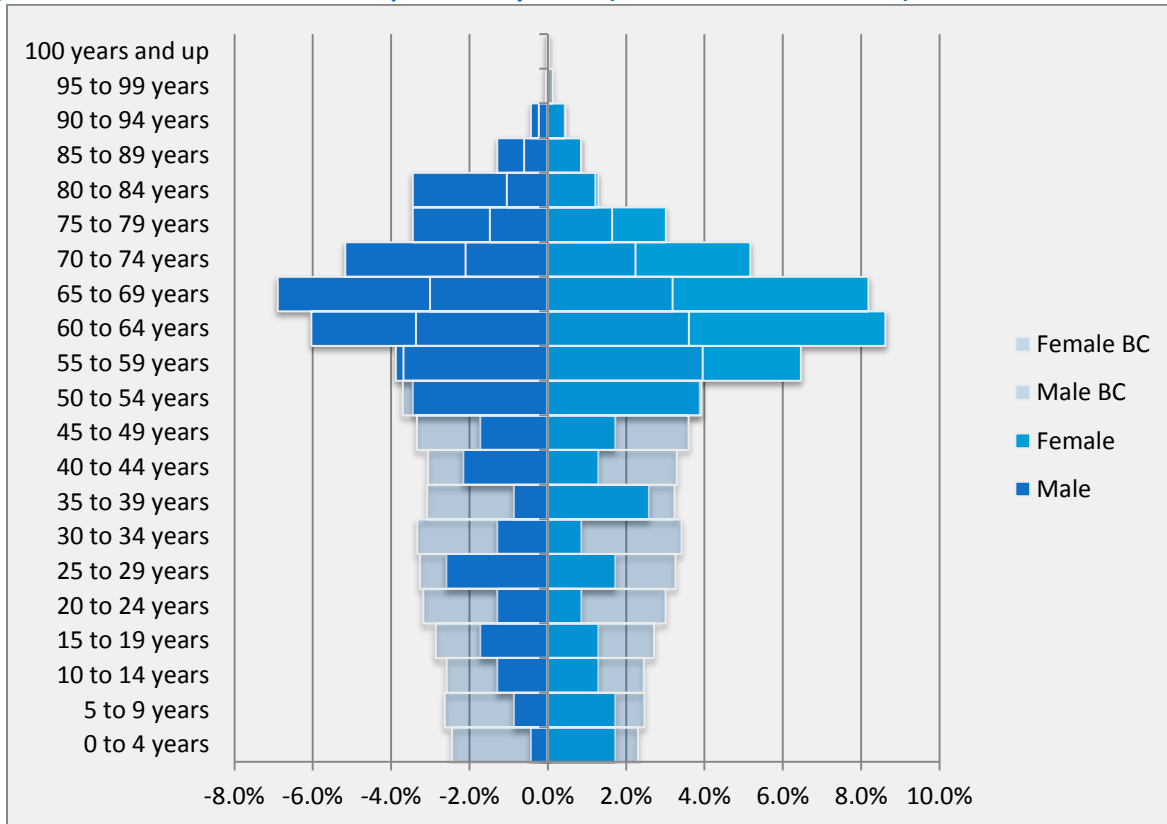
Table 3.1: Denman Island Age Categories, 2016 (Statistics Canada 2017a)

Ages - 2016	Denman	% Total	CVRD	% Total	BC	% Total
0 to 4 years	30	2.6%	2,800	4.2%	220,625	4.7%
5 to 14 years	60	5.1%	6,390	9.6%	470,760	10.1%
15 to 19 years	40	3.4%	3,395	5.1%	258,980	5.6%
20 to 24 years	25	2.1%	2,840	4.3%	287,560	6.2%
25 to 44 years	155	13.2%	13,195	19.8%	1,205,385	25.9%
45 to 54 years	125	10.7%	9,165	13.8%	676,740	14.6%
55 to 64 years	290	24.8%	11,670	17.5%	679,020	14.6%
65 to 74 years	295	25.2%	9,995	15.0%	489,305	10.5%



Ages - 2016	Denman	% Total	CVRD	% Total	BC	% Total
75 to 84 years	115	9.8%	5,060	7.6%	250,480	5.4%
Over 85	35	3.0%	2,000	3.0%	109,190	2.3%
Totals	1,170	100.0%	66,510	100.0%	4,648,045	100.0%
Median Age	61.3		50.8		43.0	

Figure 3.1: 2016 Denman Island Population Pyramid (Statistics Canada 2017a)



Seniors and Retirees

A more detailed breakdown of the population aged 55 and up indicates a current potential need for seniors housing that will be exacerbated as these cohorts continue to age. While Denman Island has proportionally fewer residents aged 55 to 59 years compared to the CVRD and BC, it has a higher proportion of those in the 60 to 74 year age range.

Although Denman has an overall greater proportion of residents aged 55 and above compared to CVRD and BC, there are proportionally fewer Denman residents aged 85 and above. This could indicate that seniors may be 'aging out' of the island due to a lack of suitable housing. For example, while Denman

4.0 Denman Island Housing Needs

Island's proportion of residents aged 55 and above is 62.8%, compared to CVRD's 42.1% and BC's 32.8%, in the 80 to 84 year age group, Denman has a 5.4% proportion, compared to 7.7% for CVRD and 6.9% for BC. This difference is even more evident in the over 85 age group.

Table 3.2: Denman Island Seniors Ages, 2016 (Statistics Canada 2017a)

Seniors Ages	Denman	% Total	CVRD	% Total	BC	% Total
55 to 59 years	120	16.3%	5,755	19.9%	354,925	23.2%
60 to 64 years	170	23.1%	5,915	19.9%	324,095	21.2%
65 to 69 years	180	24.5%	5,725	20.5%	287,520	18.8%
70 to 74 years	115	15.6%	4,270	15.5%	201,785	13.2%
75 to 79 years	75	10.2%	2,925	10.7%	145,225	9.5%
80 to 84 years	40	5.4%	2,135	7.7%	105,255	6.9%
Over 85	35	4.8%	2,000	5.8%	109,190	7.1%
Totals	735	100.0%	28,725	100.0%	1,527,995	100.0%
% Total Population		62.8%		42.1%		32.8%

3.1.2 Household Characteristics

Household Composition

Denman Island has a lower proportion of families with children (20.3%) than the CVRD (29.5%) and BC (35.5%). The proportion of lone parent families on Denman Island (8.5%) is close to that of the CVRD (9.6%) and BC (10.5%).

Table 3.3: Denman Island Household Composition, 2016 (Statistics Canada 2017a)

Household Composition	Denman	% Total	CVRD	% Total	BC	% Total
Families with children	120	20.3%	8,710	29.5%	668,035	35.5%
Lone parent families	50	8.5%	2,835	9.6%	197,940	10.5%
Families without children	245	41.5%	10,580	35.8%	527,700	28.0%
One person households	200	33.9%	8,730	29.5%	541,915	28.8%
Multiple census family households	10	1.7%	375	1.3%	55,620	3.0%
Two or more person non-census family households	15	2.5%	1,170	4.0%	88,705	4.7%
Total Households	590	100%	29,565	100%	1,881,975	100%

Over the last 10 years, there has been an increase of 70 households on Denman Island (a 13.5% change). At the same time, average household size has been reduced from 2.1 to 1.9, a -9.5% change.

Table 3.4 shows trends in household composition on Denman Island. From 2006 to 2016, there has been an increase in the proportions families with children (33.3%) as well as families without children (32.4%).



3.0 Denman Island Housing Needs

There has been no change in the number of lone parent families over the same time period. Meanwhile, the proportion of one person households has increased by 5.3%.

Census data shows a 400% increase in “other family households” in the 2006 to 2016 period; although, this increase could be due to changes in how this category has been defined in each census year. The number of households in this category remains relatively low at 25.

Table 3.4: Denman Island Household Composition, 2006-2016 (Statistics Canada 2006, 2012a, 2017a)

Household Composition	2006	2011	2016	5 Year Change	% Change	10 Year Change	% Change
Families with children	90	90	120	30	33.3%	30	33.3%
Lone parent families	50	35	50	15	42.9%	0	0.0%
Families without children	185	225	245	20	8.9%	60	32.4%
One person households	190	160	200	40	25.0%	10	5.3%
Other family households	5	50	25	-25	-50.0%	20	400.0%
Total Households	520	525	590	65	12.4%	70	13.5%
Average Household Size	2.1	2	1.9	-0.1	-5.0%	-0.2	-9.5%

Tenure - Rental and Ownership

Over a 10 year period, the proportion of rented homes on Denman Island has been relatively stable, with an increase of 0.8% of the total households renting their home on the island. As is typical of many rural communities, there are proportionally fewer households that rent than own, with 16% of households on Denman Island renting, compared to 23.6% in the CVRD and 31.9% for BC (Statistics Canada 2017a).

There has been a total increase of 70 (11.8%) households on Denman Island in the 2006 to 2016 period. Rental households have increased by 15 (2.5%) over this period, while owned households have increased by 55 (9.2%) (Statistics Canada 2017a).

There was a large drop in the number of reported households reported as rented in the 2011 National Household Survey (**Table 3.6**). This may be due to the unreliability of the data from this voluntary survey, as compared to the mandatory 2006 and 2016 household surveys, as 45% of Denman Island residents approached did not return a survey.



Table 3.5: Denman Island Household Tenure, 2016 (Statistics Canada 2017a)

Household Tenure	Denman	% Total	CVRD	% Total	BC	% Total
Rented	95	16.0%	6,980	23.6%	599,360	31.9%
Owned	500	84.0%	22,595	76.4%	1,279,020	68.1%
Total Households	595	100%	29,575	100%	1,878,380	100%

Table 3.6: Denman Island Household Tenure (Rental/Ownership), 2006-2016 (Statistics Canada 2006, 2012a, 2017a)

Household Tenure	2006	% Total	2011	% Total	2016	% Total
Rented	80	15.2%	25	5.2%	95	16.0%
Owned	445	84.8%	460	94.8%	500	84.0%
Total Households	525	100%	485	100%	595	100%

Table 3.7: Denman Island Changes in Household Tenure (Rental/Ownership), 2006-2016 (Statistics Canada 2006, 2012a, 2017a)

Changes in Tenure	Denman 2006-2011	% Total	Gabriola 2011-2016	% Total	Denman 2006-2016	% Total
Rented	-55	-10%	70	14.4%	15	2.5%
Owned	15	3%	40	8.2%	55	9.2%
Change in Total Households	-40	-7.6%	110	22.7%	70	11.8%

Household Sizes

Reflective of the household composition on Denman Island described above, the island has a higher proportion of one person and two person households, at 33.9% and 46.6% respectively, than the CVRD (29.5% and 42.5%) or BC (28.8% and 35.3%). One and two person households account for an 80.5% proportion of all households on Denman Island. The average number of persons per household on Denman Island (2.0) is lower than that of the CVRD (2.2) and BC (2.4).

Table 3.8: Denman Island Household Sizes, 2016 (Statistics Canada 2017a)

Household Size	Denman	% Total	CVRD	% Total	BC	% Total
1 person	200	33.9%	8,730	29.5%	541,910	28.8%
2 persons	275	46.6%	12,560	42.5%	663,770	35.3%
3 persons	60	10.2%	3,825	12.9%	277,690	14.8%
4 persons	40	6.8%	2,975	10.1%	243,125	12.9%
5 or more persons	15	2.5%	1,485	5.0%	155,470	8.3%
# Private households	590	100%	29,570	100%	1,881,970	100%
# Persons in private households	1,160		65,350		4,560,240	
Average # Persons	2.0		2.2		2.4	



3.2 Income 2015

3.2.1 Taxable Income Distribution- Individuals

The 2016 Census provides information on the incomes of respondents for the previous year (2015). Average tax-filer income on Denman Island in 2015 was \$62,025, which is 23.6% lower than the CVRD average income and 43.6% lower than BC. The median income for Denman Island is also lower, at \$44,629, 30.4% lower than the CVRD median income, and 45.7% lower than BC.

Table 3.9: Denman Island Total Taxable Income, 2015 (Statistics Canada 2017a)

Total Income 2015	Denman	% Total	CVRD	% Total	BC	% Total
Without income	20	1.9%	1,710	3.0%	142,970	3.7%
Under \$10,000 (including loss)	175	16.7%	6,860	12.6%	573,315	15.4%
\$10,000 to \$19,999	265	25.2%	9,990	18.3%	653,915	17.5%
\$20,000 to \$29,999	190	18.1%	8,420	15.5%	503,290	13.5%
\$30,000 to \$39,999	120	11.4%	7,185	13.2%	424,330	11.4%
\$40,000 to \$49,999	85	8.1%	5,820	10.7%	366,220	9.8%
\$50,000 to \$59,999	65	6.2%	4,330	7.9%	286,310	7.7%
\$60,000 to \$69,999	35	3.3%	3,360	6.2%	222,975	6.0%
\$70,000 to \$79,999	20	1.9%	2,510	4.6%	171,625	4.6%
\$80,000 to \$89,999	15	1.4%	1,745	3.2%	134,090	3.6%
\$90,000 to \$99,999	15	1.4%	1,150	2.1%	96,825	2.6%
\$100,000 and over	50	4.8%	3,090	5.7%	294,475	7.9%
Total Reporting Income	1,050	100%	54,475	100%	3,727,360	100%
Median Income	\$44,629.00		\$63,397.00		\$69,995.00	
Average Income	\$62,025.00		\$76,711.00		\$90,354.00	

3.2.2 Household Income

Household income is used as an indicator of housing affordability, as it includes every person in a dwelling who may be contributing to housing costs. Denman Island has a lower household income than both the CVRD and BC in all economic family compositions.

The disparity between median household incomes on Denman with those in the CVRD and BC is particularly pronounced for families. The median income of lone parent families on Denman Island is 56.6% lower than the CVRD and 79.3% lower than BC as a whole. A similar, although less pronounced, disparity exists between Denman, the CVRD and BC as a whole for couple families with children. Smaller disparities exist for families without children and those not in an economic family.

Table 3.10: Denman Island Median Household Income, 2015 (Statistics Canada 2017a)

Economic Family Composition	Denman	% Total	CVRD	% Total	BC	% Total
Couple families with children	\$71,552	11.6%	\$103,797	19.1%	\$111,736	24.4%
Lone parent families	\$28,480	7.8%	\$44,587	8.6%	\$51,056	9.0%
Families without children	\$58,432	38.8%	\$74,775	33.3%	\$80,788	26.3%
Not in an economic family	\$22,208	41.1%	\$30,084	39.1%	\$31,255	40.2%
All Households	\$44,629	100%	\$63,397	100%	\$69,995	100%

Median household incomes for lone parent families on Denman Island saw a -25.6% change between 2011 and 2016, a -5.1% change per year. During the same period, couple families with children have seen a 25.5% increase in median household incomes. Median household incomes for families without children, and those not in an economic family, have also increased during this time period.

Table 3.11: Denman Island Changes 2011-2016 Median Household Income, 2015 (Statistics Canada 2017a)

Economic Family Composition	2011	2016	Change \$	Change %	Avg. %/yr
Couple families with children	\$57,030	\$71,552	\$14,522	25.5%	5.1%
Lone parent families	\$38,278	\$28,480	-\$9,798	-25.6%	-5.1%
Families without children	\$40,928	\$58,432	\$17,504	42.8%	8.6%
Not in an economic family	\$20,183	\$22,208	\$2,025	10.0%	2.0%
All Households	\$40,445	\$44,629	\$4,185	10.3%	2.1%

Household Income Distribution

Household income distribution can be used to determine an approximate numbers of affordable housing options for different income groups. While the median income of Denman Island is \$44,629, there is also a significant proportion (15.3%) of high income households, with \$100,000 in income and higher. This proportion of high income households is lower than the CVRD (25.2%) and BC (32.3%).

Table 3.12: Denman Island Household Income Distribution, 2015 (Statistics Canada 2017a)

Total Income 2015	Denman	% Total	CVRD	% Total	BC	% Total
Under \$5,000	10	1.7%	370	1.3%	43,415	2.3%
\$5,000 to \$9,999	10	1.7%	355	1.2%	27,140	1.4%
\$10,000 to \$14,999	40	6.8%	890	3.0%	55,745	3.0%
\$15,000 to \$19,999	45	7.6%	1,260	4.3%	77,565	4.1%
\$20,000 to \$24,999	40	6.8%	1,360	4.6%	78,695	4.2%
\$25,000 to \$29,999	45	7.6%	1,325	4.5%	72,985	3.9%
\$30,000 to \$34,999	35	5.9%	1,435	4.9%	78,080	4.1%
\$35,000 to \$39,999	40	6.8%	1,560	5.3%	78,395	4.2%
\$40,000 to \$44,999	35	5.9%	1,325	4.5%	76,775	4.1%
\$45,000 to \$49,999	35	5.9%	1,395	4.7%	75,860	4.0%



Total Income 2015	Denman	% Total	CVRD	% Total	BC	% Total
\$50,000 to \$59,999	50	8.5%	2,625	8.9%	143,475	7.6%
\$60,000 to \$69,999	35	5.9%	2,480	8.4%	132,845	7.1%
\$70,000 to \$79,999	40	6.8%	2,195	7.4%	122,350	6.5%
\$80,000 to \$89,999	15	2.5%	1,985	6.7%	111,350	5.9%
\$90,000 to \$99,999	25	4.2%	1,555	5.3%	99,420	5.3%
\$100,000 and over	90	15.3%	7,450	25.2%	607,855	32.3%
Total Reporting Income	590	100%	29,575	100%	1,881,965	100%
Median Income	\$44,629.00		\$63,397.00		\$69,995.00	
Average Income	\$62,025.00		\$76,711.00		\$90,354.00	

The most significant changes in Denman Island's household income group distribution have been in the very lowest categories of income earners, with a 73.3% decrease of those in this income range, and the very highest income earners (157.1% increase). This could indicate that the Denman Island is becoming unaffordable for the island's lowest income earners and they are moving off island.

Table 3.13: Denman Household Income Distribution, 2005-2015 (Statistics Canada 2017a)

Household Income	2005 Households	% Total	2010	% Total	2015 Households	% Total	2005-2015	% Change
Under \$9,999	75	14.3%	-	0.0%	20	3.4%	-55	-73.3%
\$10,000 to \$19,999	65	12.4%	10	1.9%	85	14.4%	20	30.8%
\$20,000 to \$29,999	60	11.4%	120	23.2%	85	14.4%	25	41.7%
\$30,000 to \$39,999	85	16.2%	90	17.4%	75	12.7%	-10	-11.8%
\$40,000 to \$49,999	75	14.3%	85	16.4%	70	11.9%	-5	-6.7%
\$50,000 to \$59,999	50	9.5%	75	14.5%	50	8.5%	0	0.0%
\$60,000 to \$79,999	60	11.4%	10	1.9%	75	12.7%	15	25.0%
\$80,000 to \$99,999	25	4.8%	15	2.9%	40	6.8%	15	60.0%
\$100,000 and over	35	6.7%	25	4.8%	90	15.3%	55	157.1%
Total Reporting Income	525	100%	518	100%	590	100%	65	12.4%
Median Income	\$37,689		\$40,445		\$44,629		\$6,940	18.4%
Average Income	\$44,673		\$49,397		\$62,025		\$17,352	38.8%

Household Income Groups and Household Income Disparity

For ease of comparison with the 2015 Salt Spring Island Housing Needs Assessment (SS HNA), this report uses the same income group definition categories. **Table 3.14** provides the income range for each category, as defined in relation to Denman Island's median income of \$44,629. **Table 3.15** provides a comparison of the proportion of these household income groups between Denman, the CVRD and BC as a whole.

Table 3.14: Denman Island Household Income Groups, 2015 (Statistics Canada 2017a)

Income Groups	Definition	Income Range	Denman	% Total
Little to no income	under \$15,000	under \$15,000	60	10.2%
Low income	\$15,000 to 50% median	\$15,000 to \$24,999	85	14.4%
Low to moderate income	50% - 80% median	\$25,000 to \$34,999	80	13.6%
Moderate	80% - 100% median	\$35,000 to \$44,999	75	12.7%
Moderate to above moderate	100% - 120% median	\$45,000 to \$59,999	85	14.4%
Above moderate to high	120% - 150% median	\$60,000 to \$69,999	35	5.9%
High income	150% median +	\$70,000 and over	170	28.8%
All Households	\$44,629			100%

Denman Island has a similar proportion of high income earners to the CVRD and BC. There is a greater proportion of little to no income households on Denman Island, at 10.2%, compared to the CVRD (5.5%) and BC (6.7%).

Table 3.15: Denman Island Household Income Groups, 2015 (Denman, CVRD, BC) (Statistics Canada 2017a)

Total Income 2015	Denman	% Total	CVRD	% Total	BC	% Total
Median Income	\$44,629		\$63,397		\$69,995	
Little to no income	60	10.2%	1,615	5.5%	126,300	6.7%
Low income	85	14.4%	3,945	13.3%	307,325	16.3%
Low to moderate income	80	13.6%	5,715	19.3%	374,505	19.9%
Moderate	75	12.7%	2,625	8.9%	132,845	7.1%
Moderate to above moderate	85	14.4%	4,675	15.8%	122,350	6.5%
Above moderate to high	35	5.9%	3,540	12.0%	210,770	11.2%
High income	170	28.8%	7,450	25.2%	607,855	32.3%
Total	590	100%	29,565	100%	1,881,950	100%



3.3 Current Housing Supply

3.3.1 Existing Housing Stock

Structure Type

Table 3.16 illustrates the distribution of occupied dwellings by structure type on Denman Island. The housing supply on Denman Island is almost exclusively single-detached dwellings, which form 96.6% of the total housing supply. This compares to the CVRD proportion of single-detached homes at 68.4% and BC at 44.1%. This lack of diversity in housing supply could be a contributor to a lack of affordable rental and ownership options for a full range of income groups.

Denman Island's 2016 total of 590 private occupied dwellings represents a 13.9% increase over the 518 reported in the 2011 Census.

Table 3.16: Denman Island Housing by Structure Type, 2016 (Statistics Canada 2017a)

Structure Type	Denman	% Total	CVRD	% Total	BC	% Total
Single-detached house	570	96.6%	20,230	68.4%	830,660	44.1%
Apartment 5+ storeys	-	0.0%	45	0.2%	177,830	9.4%
Movable dwelling	10	1.7%	1,255	4.2%	49,290	2.6%
Semi-detached house	5	0.8%	2,575	8.7%	57,395	3.0%
Row house	-	0.0%	1,540	5.2%	147,830	7.9%
Apartment, duplex	-	0.0%	710	2.4%	230,075	12.2%
Apartment < 5 storeys	5	0.8%	3,185	10.8%	385,140	20.5%
Other single-attached house	-	0.0%	35	0.1%	3,755	0.2%
Total Private Dwellings	590	100%	29,575	100%	1,881,975	100%

Housing Indicators and Tenure

Data for housing indicators was not available at the DPL geographic level for this report.

Age of Housing Stock

Denman Island's housing stock is generally similar in age to that of the CVRD and BC, with the greatest difference being those homes built in the 1981 to 1990 period, which forms 26.9% of occupied housing on the island being built in that period. Denman Island also has a greater proportion of dwellings built in the 2011 to 2016 period than the CVRD or BC.

Table 3.17: Denman Island Dwelling Age (Statistics Canada 2017a)

Construction Period	Denman	% Total	CVRD	% Total	BC	% Total
1960 or before	55	9.2%	3,660	12.4%	267,560	14.2%
1961 to 1980	145	24.4%	8,070	27.3%	559,485	29.7%
1981 to 1990	160	26.9%	4,900	16.6%	289,565	15.4%
1991 to 2000	120	20.2%	6,330	21.4%	331,865	17.6%
2001 to 2005	35	5.9%	2,030	6.9%	125,335	6.7%
2006 to 2010	25	4.2%	2,915	9.9%	171,945	9.1%
2011 to 2016	55	9.2%	1,660	5.6%	136,210	7.2%
Total	595	100%	29,565	100%	1,881,965	100%

Non-Resident Ownership

Data for the rate of dwellings occupied by usual residents for 2006 was not available at the DPL geographic level for this report.

At 71.2%, Denman Island's rate of dwellings occupied by usual residents is lower than that of the CVRD (92.2%) and BC (91.2%). The percentage of dwellings occupied by the usual residents on Denman Island has decreased by 4% since 2011.

Table 3.18: Denman Island Dwellings Occupied by Usual Residents 2011-2016 (Statistics Canada 2017a, 2012a)

Census Year	Denman	% Total	CVRD	% Total	BC	% Total
2016	689	71.2%	29,573	92.2%	1,881,969	91.2%
2011	518	75.2%	27,885	92.5%	1,764,637	90.7%
% Change 2011-2016		-4.0%		-0.3%		0.5%

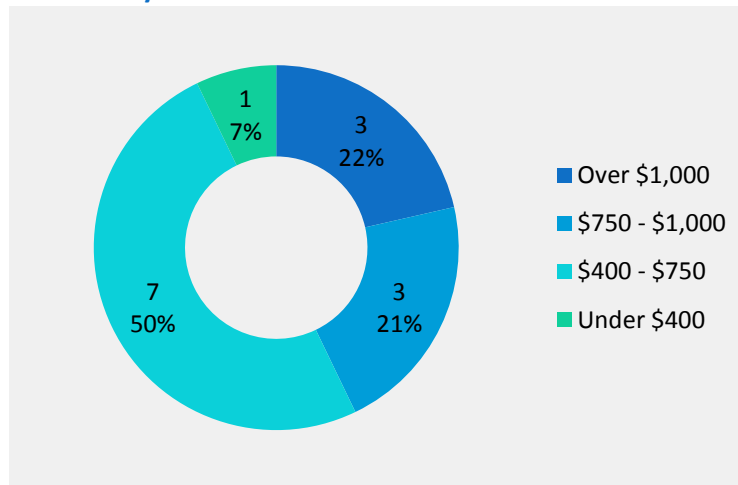
3.3.2 Rental Availability and Affordability

Private Market Listings

The CMHC does not conduct rental market surveys for Denman Island and there is no formal inventory of rental properties conducted on the island. The rental housing market is extremely limited on Denman Island. As of January 2018, there were no long-term homes available for rent in public listings on Craigslist, Padmapper or Kijiji. A search on AirBnB found four vacation rental properties available.



Figure 3.2: What is your monthly rent?



While this information is far from a complete picture of the rental market on Denman Island, it paints a picture of a severe lack of affordable housing rental options.

While many respondents to a survey Housing Needs Survey conducted for this assessment reported that their rents were in the affordable ranges, provided in **Section 3.4.1**, there appears to be an overall lack of available units in these price ranges.

The 2016 Census identified the median monthly rental shelter cost for Denman Island as \$684. This generally matches with the survey results that indicated that, while 7% pay under \$400 per month, 50% of the respondents pay between \$400 and \$750 with 42% paying over \$750 per month.

Social Housing

Denman currently does not have any social housing. In 2008, the OCP review lead to amendments which reflected the need for affordable housing through the creation of a density bank for affordable housing purposes. Also in 2008, the Denman Island Women's Outreach Society (DIWOS) undertook a needs assessment which comprised anecdotal evidence of single mothers and elder women in immediate need of affordable housing. Since then, two community non-profit societies, the Denman Community Land Trust Association and the Denman Housing Association were formed and are working on creating affordable housing projects.

3.3.3 Homeowner Options

Current Listings

Table 3.19 provides MLS listings as of January 29, 2018 to provide an understanding of housing currently available for purchase on Denman Island. The table also includes the income required for ownership, based on an assumption that no more than 30% of income is used for shelter costs, \$200/month in costs of ownership, 75% loan, 25 year amortization period and 4% interest.

There were a total of 10 listings on this date, with an average price of \$735,300 and median price of \$693,500. There is presented as a somewhat limited range of home price categories available on the island, primarily in the mid to high range, with no homes available for moderate income earners and below. All homes listed for purchase on this date were single family homes.

Table 3.19: Denman Island MLS Listings, January 2018

Price Range	# Listed	Average Cost	Income Required
\$0 - \$149,999	-		
\$150,000 - \$199,999	-		
\$200,000 - \$299,999	-		
\$300,000 - \$399,999	-		
\$400,000 - \$499,999	1	\$437,000	\$77,199
\$500,000 - \$599,999	3	\$559,000	\$96,518
\$600,000 - \$699,999	1	\$649,000	\$110,770
\$700,000 - \$799,999	1	\$738,000	\$124,863
\$800,000 - \$899,999	1	\$899,000	\$150,358
\$900,000 - \$999,999	3	\$984,333	\$163,870
\$1,000,000 - \$1,499,999	-		
\$1,500,000 - \$1,999,999	-		
\$2,000,000 - \$2,499,999	-		
\$2,500,000 - \$2,999,999	-		
\$3,000,000 - \$3,499,999	-		
\$3,500,000 - \$3,999,999	-		
\$4,000,000 - \$4,499,999	-		
\$4,500,000 - \$4,999,999	-		
\$5,000,000 and up	-		
Total	10		
Average \$		\$735,300.00	\$124,436
Median \$		\$693,500.00	\$117,816



Census Reported Dwelling Values

Data for median value of dwellings by structure type is not available at the geographic level provided data for Denman Island specifically.

3.4 Housing Affordability

3.4.1 Affordability Targets

Household Type

Housing affordability is defined in **Section 1.1** of this report. Housing is generally considered affordable if it meets suitability and adequacy standards, and does not cost more than 30% of total household income. Based on these assumptions, **Table 3.20** provides affordability for different household groups, based on median incomes of each group as provided in the 2016 Census. The percentage of the total population for each group is also provided, to indicate the ideal percentage of total available housing units available for each household type and income level.

Table 3.20: Denman Island Household Affordability Targets

Household Affordability Targets	Denman	% Population	Median Income	Affordable Rent	Affordable Purchase
Couple families with children	40	11.6%	\$71,552	\$1,789	\$402,000
Lone parent families	10	7.8%	\$28,480	\$712	\$130,000
Families without children	0	38.8%	\$58,432	\$1,461	\$319,000
Not in an economic family	265	41.1%	\$22,208	\$555	\$90,000
All Households (2015)	590	100%	\$44,629	\$1,116	\$232,000

Income Groups and Ideal Affordable Housing Supply

Table 3.21 provides a detailed breakdown of the ideal number of housing units available for each of the income groups identified in **Table 3.14** above, based on the percentage of the total households each group comprises. Affordable rent and purchase prices have been calculated using the same assumptions and benchmarks as previously identified in this report.

As an illustration of how this table can be used, it indicates that 48.3% of households (all households below moderate income of \$40,000) need rental housing \$938/month or less. As another example, 10.2% of households can afford a home with a purchase price of \$581,000.

Table 3.21: Denman Island Ideal Housing Supply - Rental and Purchase Prices

Income Groups	Income Range	Number	% Households	Average Income	Affordable Rent	Affordable Purchase
Little to no income	Under \$5,000	10	1.7%	\$5,000	\$125	n/a
	\$5,000 to \$9,999	10	1.7%	\$7,500	\$188	n/a
	\$10,000 to \$14,999	40	6.8%	\$12,500	\$313	\$29,000
Low income	\$15,000 to \$19,999	45	7.6%	\$17,500	\$438	\$60,000
	\$20,000 to \$24,999	45	7.6%	\$22,500	\$563	\$92,000
Low to moderate income	\$25,000 to \$29,999	50	8.5%	\$27,500	\$688	\$124,000
	\$30,000 to \$34,999	45	7.6%	\$32,500	\$813	\$155,000
	\$35,000 to \$39,999	40	6.8%	\$37,500	\$938	\$187,000
Moderate	\$40,000 to \$44,999	30	5.1%	\$42,500	\$1,063	\$218,000
	\$45,000 to \$49,999	30	5.1%	\$47,500	\$1,188	\$250,000
Moderate to above moderate	\$50,000 to \$59,999	65	11.0%	\$55,000	\$1,375	\$297,000
Above moderate to high	\$60,000 to \$69,999	40	6.8%	\$65,000	\$1,625	\$360,000
High income	\$70,000 to \$79,999	30	5.1%	\$75,000	\$1,875	\$424,000
	\$80,000 to \$89,999	30	5.1%	\$85,000	\$2,125	\$487,000
	\$90,000 to \$99,999	20	3.4%	\$95,000	\$2,375	\$550,000
	\$100,000 +	60	10.2%	\$100,000	\$2,500	\$581,000
Median Income		590	100%	\$44,629	\$1,116	\$232,000

3.5 Community Perspectives

For a description of methods, please see **Section 1.2 - Approach and Methods**.

3.5.1 Stakeholder/Key Informants Meetings

Key informant interviews were conducted with the following stakeholders:

- Bill Engleson, Chair, Hornby Denman Community Health Care Society;

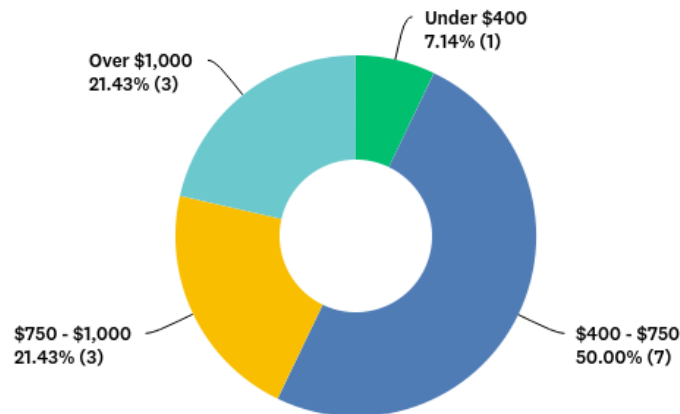


- Steve Carballeira;
- Paige Friesen, Friesen Family Construction Ltd.;
- Alan Friesen, Friesen Family Construction Ltd.;
- Riane DaSilva, Denman Works;
- Anne Davis, Comox Valley Transition Society;
- Miles Drew, Islands Trust Bylaw Enforcement;
- Harlene Holm, Denman Community Land Trust Association;
- David Critchley, Denman Island Local Trustee; and
- Tomas Hajek, Co-Housing Group.

3.5.2 Online Survey

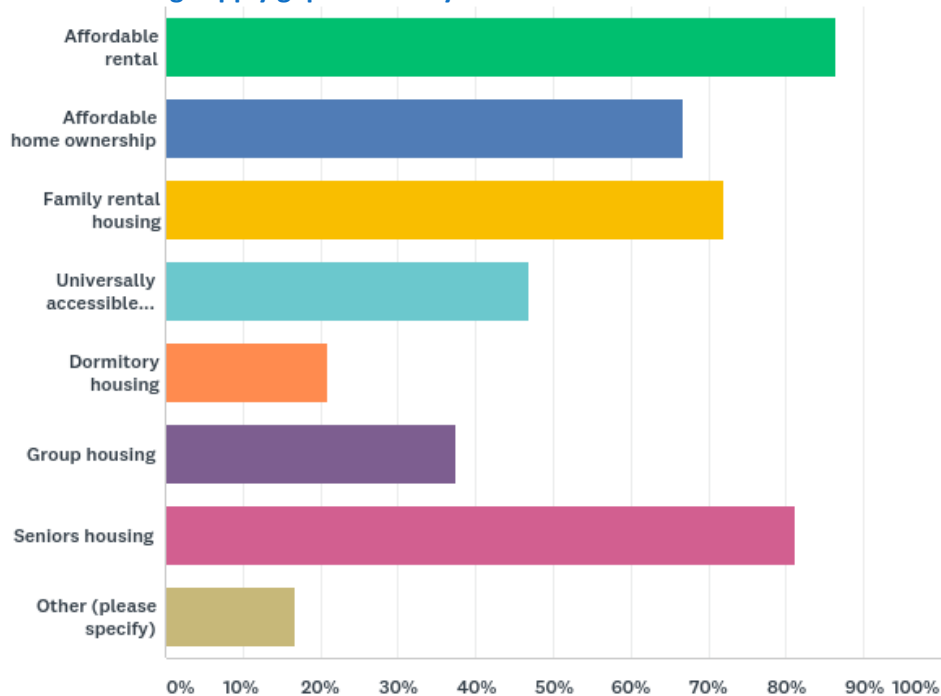
The Denman Island Housing Needs Survey received a total of 102 responses (8.7% of the total population).

Figure 3.3: What is your monthly rent?



Survey responses showed that rental shelter costs are similar to those reported in the 2016 Census, which identified a median monthly rental shelter cost of \$684 for Denman Island. Survey results indicated that 7% pay under \$400 per month, 50% of respondents paying between \$400 and \$750, and 43% paying over \$750 per month.

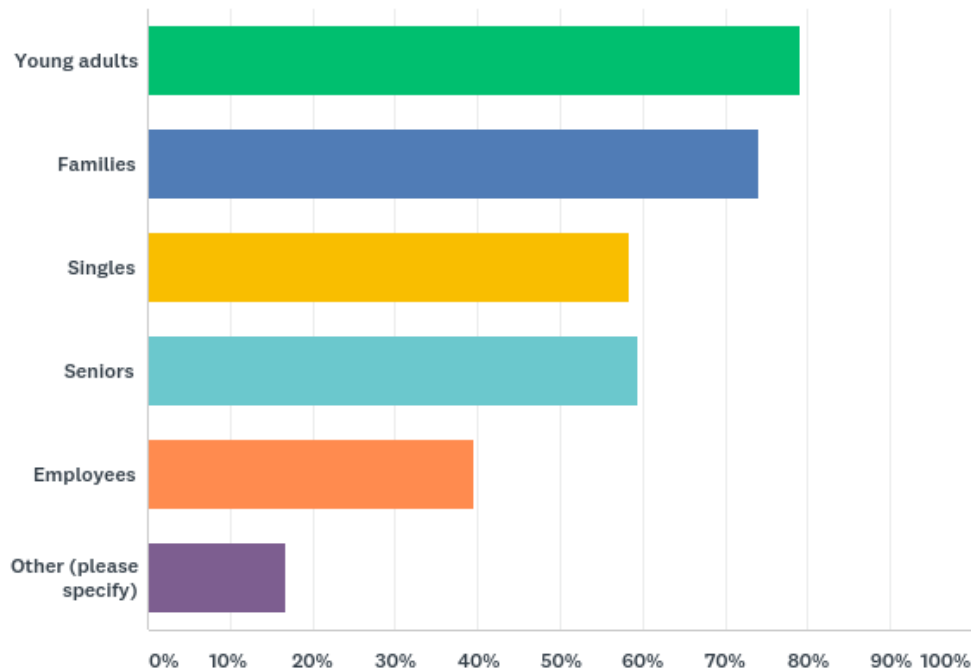
Figure 3.4: What housing supply gaps exist on your Island?



The survey asked people what the housing gaps were on Denman Island, and what groups on their island were unable or had difficulty accessing appropriate housing. The four gaps most often identified were affordable rental, family rental, seniors housing and affordable home ownership. Three of these identified gaps overlap and highlight the primary need for rental accommodation.



Figure 3.5: What groups are not able to access housing on your island?



When asked what groups could not access housing on Denman Island, respondents indicated a full range of demographic groups: young adults, families, seniors, singles and employees. As with the question above, there is overlap between some of these groups.

Figure 3.6: Where do the people that need affordable housing currently live on your island?

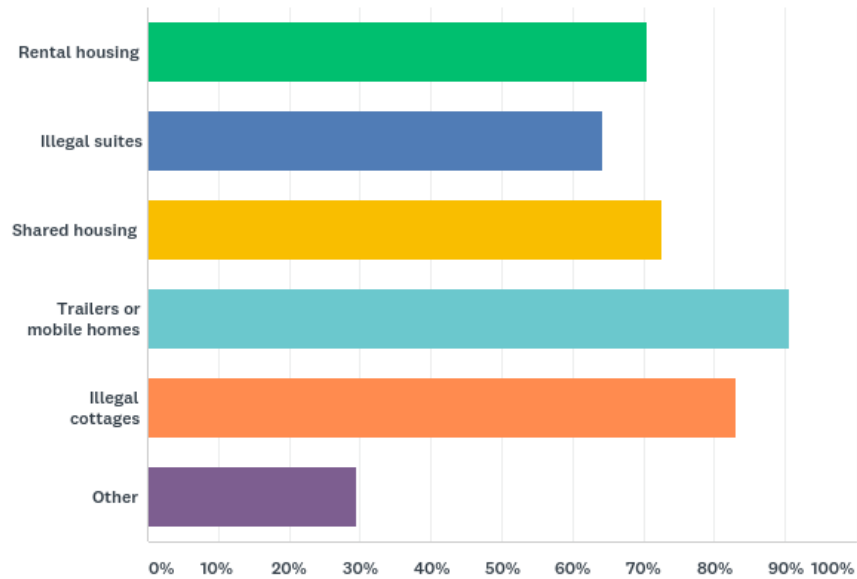
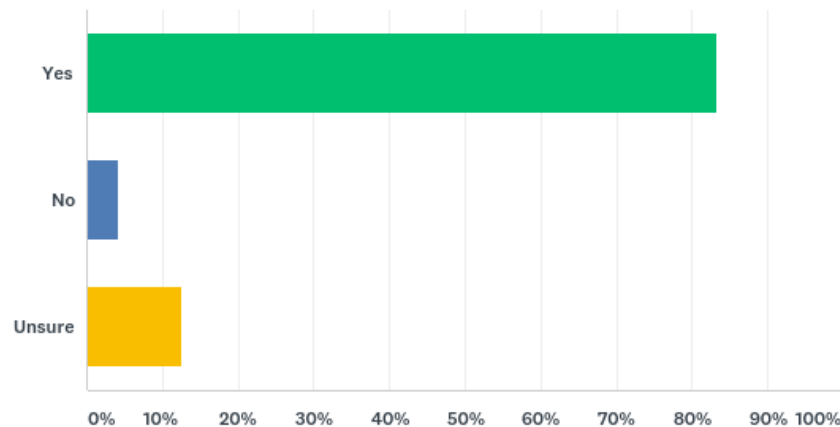


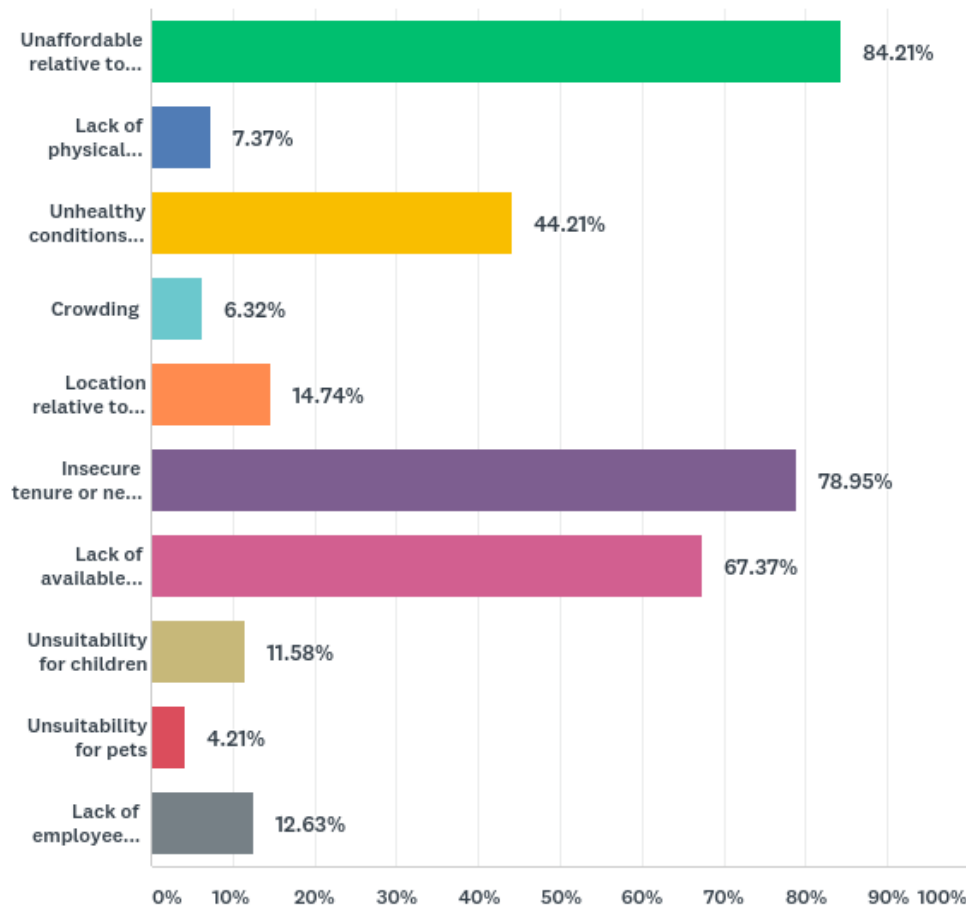
Figure 3.7: Are you aware of people living in illegal and inappropriate housing on your island?



Eighty-three percent of respondents indicated that they are aware of people living in illegal and inappropriate housing on Denman Island. In addition, respondents indicated that those in need of affordable housing are using a range of means to meet housing needs, including rental housing, cottages, shared housing, illegal dwelling units, and trailers or mobile homes. The reliance on illegal suites and cottages indicates the inability of residents to find legal, healthy, affordable housing units.



Figure 3.8: Please select the top three housing challenges faced by your island



The top three housing challenges identified by respondents were “Unaffordable relative to income”, “Insecure tenure” and “Lack of available housing options”. “Unhealthy conditions” was also selected by a large number of respondents.

Additional comments on the surveys identified that the ferry workers have placed mobile homes on the Emcon Services yard because they cannot find temporary housing. Some are forced to share housing, which may not be appropriate depending on the situation. Comments also indicated that many illegal suites and cottages are substandard, do not meet building code, and have issues of inadequate heat, lack of potable water, inadequate sanitary sewer service and mould. Participants at the meeting indicated that the unhealthy living conditions may contribute to other social and health issues; such as, illness and absenteeism from work.

3.6 Affordable Housing Gaps

It is clear that the no, low and even moderate income households have difficulty accessing the housing market. This represents the young adults, seniors and families. While they may be able to rent, there is little secure appropriate rental accommodation available.

The 2016 Census demonstrates that 25.4% of the population, or 150 people, have no or low income. These people are considered vulnerable.

3.7 Conclusion and Recommendations

Based on the population projections, there could be a need for potentially 165 residential units in the next 25 years. The average income is \$20,000 below the regional average. Based on the census, 25.4% of the total population falls within the no and low income category, and 38% falls within the no, low and low-moderate income levels. The 2008 Housing Needs on Hornby and Denman Island (Hornby Island Economic Enhancement Corporation, December 2008) identified a total housing need of 68 units for renters and seniors. Based on the population growth projected for 165 units and 48% need for affordable rental, Denman Island now requires up to 80 affordable housing units. This translates into three to four units per year.



4.0 Gabriola Island Housing Needs

Gabriola is the largest and most populated island of the Northern Region Islands Trust Region. Accessed by a vehicle ferry from downtown Nanaimo, there is potential for viable off island employment. This, along with the commercial development on the island and various institutional uses (school, library, etc.), provides significant employment on the island. Gabriola has the highest percentage of permanent residents of the islands of the Northern Region and the largest number of permanently occupied dwellings (71.7%). In addition, there are many people who live on Vancouver Island and come to Gabriola to work, including homecare workers, school teachers, restaurant workers and contractors for example. Many of these people have indicated a desire to live on Gabriola Island and be closer to their jobs but are unable to find appropriate housing on Gabriola Island.

4.1 Demographics and Population

The following information provides a summary of the current population and demographic breakdown as well as the projections for the future.

4.1.1 Population 2016

Demographics and Age

The 2016 Census indicates that the population of Gabriola Island is 4,035. The population is generally older than the Regional District of Nanaimo and the population of BC, with notably higher rates of those between 55 and 74 years than the Nanaimo Regional District (RDN) or BC, at 52.4% in this age group for Gabriola, 32.9% for RDN, and 25.1% for BC. The median age for Gabriola Island is 61.3, compared to 51.1 for RDN and 43.0 for BC.

While overall percentages are low, the numbers of school age children support an elementary and middle school, a fact that may attract young families moving to and staying on Gabriola, provided they can find housing. Enrollment between 165 and 170 students has been consistent over the past 10 years¹.

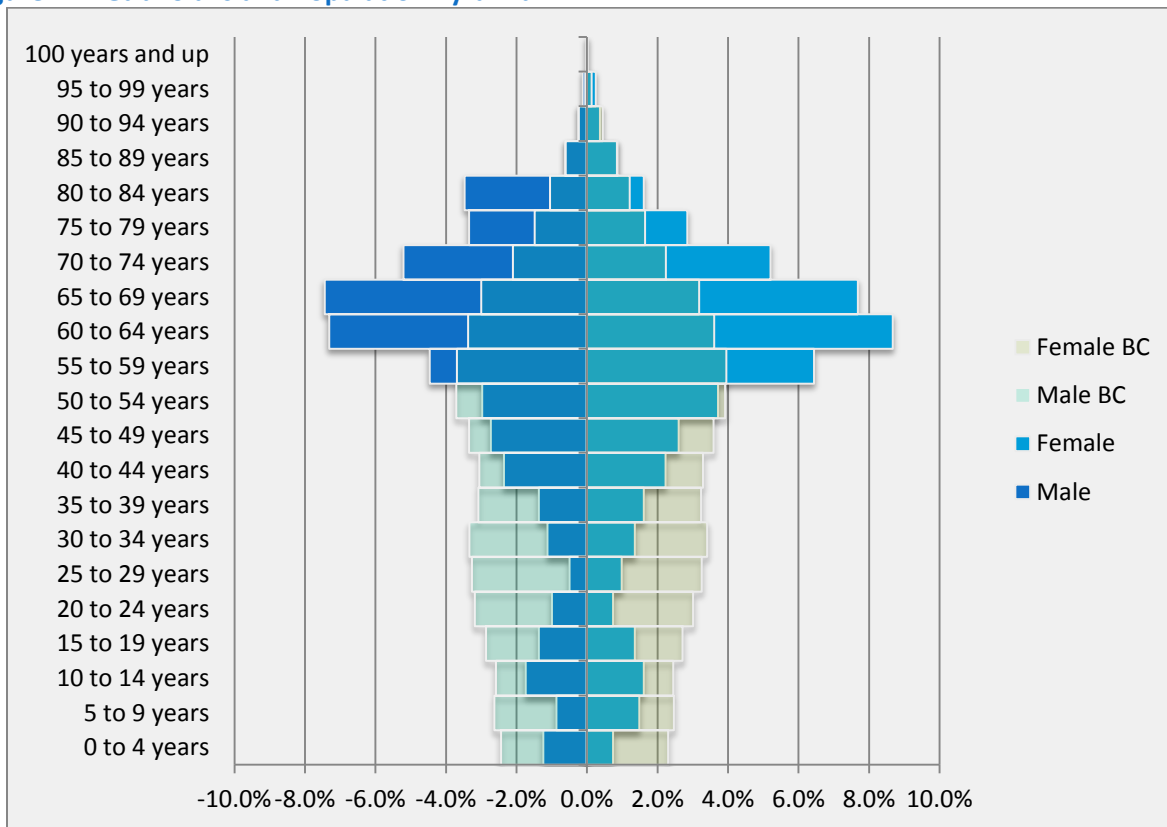
¹Gabriola Elementary School Administration



Table 4.1: Gabriola Island Age Categories, 2016 (Statistics Canada 2017b)

Ages - 2016	Gabriola	% Total	RDN	% Total	BC	% Total
0 to 4 years	75	1.9%	6,240	4.0%	220,625	4.7%
5 to 14 years	220	5.5%	13,750	8.8%	470,760	10.1%
15 to 19 years	115	2.9%	7,445	4.8%	258,980	5.6%
20 to 24 years	75	1.9%	7,720	5.0%	287,560	6.2%
25 to 44 years	475	11.8%	31,380	20.2%	1,205,385	25.9%
45 to 54 years	475	11.8%	20,100	12.9%	676,740	14.6%
55 to 64 years	1,085	26.9%	26,980	17.3%	679,020	14.6%
65 to 74 years	1,030	25.5%	24,290	15.6%	489,305	10.5%
75 to 84 years	390	9.7%	12,485	8.0%	250,480	5.4%
Over 85	95	2.4%	5,305	3.4%	109,190	2.3%
Totals	4,035	100.0%	155,695	100.0%	4,648,045	100.0%
Median Age	61.3		51.1		43.0	

Figure 4.1: Gabriola Island Population Pyramid



Seniors and Retirees

A more detailed breakdown of the population aged 55 and up indicates a current potential need for seniors housing that will be exacerbated as these cohorts continue to age. While Gabriola Island has proportionally fewer residents aged 55 to 59 years compared to the RDN and BC, it has a higher proportion of those in the 60 to 69 year age range.

Although Gabriola has an overall greater proportion of residents aged 55 and above compared to RDN and BC, there are proportionally fewer Gabriola residents aged 80 and above. This could indicate that seniors may be 'aging out' of the island due to a lack of suitable housing. For example, while Gabriola Island's proportion of residents aged 55 and above is 64.4%, compared to RDN's 44.4% and BC's 32.9%, in the 80 to 84 year age group, Gabriola has a 5.4% proportion, compared to 7.5% for RDN and 6.9% for BC. This difference is even more evident in the over 85 age group. This could reflect the desire to be closer to medical services and other services such as Handy Dart.

Table 4.2: Gabriola Island Seniors Ages (Statistics Canada 2017b)

Seniors Ages	Gabriola	% Total	RDN	% Total	BC	% Total
55 to 59 years	440	16.9%	12,950	18.8%	354,925	23.2%
60 to 64 years	645	24.8%	14,030	20.3%	324,095	21.2%
65 to 69 years	615	23.7%	13,845	20.0%	287,520	18.8%
70 to 74 years	415	16.0%	10,445	15.1%	201,785	13.2%
75 to 79 years	250	9.6%	7,320	10.6%	145,225	9.5%
80 to 84 years	140	5.4%	5,165	7.5%	105,255	6.9%
Over 85	95	3.7%	5,305	7.7%	109,190	7.1%
Totals	2,600	100.0%	69,060	100.0%	1,527,995	100.0%
% Total Population		64.4%		44.4%		32.9%

4.1.2 Household Characteristics

Household Composition

This report uses the statistics for households as they better represent residential dwelling units rather than individuals. Gabriola Island has a much lower proportion of families with children (15.2%) than the RDN (28.2%) and BC (35.5%). In the case of lone parent families, this difference is magnified, with Gabriola Island having close to half of the proportion of lone parent families (5.1%) than RDN (9.8%) or BC (10.5%) do. **Table 4.4** shows trends in household composition on Gabriola Island. While there has been a 10 year overall increase in families with children, the last five years have seen a decrease of 7.1%. Additionally, since the 2006 Census, there has been a 29% decrease in lone parent families on the island. This could be an indication that housing is becoming unaffordable for lower income families on



the island, particularly for more vulnerable household groups such as lone parent families. As a corollary to the recent decrease in families on the island, there has been a subsequent increase in families without children and one person households.

Table 4.3: Gabriola Island Household Composition (Statistics Canada 2017b)

Household Composition	Gabriola	% Total	RDN	% Total	BC	% Total
Families with children	325	15.2%	19,445	28.2%	668,035	35.5%
Lone parent families	110	5.1%	6,785	9.8%	197,940	10.5%
Families without children	955	44.6%	25,190	36.6%	527,700	28.0%
One person households	780	36.4%	20,185	29.3%	541,915	28.8%
Multiple census family households	20	0.9%	1,000	1.5%	55,620	3.0%
Two or more person non-census family households	60	2.8%	3,085	4.5%	88,705	4.7%
Total Households	2,140	100%	68,905	100%	1,881,975	100%

Over the last 10 years, there has been an increase of 145 households on Gabriola Island (a 7.3% change). At the same time, average household size has been reduced from 2.0 to 1.9, a 5.0% change.

Finally, there has been a significant decrease (63.6%) in the number of “other households” (multi-family and two or more person non-census family households) on the island over a 10 year period. This could indicate a reduction in housing affordable to those not defined as census families, but living in the same household (roommates), as well as families sharing homes.

Table 4.4: Gabriola Island Household Composition (2006, 2011, 2016 Census)

Household Composition	2006	2011	2016	5 Year Change	% Change	10 Year Change	% Change
Families with children	245	350	325	-25	-7.1%	80	32.7%
Families without children	855	865	955	90	10.4%	100	11.7%
Lone parent families	155	115	110	-5	-4.3%	-45	-29.0%
One person households	675	715	780	65	9.1%	105	15.6%
Other households	220	155	80	-75	-48.4%	-140	-63.6%
Total Households	1,995	2,085	2,140	55	2.6%	145	7.3%
Average Household Size	2.0	1.9	1.9	-	0.0%	-0.1	-5.0%

Tenure - Rental and Ownership

Over a 10 year period, the proportion of rented homes on Gabriola has been relatively stable, with an increase of 2.4% of the total households renting their home on the island. As is typical of many rural communities, there are proportionally fewer households that rent than own, with 17% of households on



4.0 Gabriola Island Housing Needs

Gabriola Island renting, compared to 26.0% in the RDN and 31.9% for BC. There has been a similar net increase in both rental (3.5%) and owned (3.7%) households on Gabriola Island since 2006.

There was a large drop in the number of reported households reported as rented in the 2011 National Household Survey (**Table 4.6**). This may be due to the unreliability of the data from this voluntary survey, as compared to the mandatory 2006 and 2016 household surveys.

Table 4.5: Gabriola Island Household Tenure (Statistics Canada 2017b)

Household Tenure	Gabriola	% Total	RDN	% Total	BC	% Total
Rented	365	17.0%	17,900	26.0%	599,360	31.9%
Owned	1,780	83.0%	50,930	74.0%	1,279,020	68.1%
Total Households	2,145	100%	68,830	100%	1,878,380	100%

Table 4.6: Gabriola Island Household Tenure (Rental/Ownership) 2006-2016 (Statistics Canada 2006, 2012b, 2017b)

Household Tenure	2006	% Total	2011	% Total	2016	% Total
Rented	290	14.6%	205	9.9%	365	17.0%
Owned	1,700	85.4%	1,870	90.1%	1,780	83.0%
Total Households	1,990	100%	2,075	100%	2,145	100%

Table 4.7: Gabriola Island Changes in Household Tenure (Rental/Ownership) 2006-2016 (Statistics Canada 2006, 2012b, 2017b)

Changes in Tenure	Gabriola 2006-2011	% Total	Gabriola 2011-2016	% Total	Gabriola 2006-2016	% Total
Rented	-85	-4%	160	7.7%	75	3.5%
Owned	170	9%	-90	-4.3%	80	3.7%
Total Households	85	4.3%	70	3.4%	155	7.2%

Household Sizes

Reflective of the household composition on Gabriola Island described above, the island has a higher proportion of one person and two person households, at 36.4% and 49.1% respectively, than the RDN (29.3% and 43.4%) or BC (28.8% and 35.3%). One and two person households account for a 85.5% proportion of all households on Gabriola Island. The average number of persons per household on Gabriola Island (1.9) is lower than that of the RDN (2.2) and BC (2.4).

Table 4.8: Gabriola Island Household Sizes (Statistics Canada 2017b)

Household Size	Gabriola	% Total	RDN	% Total	BC	% Total
1 person	780	36.4%	20,190	29.3%	541,910	28.8%
2 persons	1,050	49.1%	29,880	43.4%	663,770	35.3%

Household Size	Gabriola	% Total	RDN	% Total	BC	% Total
3 persons	175	8.2%	8,775	12.7%	277,690	14.8%
4 persons	95	4.4%	6,635	9.6%	243,125	12.9%
5 or more persons	40	1.9%	3,430	5.0%	155,470	8.3%
# Private households	2,140	100%	68,905	100%	1,881,970	100%
# Persons in private households	4,015		151,630		4,560,240	
Average # Persons	1.9		2.2		2.4	

4.2 Income 2015

The 2016 Census captures income from the previous year, in this case 2015.

4.2.1 Taxable Income Distribution

Average tax-filer income on Gabriola Island is \$62,927, which is 23% lower than the RDN average income and 43.6% lower than BC. The median income for Gabriola Island is also lower, at \$47,795, 30.4% lower than the RDN median income, and 46.4% lower than BC.

Table 4.9: Total Taxable Income (Statistics Canada 2017b)

Total Income 2015	Gabriola	% Total	RDN	% Total	BC	% Total
Without income	90	2.4%	3,795	2.9%	142,970	3.7%
Under \$10,000 (including loss)	555	15.3%	16,560	12.9%	573,315	15.4%
\$10,000 to \$19,999	855	23.6%	24,000	18.8%	653,915	17.5%
\$20,000 to \$29,999	585	16.1%	19,880	15.5%	503,290	13.5%
\$30,000 to \$39,999	440	12.1%	16,400	12.8%	424,330	11.4%
\$40,000 to \$49,999	350	9.6%	13,495	10.6%	366,220	9.8%
\$50,000 to \$59,999	215	5.9%	10,015	7.8%	286,310	7.7%
\$60,000 to \$69,999	155	4.3%	7,490	5.9%	222,975	6.0%
\$70,000 to \$79,999	135	3.7%	5,475	4.3%	171,625	4.6%
\$80,000 to \$89,999	100	2.8%	4,080	3.2%	134,090	3.6%
\$90,000 to \$99,999	60	1.7%	2,925	2.3%	96,825	2.6%
\$100,000 and over	180	5.0%	7,570	5.9%	294,475	7.9%
Total Reporting Income	3,630	100%	127,890	100%	3,727,360	100%
Median Income	\$47,795.00		\$62,349.00		\$69,995.00	
Average Income	\$62,927.00		\$77,868.00		\$90,354.00	

4.2.2 Household Income

Household income is used as an indicator of housing affordability, as it includes every person in a dwelling who may be contributing to paying for the housing costs. Gabriola Island has a lower household income than both the RDN and BC in all economic family compositions. The disparity between median



household incomes on Gabriola with those in the RDN and BC is particularly pronounced for families. The median income of lone parent families on Gabriola Island is 30% less than the RDN, and 47.2% less than BC as a whole. A similar disparity between Gabriola, the RDN and the province as a whole exists for couple families with children. Smaller disparities exist for families without children and those not in an economic family.

Table 4.10: Gabriola Island Median Household Income, 2015 (Statistics Canada 2017b)

Economic Family Composition	Gabriola	% Total	RDN	% Total	BC	% Total
Couple families with children	\$75,520	10.0%	\$104,867	17.6%	\$111,736	24.4%
Lone parent families	\$34,688	4.8%	\$45,102	8.7%	\$51,056	9.0%
Families without children	\$64,981	42.7%	\$74,504	33.5%	\$80,788	26.3%
Not in an economic family	\$23,536	42.3%	\$28,316	40.1%	\$31,255	40.2%
All Households	\$47,795	100%	\$62,349	100%	\$69,995	100%

Median household incomes for families on Gabriola Island have declined substantially in the period between the 2011 and 2016 Censuses, averaging -2.6% per year for families with children, and -3.1% per year for lone parent families. Meanwhile, the median income for families with children and those not in an economic family has remained static.

Table 4.11: Gabriola Island Changes 2011-2016 Median Household Income, 2015 (Statistics Canada 2017b)

Economic Family Composition	2011	2016	Change \$	Change %	Avg. %/yr
Couple families with children	\$86,632	\$75,520	-\$11,112	-12.8%	-2.6%
Lone parent families	\$40,988	\$34,688	-\$6,300	-15.4%	-3.1%
Families without children	\$64,772	\$64,981	\$209	0.3%	0.1%
Not in an economic family	\$23,567	\$23,536	-\$31	-0.1%	0.0%
All Households	\$48,133	\$47,795	-\$338	-0.7%	-0.1%

Household Income Distribution

Household income distribution can be used to determine an approximate numbers of affordable housing options for different income groups. While the median income of Gabriola Island is \$47,795, there is also a significant proportion (17.2%) of high income households, with \$100,000 in income and higher. This proportion of high income households is lower than the RDN (25.6%) and BC (32.3%).

Table 4.12: Gabriola Island Household Income Distribution, 2015 (Statistics Canada 2017b)

Total Income 2015	Gabriola	% Total	RDN	% Total	BC	% Total
Under \$5,000	55	2.6%	1,160	1.7%	43,415	2.3%
\$5,000 to \$9,999	55	2.6%	935	1.4%	27,140	1.4%
\$10,000 to \$14,999	105	4.9%	2,170	3.1%	55,745	3.0%

4.0 Gabriola Island Housing Needs

Total Income 2015	Gabriola	% Total	RDN	% Total	BC	% Total
\$15,000 to \$19,999	160	7.5%	3,130	4.5%	77,565	4.1%
\$20,000 to \$24,999	135	6.3%	3,435	5.0%	78,695	4.2%
\$25,000 to \$29,999	120	5.6%	2,985	4.3%	72,985	3.9%
\$30,000 to \$34,999	120	5.6%	3,440	5.0%	78,080	4.1%
\$35,000 to \$39,999	110	5.1%	3,430	5.0%	78,395	4.2%
\$40,000 to \$44,999	145	6.8%	3,375	4.9%	76,775	4.1%
\$45,000 to \$49,999	120	5.6%	3,115	4.5%	75,860	4.0%
\$50,000 to \$59,999	175	8.2%	5,950	8.6%	143,475	7.6%
\$60,000 to \$69,999	165	7.7%	5,405	7.8%	132,845	7.1%
\$70,000 to \$79,999	125	5.8%	4,715	6.8%	122,350	6.5%
\$80,000 to \$89,999	100	4.7%	4,300	6.2%	111,350	5.9%
\$90,000 to \$99,999	85	4.0%	3,730	5.4%	99,420	5.3%
\$100,000 and over	370	17.2%	17,610	25.6%	607,855	32.3%
Total Reporting Income	2,145		68,900		1,881,965	
Median Income	\$47,795.00		\$62,349.00		\$69,995.00	
Average Income	\$62,927.00		\$77,868.00		\$90,354.00	

The proportions of all household income groups on Gabriola Island earning \$39,999 and below have declined since 2005, while the highest income households have seen the most significant increase - 100% in the period between 2005 and 2015.

Table 4.13: Gabriola Household Income Distribution, 2005-2015

Household Income	2005	% Total	2010	% Total	2015	% Total	2005-2015	% Change
Under \$9,999	220	11.0%	130	6.3%	110	5.1%	-110	-50.0%
\$10,000 to \$19,999	295	14.8%	235	11.3%	265	12.4%	-30	-10.2%
\$20,000 to \$29,999	295	14.8%	225	10.8%	255	11.9%	-40	-13.6%
\$30,000 to \$39,999	270	13.5%	260	12.5%	230	10.7%	-40	-14.8%
\$40,000 to \$49,999	190	9.5%	205	9.9%	265	12.4%	75	39.5%
\$50,000 to \$59,999	125	6.3%	185	8.9%	175	8.2%	50	40.0%
\$60,000 to \$79,999	235	11.8%	235	11.3%	290	13.5%	55	23.4%
\$80,000 to \$99,999	180	9.0%	215	10.4%	185	8.6%	5	2.8%
\$100,000 and over	185	9.3%	170	8.2%	370	17.2%	185	100%
Total Reporting Income	1,995	100%	2,075	100%	2,145	100%	150	7.5%
Median Income	\$36,703		\$48,133		\$47,795		\$11,092	30.2%
Average Income	\$50,176		\$61,684		\$62,927		\$12,751	25.4%

Household Income Groups and Household Income Disparity

For ease of comparison with the 2015 SS HNA, this report uses the same income group definitions.

Table 4.14 provides the income range for each category, as defined in relation to Gabriola Island's



median income of \$47,795. **Table 4.15** provides a comparison of the proportion of these household income groups between Gabriola, the RDN and BC as a whole.

Table 4.14: Gabriola Island Household Income Groups, 2015 (Statistics Canada 2017b)

Income Groups	Definition	Income Range	Gabriola	% Total
Little to no income	under \$15,000	under \$15,000	215	10.6%
Low income	\$15,000 to 50% median	\$15,000 to \$24,999	295	14.6%
Low to moderate income	50% - 80% median	\$25,000 to \$39,999	350	17.3%
Moderate	80% - 100% median	\$40,000 to \$49,999	265	13.1%
Moderate to above moderate	100% - 120% median	\$50,000 to \$59,999	175	8.7%
Above moderate to high	120% - 150% median	\$60,000 to \$69,999	165	8.2%
High income	150% median +	\$70,000 and over	555	27.5%
All Households	\$47,795		2,145	100%

Income disparity on Gabriola Island is similar to the disparity found in the RDN and BC, although there are a greater proportion of little to no income households on Gabriola Island, at 10%, compared to the RDN (6.2%) and BC (6.7%).

Table 4.15: Gabriola Island Household Income Groups, 2015 (Gabriola, RDN, BC) (Statistics Canada 2017b)

Total Income 2015	Gabriola	% Total	RDN	% Total	BC	% Total
Median Income	\$47,795		\$62,349		\$69,995	
Little to no income	215	10.0%	4,265	6.2%	126,300	6.7%
Low income	295	13.8%	9,550	13.9%	307,325	16.3%
Low to moderate income	350	16.3%	13,360	19.4%	374,505	19.9%
Moderate	265	12.4%	5,950	8.6%	132,845	7.1%
Moderate to above moderate	175	8.2%	10,120	14.7%	122,350	6.5%
Above moderate to high	165	7.7%	4,300	6.2%	210,770	11.2%
High income	680	31.7%	21,340	31.0%	607,855	32.3%
Total	2,145	100%	68,885	100%	1,881,950	100%

4.3 Current Housing Supply

4.3.1 Existing Housing Stock

The housing supply on Gabriola Island is largely homogenous, dominated by single-detached dwellings, which form 93.4% of the total housing supply. This compares to the RDN proportion of single-detached homes at 65.2%, and BC at 44.1%. This lack of diversity in housing stock is a contributor to a lack of affordable rental and ownership options for a full range of income groups.

Gabriola Island's 2016 total of 2,135 private dwellings represents a 2.9% increase over the 2,075 reported in the 2011 Census.

Structure Type

Table 4.16: Gabriola Island Housing by Structure Type, 2016 (Statistics Canada 2017b)

Structure Type	Gabriola	% Total	RDN	% Total	BC	% Total
Single-detached house	1,995	93.4%	44,910	65.2%	830,660	44.1%
Apartment 5+ storeys	-	0.0%	1,320	1.9%	177,830	9.4%
Movable dwelling	55	2.6%	2,635	3.8%	49,290	2.6%
Semi-detached house	35	1.6%	2,985	4.3%	57,395	3.0%
Row house	-	0.0%	2,940	4.3%	147,830	7.9%
Apartment, duplex	15	0.7%	5,335	7.7%	230,075	12.2%
Apartment < 5 storeys	30	1.4%	8,640	12.5%	385,140	20.5%
Other single-attached house	5	0.2%	145	0.2%	3,755	0.2%
Total Private Dwellings	2,135	100%	68,910	100%	1,881,975	100%

It should be noted that these figures from the census are significantly different from the legally recognized numbers of duplexes and semi-detached houses. Gabriola Island Planners have confirmed that there are only two legally zoned duplexes based on grandfathering of the date of construction. The other semi-detached houses and other attached houses may reflect illegal housing units.

Housing Indicators and Tenure

Tables 4.17 and **4.18** show the total number and proportion of households in core housing need for renters and owners, respectively. A household is in core housing need if it falls below at least one of the three standards of adequacy, suitability or affordability. Adequacy refers to the condition of the home, and whether it requires major repairs according to residents. A suitable home is one that has enough bedrooms for the size and makeup of the household, and an affordable home is one that costs less than 30% of before-tax household income.

(https://www.cmhc-chl.gc.ca/en/hoficlincl/observer/observer_044.cfm).

Table 4.17: Gabriola Island Housing Indicators - Renters (Statistics Canada 2017b)

Households in Rented Dwellings	Gabriola	% Total	RDN	% Total	BC	% Total
Adequacy: major repairs needed	35	9.6%	1,425	8.0%	44,120	7.4%
Suitability: not suitable	15	4.1%	1,105	6.2%	59,485	9.9%
Affordability: 30% or more of household income is spent on shelter costs	190	52.1%	8,550	47.8%	255,960	42.7%
Adequacy, suitability or affordability: major repairs needed, or not suitable, or 30% or more of household income is spent on shelter costs	210	57.5%	9,900	55.3%	315,465	52.6%



4.0 Gabriola Island Housing Needs

Lack of affordable rental housing appears to be a more significant issue on Gabriola Island than in the RDN or BC. The 2016 Census data shows that 52.1% of Gabriola Island households that rent are spending more than 30.0% of household income on shelter costs. This compares to 47.8% of households in the RDN, and 42.7% for BC.

Other indicators are similar or better than in the RDN or BC, with slightly more rental dwellings in need of major repairs, but a lower rate of un-suitable housing on Gabriola as compared to the RDN and BC.

Table 4.18: Gabriola Island Housing Indicators - Owners (Statistics Canada 2017b)

Households in Owned Dwellings	Gabriola	% Total	RDN	% Total	BC	% Total
Adequacy: major repairs needed	150	8.4%	2,510	4.9%	66,915	5.2%
Suitability: not suitable	15	0.8%	670	1.3%	37,540	2.9%
Affordability: 30% or more of household income is spent on shelter costs	355	19.9%	8,070	15.8%	256,250	20.0%
Adequacy, suitability or affordability: major repairs needed, or not suitable, or 30% or more of household income is spent on shelter costs	460	25.8%	10,365	20.4%	332,015	26.0%

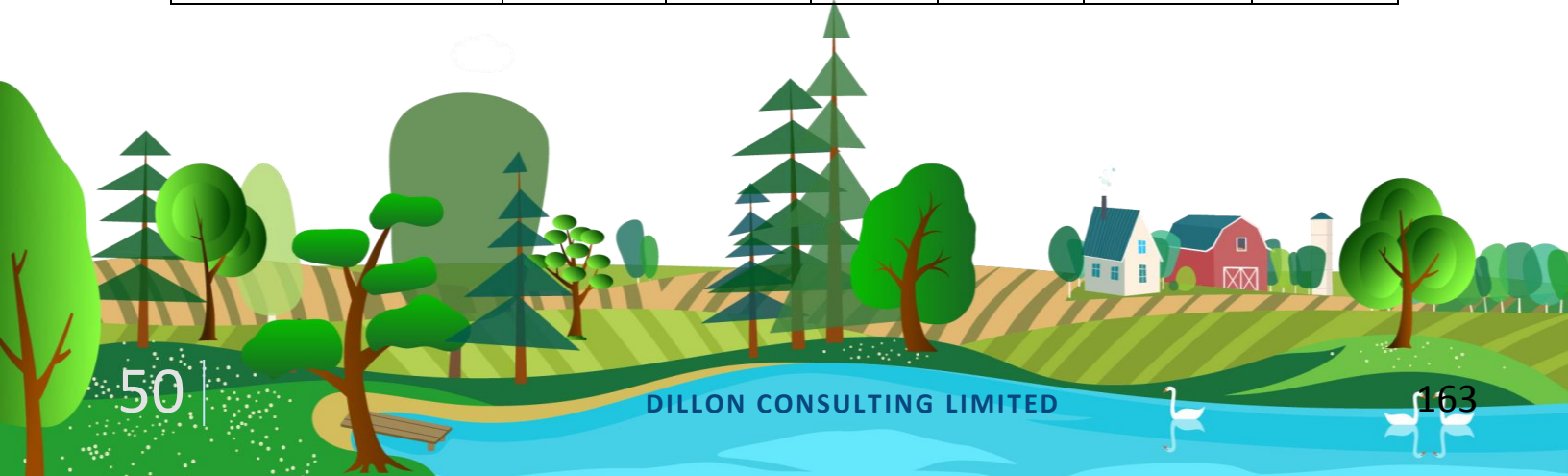
Compared to rental households, the rate of households in owned dwellings in core housing need on Gabriola Island were universally lower. While 19.9% of owner households on Gabriola Island report spending 30% or more of household income on shelter, 52.1% of renter households report spending more than 30%. While Gabriola's core housing need rate is similar to that of the RDN and BC for suitability and affordability, the island has a higher rate of dwellings in need of major repairs, at 8.4%, compared to 4.9% in the RDN and 5.2% in BC.

Age of Housing Stock

Gabriola Island's housing stock is generally similar in age to that of the RDN and BC; although, there is a lesser proportion of homes built in 1960 or before, and a greater proportion of homes built between 1991 and 2000. Also notable is that the proportion of homes on the island built since 2011 is lower for Gabriola (4.7%) than the RDN (6.1%) or BC (7.2%).

Table 4.19: Gabriola Island Dwelling Age (Statistics Canada 2017b)

Construction Period	Gabriola	% Total	RDN	% Total	BC	% Total
1960 or before	85	4.0%	7,685	11.2%	267,560	14.2%
1961 to 1980	615	28.7%	19,585	28.4%	559,485	29.7%
1981 to 1990	360	16.8%	11,200	16.3%	289,565	15.4%
1991 to 2000	610	28.5%	14,905	21.6%	331,865	17.6%
2001 to 2005	155	7.2%	4,995	7.2%	125,335	6.7%
2006 to 2010	215	10.0%	6,335	9.2%	171,945	9.1%



4.0 Gabriola Island Housing Needs

2011 to 2016	100	4.7%	4,195	6.1%	136,210	7.2%
Total	2,140	100%	68,900	100%	1,881,965	100%

As noted above, much of the housing constructed in the 1950s and 1960s were cottages for summer vacation use only.

Non-Resident Ownership

At 71.7%, Gabriola Island's rate of dwellings occupied by usual residents is lower than that of the RDN (94.0%) and BC (91.0%). The percentage of dwellings occupied by the usual residents on Gabriola Island has decreased by 1.5% since 2006.

Table 4.20: Gabriola Island Dwellings Occupied by Usual Residents 2006-2016

Census Year	Gabriola	% Total	RDN	% Total	BC	% Total
2016	2143	71.7%	68,904	94%	1,881,969	91%
2011	2075	69.9%	64,463	91.2%	1,764,637	90.7%
2006	1998	72.8%	59,870	93.6%	1,642,715	91.9%
% Change 2006-2016		-1.5%		0.0%		-0.7%

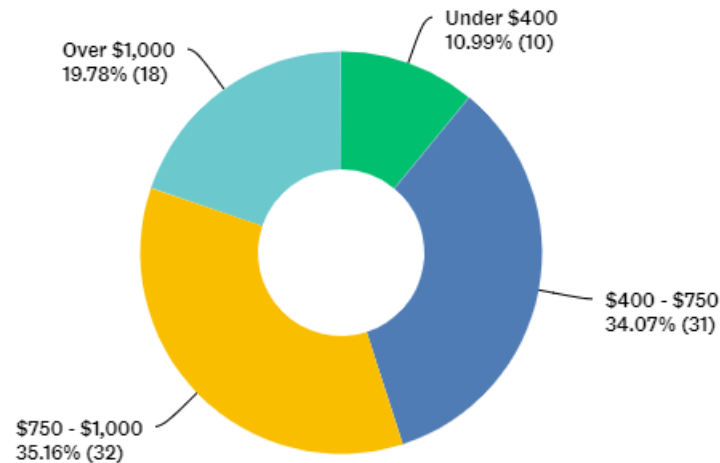
4.3.5 Rental Availability and Affordability

Private Market Listings

The CMHC does not conduct rental market surveys for Gabriola Island, and there is no formal inventory of rental properties conducted on the island. The information provided here is not comprehensive, but provides a general 'snapshot' of rental availability and cost on Gabriola. A more complete rental market survey would provide a more accurate picture of rental availability and cost on the island. The information here has been gathered from a variety of sources, including the Gabriola Home Rentals Facebook group, Padmapper.com, and the Gabriola Sounder Classifieds.



Figure 4.2: What is your monthly rent?



A January 2018 search on Padmapper.com shows no long-term rental options for Gabriola Island, while 12 short-term/vacation (AirBnB) rental options are available. These listings range from \$1,251 to \$3,276 per month for a room, and \$2,899 to \$5,077 per month for a full home. Similarly, the Gabriola Home Rentals Facebook group has few homes available for rent, with a much greater number of members posting in search of homes to rent than offering.

The online survey asked respondents what their monthly rent was. While this information is far from a complete picture of the rental market on Gabriola Island, it paints a picture of a severe lack of affordable housing rental options. While many respondents to a survey conducted for this assessment reported that their rents were in the affordable ranges (provided in **Section 4.4.1**), there appears to be an overall lack of available units in these price ranges.

Social Housing

There is currently no social housing or assisted living on Gabriola Island. The Gabriola Retirement Village is a private development that provides cottages for rent or purchase at affordable rates. Gabriola Garden Homes is a three storey condominium building originally built by the Lions Club but in the absence of a Housing Agreement, it is a free market development geared to seniors. The Gabriola Housing Society advocates in support of affordable housing in many forms.

4.3.6 Homeowner Options

Current Listings

Table 4.21 provides MLS listings as of January 24, 2018 to provide an understanding of housing currently available for purchase on Gabriola Island. The table also includes the income required for ownership, based on an assumption that no more than 30% of income is used for shelter costs, \$200/month in costs of ownership, 75% loan, 25 year amortization period, and 4% interest.

There were a total of 17 listings on this date, with an average price of \$1,206,747 and median price of \$525,000. A relatively small number of higher priced homes (above \$1,000,000) skew the average substantially higher than the median price. While the number of available listings is relatively low, there is presently a range of home price categories available on the island. Also of note is the fact that all of the homes available for purchase on this date were single family dwellings.

Table 4.21: Gabriola Island MLS Listings, January 2018

Price Range	# Listed	Average Cost	Income Required
\$0 - \$149,999	-		
\$150,000 - \$199,999	-		
\$200,000 - \$299,999	1	\$275,000	\$51,547
\$300,000 - \$399,999	4	\$362,975	\$65,477
\$400,000 - \$499,999	3	\$458,633	\$80,625
\$500,000 - \$599,999	1	\$525,000	\$91,134
\$600,000 - \$699,999	-		
\$700,000 - \$799,999	2	\$749,500	\$126,684
\$800,000 - \$899,999	1	\$899,900	\$150,500
\$900,000 - \$999,999	-		
\$1,000,000 - \$1,499,999	1	\$1,100,000	\$182,186
\$1,500,000 - \$1,999,999	-		
\$2,000,000 - \$2,499,999	-		
\$2,500,000 - \$2,999,999	2	\$2,644,000	\$426,680
\$3,000,000 - \$3,499,999	-		
\$3,500,000 - \$3,999,999	1	\$3,600,000	\$578,064
\$4,000,000 - \$4,499,999	-		
\$4,500,000 - \$4,999,999	1	\$4,500,000	\$720,580
\$5,000,000 and up	-		
Total	17		
Average \$		\$1,206,747.06	\$199,090
Median \$		\$525,000.00	\$91,134



Census Reported Dwelling Values

Dwelling values are self-reported by owners in census data and may be based on their tax assessed value. **Table 4.22** illustrates the median value of dwellings on Gabriola Island. The only structure type represented in this data is single-detached and single-attached houses, which reflects the predominance of single family homes on Gabriola Island. The median total dwelling value Gabriola Island (\$375,448) is lower than that of the RDN (\$390,750) and BC (\$500,874).

Table 4.22: Gabriola Island Median Value by Structure Type, 2016 (Census 2016)

Median Value by Structure Type	Gabriola	RDN	BC
Single-detached House	\$375,544	\$400,980	\$552,543
Apartment building 5+ storeys	\$-	\$348,641	\$478,755
Moveable dwelling	\$-	\$85,469	\$96,346
Semi-detached house	\$-	\$348,860	\$465,907
Row house	\$-	\$254,185	\$420,176
Apartment, duplex	\$-	\$399,780	\$898,875
Apartment building, less than 5 storeys	\$-	\$230,070	\$311,066
Other single-attached house	\$300,512	\$300,941	\$469,666
Total Private Dwellings	\$375,448	\$390,750	\$500,874
Gabriola \$ Difference		-\$15,302	-\$125,426
Gabriola % Difference		-4.1%	-33.4%

4.4 Housing Affordability

4.4.1 Affordability Targets

Household Type

Housing affordability is defined in **Section 1.1** of this report. Housing is generally considered affordable if it meets suitability and adequacy standards, and does not cost more than 30% of total household income. Based on these assumptions, **Table 4.23** provides affordability for different household groups, based on median incomes of each group as provided in the 2016 Census. The percentage of the total population for each group is also provided, to indicate the ideal percentage of total available housing units available for each household type and income level.

Affordable purchase price was calculated based on an assumed 4% interest rate, 25 year amortization, and 75% loan-to-value ratio. To allow comparison with the SS HNA, the homeowner monthly shelter costs includes \$200 for taxes, insurance and utilities.



4.0 Gabriola Island Housing Needs

Based on these assumptions, **Table 4.23** provides affordability for different household groups, based on median incomes of each group as provided in the 2016 Census. The percentage of the total population for each group is also provided, to indicate the ideal percentage of total available housing units available for each household type and income level.

Table 4.23: Gabriola Island Household Affordability Targets

Household Affordability Targets	Gabriola	% Population	Median Income	Affordable Rent	Affordable Purchase
Couple families with children	230	10.0%	\$75,520	\$1,888	\$427,000
Lone parent families	110	4.8%	\$34,688	\$867	\$169,000
Families without children	980	42.7%	\$64,981	\$1,625	\$360,000
Not in an economic family	970	42.3%	\$23,536	\$588	\$99,000
All Households (2015)	2290	100%	\$47,795	\$1,195	\$252,000

Income Groups and Ideal Affordable Housing Supply

Table 4.24 provides a detailed breakdown of the ideal number of housing units available for each of the income groups identified in **Table 4.14** above, based on the percentage of the total households each group comprises. Affordable rent and purchase prices have been calculated using the same assumptions and benchmarks as previously identified in this report.

For example, for the “low to moderate” income group, there would ideally be 355 units available at a monthly rent of \$813 or lower. As another example, for the “moderate to above moderate” income group, there would ideally be 175 housing units at a purchase price of \$297,000 or less. This still requires that these low and moderate income households would need to provide a down payment in the range of \$59,400 to \$74,250.

As an illustration of how this table can be used, it indicates that 45% of households (all households below moderate income of \$40,000) need rental housing \$938/month or less. As another example, 11.2% of households can afford a home with a purchase price of \$581,000.

Table 4.24: Gabriola Island Ideal Housing Supply - Rental and Purchase Prices

Income Groups	Income Range	#	% Households	Average Income	Affordable Rent	Affordable Purchase
Little to no income	Under \$5,000	65	3.0%	\$5,000	\$125	n/a
	\$5,000 to \$9,999	50	2.3%	\$7,500	\$188	n/a
	\$10,000 to \$14,999	110	5.1%	\$12,500	\$313	\$29,000



Income Groups	Income Range	#	% Households	Average Income	Affordable Rent	Affordable Purchase
Low income	\$15,000 to \$19,999	165	7.7%	\$17,500	\$438	\$60,000
	\$20,000 to \$24,999	145	6.8%	\$22,500	\$563	\$92,000
Low to moderate income	\$25,000 to \$29,999	145	6.8%	\$27,500	\$688	\$124,000
	\$30,000 to \$34,999	135	6.3%	\$32,500	\$813	\$155,000
	\$35,000 to \$39,999	150	7.0%	\$37,500	\$938	\$187,000
Moderate	\$40,000 to \$44,999	155	7.2%	\$42,500	\$1,063	\$218,000
	\$45,000 to \$49,999	105	4.9%	\$47,500	\$1,188	\$250,000
Moderate to above moderate	\$50,000 to \$59,999	215	10.0%	\$55,000	\$1,375	\$297,000
Above moderate to high	\$60,000 to \$69,999	150	7.0%	\$65,000	\$1,625	\$360,000
High income	\$70,000 to \$79,999	125	5.8%	\$75,000	\$1,875	\$424,000
	\$80,000 to \$89,999	115	5.4%	\$85,000	\$2,125	\$487,000
	\$90,000 to \$99,999	75	3.5%	\$95,000	\$2,375	\$550,000
	\$100,000 +	240	11.2%	\$100,000	\$2,500	\$581,000
Median Income		2,145	100%	\$47,795	\$1,195	\$252,000

4.5 Community Perspectives

For a description of methods, please see **Section 1.2 - Approach and Methods**.

4.5.1 Stakeholder/Key Informants Interviews

During the course of this study, both Local Trustees (Heather O’Sullivan and Melanie Mamoser) and the Regional RDN Director (Howard Houle) were interviewed individually. In addition, there was a meeting with the Gabriola Housing Society representatives and a round table of key stakeholders held to capture comments and concerns regarding housing on Gabriola.

The stakeholder meeting included representatives from the Chamber of Commerce, local realtors, Sustainable Gabriola, employers and People for a Healthy Community. The group recognized that while seniors were a group in need and that this group would continue to grow for the next 20 years, there was a significant need for housing for the employees of the island businesses.

4.5.2 Online Survey

Islands Trust posted the survey on the website and hard copies were provided at People for a Healthy Community for clients to complete on a Food Bank Lunch Social day. There were a total of 404 responses to the Gabriola Island Housing Needs Assessment survey, representing approximately 10% of

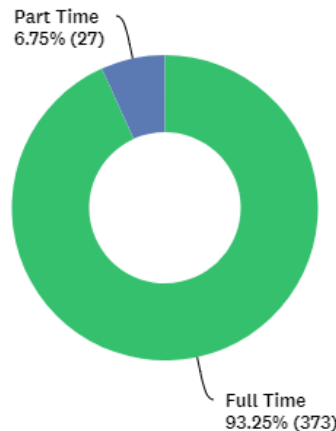


4.0 Gabriola Island Housing Needs

the total population. The survey results illustrate the fact that housing is an ongoing topic of interest for Gabriola residents. This section provides a summary of input gathered from the community through the survey. Full survey results can be found in **Appendix B**. Of the respondents, 93% were usual residents and 77% of the respondents owned their own homes.

A majority of survey respondents stated that they live on Gabriola island full-time. This percentage (93%) is higher than the number of dwellings occupied by usual residents (71.7%), as indicated in the 2016 Census data.

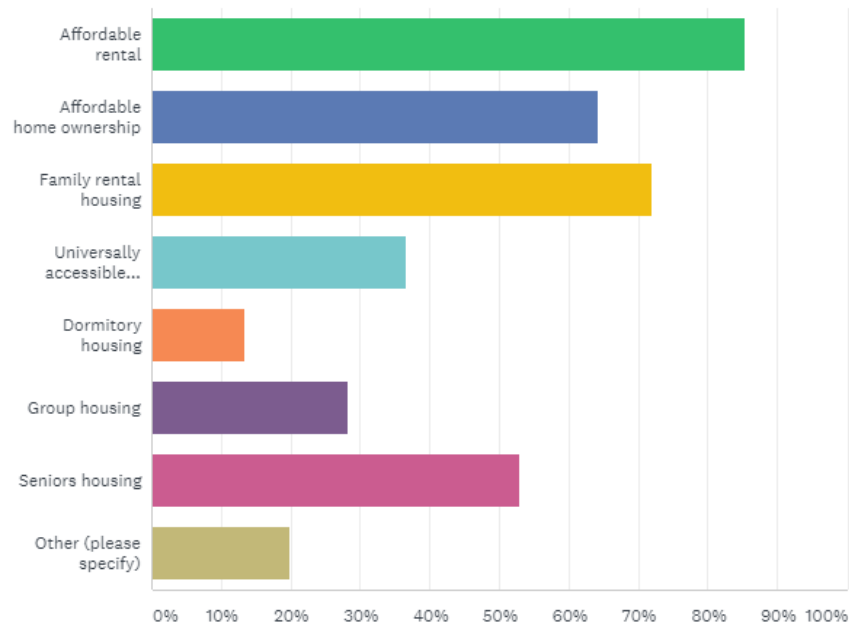
Figure 4.3: Are you a full-time resident or a part-time / seasonal resident?



Survey respondents indicated that affordable rental was the top housing gap on Gabriola Island, followed by family rental housing and affordable rental housing. This mirrors the findings of the quantitative analysis above, which illustrated that a much greater proportion of renters on Gabriola Island are in housing that is unaffordable relative to income.



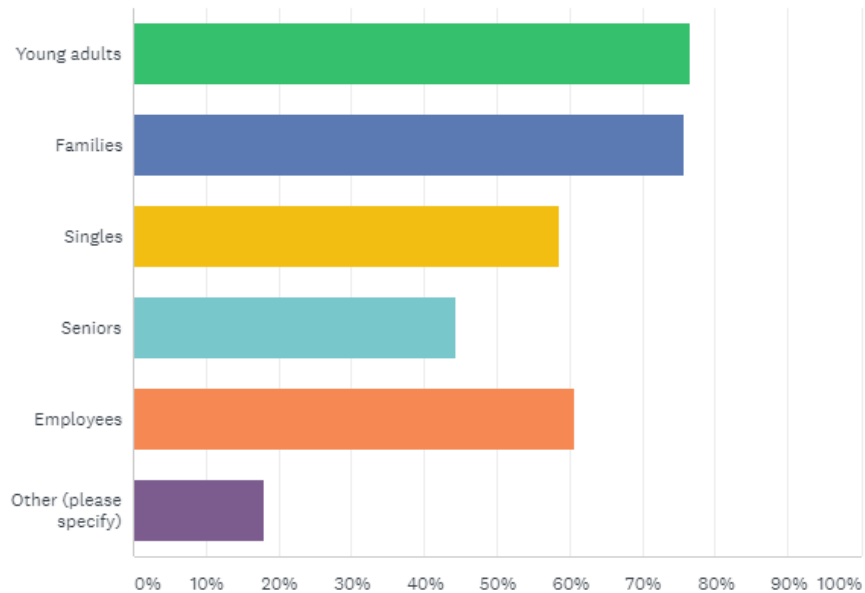
Figure 4.4: What housing supply gaps currently exist on your island? (check all that apply)



When asked what groups are not able to access housing on Gabriola, survey respondents indicated that housing is not accessible to young adults and families, although respondents indicated that affordability was an issue for many different groups on Gabriola Island.

4.0 Gabriola Island Housing Needs

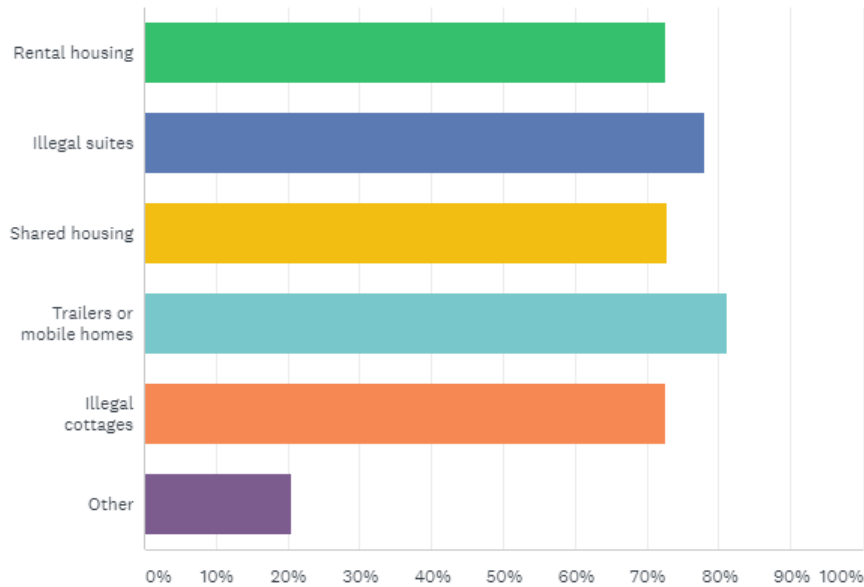
Figure 4.5: What groups are not able to access housing on your island? (check all that apply)



Because rental accommodation is so scarce on Gabriola Island, the survey asked where people who need affordable housing live on Gabriola Island. The survey results indicated residents in need of affordable housing find it by a variety of means. Illegal suites and cottages were high among the responses, indicating that the current housing market is not providing sufficient 'legitimate' housing options. This is reflected in the responses to Question 20 of the survey: Are you aware of people living in illegal and inappropriate housing on your island? 74% of respondents said yes to this question.

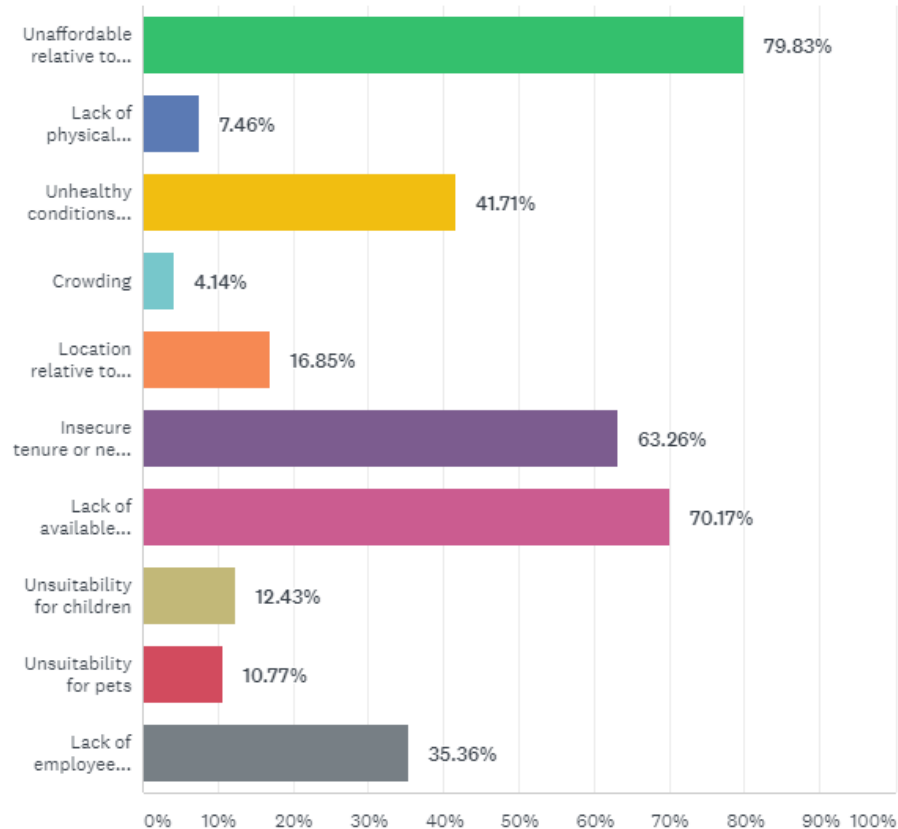


Figure 4.6: Where do the people that need affordable housing currently live on your island?



Respondents were asked to select the top three housing challenges faced by people on Gabriola Island. Survey respondents felt that the most important housing challenges faced by Gabriola Island were unaffordability relative to income, lack of available options and insecure tenure or need for frequent moves. This lack of affordability and insecure tenure are reflected by the rental market data above, that indicated very few long-term rental homes available on the island. The majority of available rental homes appear to be targeted to seasonal or vacation rentals.

Figure 4.7: Please select the top three housing challenges faced by your island



4.6 Affordable Housing Gaps

It appears there are four main groups that are unable to access appropriate, affordable, accessible and secure rental housing. These groups are:

- Low income seniors;
- Young singles;
- Families; and
- Older singles.

Gabriola has a significant vulnerable population. With over 150 people each week being served by the Food Bank, many seniors receiving Meals on Wheels, and a number of residents currently on various social and welfare programs, it is evident that there are several vulnerable populations on Gabriola Island. The anecdotal information in the survey and from the stakeholder meetings identified many



people who live in tents, in their vehicles and in substandard housing (garden sheds with an extension cord for power with no cooking or bathroom facilities). Quantitative analysis shows 25% of people with low or no income.

Gabriola has never conducted a homelessness count but it would be valuable information to have to assist with the quantification of the housing needs.

There are approximately 650 seniors that currently live alone. One of the assumptions is that over the next 10 years, these people will age to the point where they are unable to live alone and will be in need of assisted living. Assuming that half of these seniors remain on Gabriola, over the next 10 years they will age and begin to need special housing needs. It is assumed that this would transition for the need of 32 seniors housing units per year over the next 10 years. With two 'seniors' developments (the Lions Seniors Facility and the Retirement Cottages) along with services that allow people to age in their own homes such as Meals on Wheels and Homecare services, seniors housing, and services on Gabriola Island have been partially addressed.

The Bylaw Enforcement Office has indicated that there are currently 17 open files of illegal residences. Because Bylaw enforcement is by complaint only, and complaints are approximately 10% of the actual illegal activity, it is assumed that there are an additional 170 illegal housing units on the island. Some of these people are assumed to have been counted in the census (55 semi-detached houses) while others are not captured in the census due to the owners and the tenants avoiding exposure. Many of these people are employed on Gabriola Island in the service industry and often have multiple part-time jobs. Many jobs on Gabriola are not full-time (so the employer does not have to provide benefits) and so people are forced to have multiple part-time jobs to earn a living wage. These people are also vulnerable and are often the people that are forced to move several times a year to accommodate the summer or seasonal rentals.

4.7 Conclusion and Recommendations

Should the population of Gabriola grow in relation to the Region to 5,295 by 2041, it will require an increase in residential units of 686 units or 28 units per year, and with 42.6% of these units needing to be "affordable", Gabriola would require 12 affordable housing units per year. This can be accomplished by a number of actions:

- Local not-for-profit organizations can acquire land through donation and apply for funding to construct affordable housing;



4.0 Gabriola Island Housing Needs

- The Local Trust Committee can strengthen their affordable housing policies and direction in the OCP to support various forms of affordable housing; and
- The Local Trust Committee could consider entering into Housing Agreements with individual owners of housing and not-for-profit organizations to ensure affordable housing stays affordable in the long-term.



5.0 Gambier and Keats Islands Housing Needs

Gambier, Keats and the other islands within the Local Trust Area are accessed by a BC Ferries contracted water taxi originating out of Langdale Terminal. Various private water taxis provide service to points around the community nodes closer to Horseshoe Bay and off the Sunshine Coast. There is no car ferry access to any of the islands in this area. In addition, they have very small populations; as such, much of the census material is not broken down by island. Gambier and Keats Islands are located within the Sunshine Coast Regional District (SCRD).

5.1 Demographics and Population

The following information provides a summary of the current population and demographic breakdown as well as the projections for the future. Gambier and Keats Islands are within the same DPL; therefore, grouped throughout this report.

5.1.1 Population 2016

Demographics and Age

The 2016 Census indicates that the combined population of Gambier and Keats Islands is 240. The population is older than the SCRD and the population of BC, with notably higher rates of those between 55 and 74 years of age. The median age for Gambier and Keats Islands is 61.4 compared to 54.9 for SCRD and 43.0 for BC. **Table 5.1** and **Figure 5.1** illustrate the population of Gambier Island, compared to the SCRD and BC.

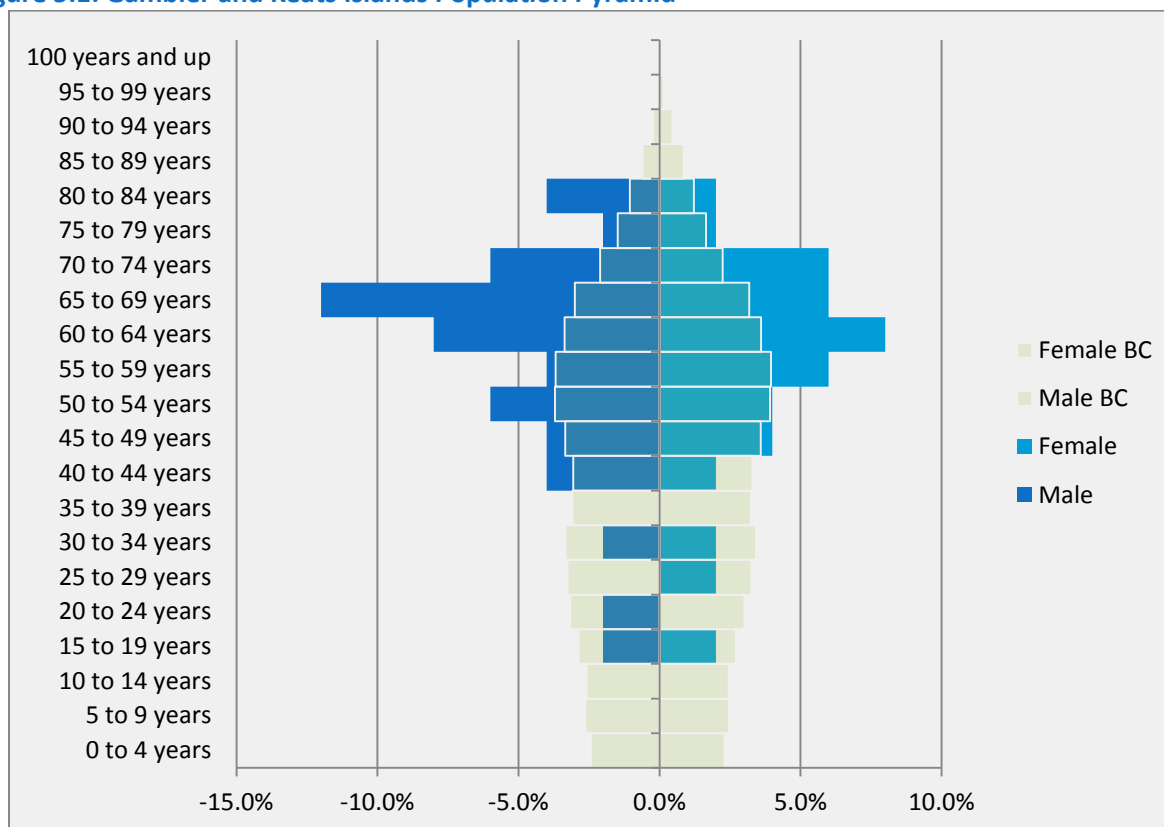
Table 5.1: Gambier and Keats Islands Age Categories (Statistics Canada 2017c)

Ages - 2016	Gambier and Keats	% Total	SCRD	% Total	BC	% Total
0 to 4 years	-	0.0%	525	3.7%	220,625	4.7%
5 to 14 years	-	0.0%	1,215	8.5%	470,760	10.1%
15 to 19 years	5	2.1%	705	4.9%	258,980	5.6%
20 to 24 years	5	2.1%	555	3.9%	287,560	6.2%
25 to 44 years	30	12.5%	2,465	17.2%	1,208,030	26.0%
45 to 54 years	35	14.6%	1,885	13.1%	676,740	14.6%
55 to 64 years	65	27.1%	2,810	19.6%	679,020	14.6%
65 to 74 years	75	31.3%	2,655	18.5%	489,305	10.5%
75 to 84 years	20	8.3%	1,135	7.9%	250,480	5.4%

5.0 Gambier and Keats Island Housing Needs

Over 85	5	2.1%	405	2.8%	109,190	2.3%
Totals	240	100.0%	14,355	100.0%	4,650,690	100.0%
Median Age	61.4		54.9		43.0	

Figure 5.1: Gambier and Keats Islands Population Pyramid



Seniors and Retirees

Table 5.2 provides a more detailed breakdown of the senior population on Gambier and Keats Islands. Senior population is defined here as 55 and over. According to the 2016 Census, over 68.8% of Gambier and Keats Islands residents are over the age of 55, higher than the SCRD (48.8%) and BC (32.9%).

Further, when compared to the SCRD and BC, Gambier and Keats Islands has more residents aged 60 to 74 years of age. However, less of the proportion of residents are aged 75 years and above. This could indicate that seniors may be 'aging out' of the island due to a lack of suitable housing.

Table 5.2: Gambier and Keats Islands Seniors Ages (Statistics Canada 2017c)

Senior's Ages	Gambier and Keats	% Total	SCRD	% Total	BC	% Total
55 to 59 years	25	15.2%	1,285	18.3%	354,925	23.2%



5.0 Gambier and Keats Island Housing Needs

Senior's Ages	Gambier and Keats	% Total	SCRD	% Total	BC	% Total
60 to 64 years	40	24.2%	1,525	21.8%	324,095	21.2%
65 to 69 years	45	27.3%	1,495	21.3%	287,520	18.8%
70 to 74 years	30	18.2%	1,160	16.6%	201,785	13.2%
75 to 79 years	10	6.1%	665	9.5%	145,225	9.5%
80 to 84 years	10	6.1%	470	6.7%	105,255	6.9%
Over 85	5	3.0%	405	5.8%	109,190	7.1%
Totals	165	100.0%	7,005	100.0%	1,527,995	100.0%
% Total Population		68.8%		48.8%		32.9%

5.1.2 Household Characteristics

Household Composition

This report uses statistics for households as they better represent residential dwellings units rather than individuals. Gambier and Keats Islands have a much lower proportion of families with children (10.0%) than the SCRd (25.3%) and BC (35.5%). In the case of lone parent families, the composition is similar.

Table 5.3 shows the household composition for Gambier and Keats Islands, compared to SCRd and BC in more detail.

Table 5.3: Gambier and Keats Islands Household Composition (Statistics Canada 2017c)

Household Composition	Gambier and Keats	% Total	SCRd	% Total	BC	% Total
Families with children	15	10.0%	3,540	25.3%	668,035	35.5%
Lone parent families	5	3.3%	1,205	8.6%	197,940	10.5%
Families without children	65	43.3%	5,175	37.0%	527,700	28.0%
One person households	60	40.0%	4,615	33.0%	541,915	28.8%
Multiple census family households	5	3.3%	185	1.3%	55,620	3.0%
Two or more person non-census family households	5	3.3%	480	3.4%	88,705	4.7%
Total Households	150	100%	13,995	100%	1,881,975	100%

Table 5.4 shows the trends in household composition on Gambier and Keats Islands over a five year period. There has been an increase of 15 households (11.1%) on Gambier and Keats Islands over this period. The total number of one person households and lone parent families has also increased over the same period. There has been a 33.3% decrease in the number of “other households” (multi-family and two or more person non-census family households) on Gambier and Keats Islands over a five year period. This could indicate a reduction of housing affordability to those not defined as census families, but living in the same household (roommates), as well as families sharing homes.

5.0 Gambier and Keats Island Housing Needs

Table 5.4: Gambier and Keats Islands Household Composition (2011, 2016 Census)

Household Composition	2011	2016	5 Year Change	% Change
Families with children	15	15	0	0.0%
Families without children	5	5	0	0.0%
Lone parent families	55	65	10	18.2%
One person households	50	60	10	20.0%
Other households	15	10	-5	-33.3%
Total Households	135	150	15	11.1%
Average Household Size	1.8	1.8	0.0	0.0%

Tenure – Rental and Ownership

Table 5.5 shows the breakdown of home ownership compared to rental units on Gambier and Keats Islands, SCRD, and BC. Only 7.1% of all households are rented on Gambier and Keats Islands, compared to 22% in the SCRD and 31.9% in BC. This results in less rental opportunities on Gambier and Keats Islands.

Table 5.5: Gambier and Keats Islands Household Tenure (Statistics Canada 2017c)

Household Tenure	Gambier	% Total	SCRD	% Total	BC	% Total
Rented	10	7.1%	3,080	22.0%	599,360	31.9%
Owned	130	92.9%	10,890	78.0%	1,279,020	68.1%
Total Households	140	100%	13,970	100%	1,878,380	100%

Household tenure data was not available at the census level for 2006 and 2011 on Gambier and Keats Islands; therefore, household tenure over time could not be calculated.

Household Sizes

Table 5.6 shows household size on Gambier and Keats Islands compared to SCRD and BC. Reflective of the household composition, there is a higher proportion of one person (41.4%) and two person (48.3%) households on Gambier and Keats Islands when compared to the SCRD (33% and 42.7%) and BC (28.8% and 35.3%). 89.7% of residents on Gambier and Keats Islands live in one or two person households. The average number of persons per household on Gambier and Keats Islands is 1.7 which is lower than that of the SCRD (2.1) and BC (2.4).

Table 5.6: Gambier and Keats Islands Household Sizes (Statistics Canada 2017c)

Household Size	Gambier and Keats	% Total	SCRD	% Total	BC	% Total
1 person	60	41.4%	4,615	33.0%	541,910	28.8%
2 persons	70	48.3%	5,975	42.7%	663,770	35.3%
3 persons	5	3.4%	1,625	11.6%	277,690	14.8%
4 persons	5	3.4%	1,225	8.8%	243,125	12.9%



Household Size	Gambier and Keats	% Total	SCRD	% Total	BC	% Total
5 or more persons	-	0.0%	555	4.0%	155,470	8.3%
# Private households	145	97%	13,995	100%	1,881,970	100%
# Persons in private households	245		29,370		4,560,240	
Average # Persons	1.7		2.1		2.4	

5.2 Income 2015

The 2016 Census captures the income from the previous year, in this case, 2015. Detailed income information for Gambier and Keats Islands is not available. Statistics Canada is not able to provide this data due to a small population, as privacy issues may result. Only the median incomes were reported at the island level. **Table 5.7** shows the median income for Gambier and Keats Islands compared to SCRD and BC. The median reported income for Gambier and Keats Islands is lower than SCRD and BC.

Table 5.7: Gambier and Keats Islands Median Income (Statistics Canada 2017c)

Total Income 2015	Gambier	SCRD	BC
Median Income	\$53,888	\$60,279	\$69,995

5.3 Current Housing Supply

5.3.1 Existing Housing Stock

Structure Type

The housing supply on Gambier and Keats Islands is 100% single-detached dwellings. This is higher than the SCRD (79.7%) and BC (44.1%). Lack of diversity in housing stock can be a contributor to a lack of affordable rental and ownership options for a full range of income groups and family compositions. This relationship is shown in **Table 5.8**.

Table 5.8: Gambier and Keats Islands Housing by Structure Type, 2016 (Statistics Canada 2017c)

Structure Type	Gambier	% Total	SCRD	% Total	BC	% Total
Single-detached house	140	100.0%	11,150	79.7%	830,660	44.1%
Apartment 5+ storeys	-	0.0%	100	0.7%	177,830	9.4%
Movable dwelling	-	0.0%	505	3.6%	49,290	2.6%
Semi-detached house	-	0.0%	275	2.0%	57,395	3.0%
Row house	-	0.0%	575	4.1%	147,830	7.9%
Apartment, duplex	-	0.0%	490	3.5%	230,075	12.2%
Apartment < 5 storeys	-	0.0%	880	6.3%	385,140	20.5%
Other single-attached house	-	0.0%	20	0.1%	3,755	0.2%
Total Private Dwellings	140	100%	13,995	100%	1,881,975	100%

Housing Indicators and Tenure

Statistics Canada data for housing indicators was not available at the DPL geographic level for this report.

Age of Housing Stock

Table 5.9 shows the period of construction of dwellings on Gambier and Keats Islands, compared to SCRD and BC. Interestingly, construction on Gambier and Keats Islands prior to 2000 mirrored BC. Gambier and Keats Islands experienced five years of no growth between 2001 and 2005 but since has experienced 11.1% growth rates in consecutive census periods.

Table 5.9: Gambier and Keats Islands Dwelling Age (Statistics Canada 2017c)

Construction Period	Gambier	% Total	SCRD	% Total	BC	% Total
1960 or before	20	14.8%	1,360	9.7%	267,560	14.2%
1961 to 1980	35	25.9%	3,825	27.3%	559,485	29.7%
1981 to 1990	25	18.5%	2,375	17.0%	289,565	15.4%
1991 to 2000	25	18.5%	2,985	21.3%	331,865	17.6%
2001 to 2005	0	0.0%	1,180	8.4%	125,335	6.7%
2006 to 2010	15	11.1%	1,415	10.1%	171,945	9.1%
2011 to 2016	15	11.1%	855	6.1%	136,210	7.2%
Total	135	100%	13,995	100%	1,881,965	100%

Non Resident Ownership

Table 5.10 shows the portion of dwellings on Gambier and Keats Islands which are occupied by usual residents. Usual place of residence applies to those who own multiple properties. At 13.1%, Gambier and Keats Islands rate of dwellings occupied by usual residents is much lower than that of the SCRD (80.5%) and BC (91.2%). This indicates that there are a high proportion of vacation properties on Gambier and Keats Islands.

Table 5.10: Gambier and Keats Islands Dwellings Occupied by Usual Residents 2011-2016

Census Year	Gambier	% Total	SCRD	% Total	BC	% Total
2016	143	13.1%	13,995	80.5%	1,881,969	91%
2011	133	14.2%			1,764,637	90.7%
% Change 2011-2016		-1.1%				-0.7%



5.3.2 Rental Availability and Affordability

Private Market Listings

The CMHC does not conduct rental market surveys for Gambier and Keats Islands, and there is no formal inventory of rental properties conducted on the Gambier and Keats Islands. The rental housing market is extremely limited for Gambier and Keats Islands. As of January 2018, there were no long-term homes available for rent in public listings on Craigslist, Padmapper, or Kijiji. A search on AirBnB found four vacation rental properties available.

While this information is far from a complete picture of the rental market on Gambier and Keats Islands, it begins to paint a picture of a lack of affordable housing rental options. The survey also discussed reported rents; however, there were no responses to the survey from renters on Gambier and Keats Islands.

Social Housing

There is no social housing or supported housing on either Gambier or Keats Islands.

5.3.3 Homeowner Options

Current Listings

Table 5.11 below provides MLS listings as of January 30, 2018 to provide a snapshot of housing currently available for purchase on Gambier and Keats Islands. The table also includes income required for ownership, based on an assumption that no more than 30% of income is used for shelter costs, \$200/month in costs of ownership, 75% loan over a 25 year amortization period, and 4% interest.

There were a total of six listings available on Gambier and Keats Islands, with an average price of \$546,500 and a median price of \$441,500. While the number of available listings is relatively low, there is presently a range of home price categories available on Gambier and Keats Islands. It is noted that all homes available for purchase on this date were single family dwellings.

Table 5.11: Gambier and Keats Islands MLS Listings, January 2018

Price Range	# Listed	Average Cost	Income Required
\$0 - \$149,999	-		
\$150,000 - \$199,999	-		
\$200,000 - \$299,999	2	\$299,000	\$55,347
\$300,000 - \$399,999	1	\$385,000	\$68,965

5.0 Gambier and Keats Island Housing Needs

Price Range	# Listed	Average Cost	Income Required
\$400,000 - \$499,999	1	\$498,000	\$86,859
\$500,000 - \$599,999	-		
\$600,000 - \$699,999	-		
\$700,000 - \$799,999	-		
\$800,000 - \$899,999	2	\$899,000	\$150,358
\$900,000 - \$999,999	-		
\$1,000,000 - \$1,499,999	-		
\$1,500,000 - \$1,999,999	-		
\$2,000,000 - \$2,499,999	-		
\$2,500,000 - \$2,999,999	-		
\$3,000,000 - \$3,499,999	-		
\$3,500,000 - \$3,999,999	-		
\$4,000,000 - \$4,499,999	-		
\$4,500,000 - \$4,999,999	-		
\$5,000,000 and up	-		
Total	6		
Average \$		\$546,500.00	\$94,539
Median \$		\$441,500.00	\$77,912

Census Reported Dwelling Values

Data for median value of dwellings by structure type is not available at the geographic level provide data for Gambier and Keats Islands, specifically.

5.4 Housing Affordability

Sufficient Statistics Canada data was not available to complete an analysis of housing affordability by income range. The required statistics were unavailable because of suppression due to low population numbers and confidentiality concerns.

5.5 Community Perspectives

For a description of methods, please see **Section 1.2 - Approach and Methods**.

5.5.1 Stakeholder/Key Informants Interviews

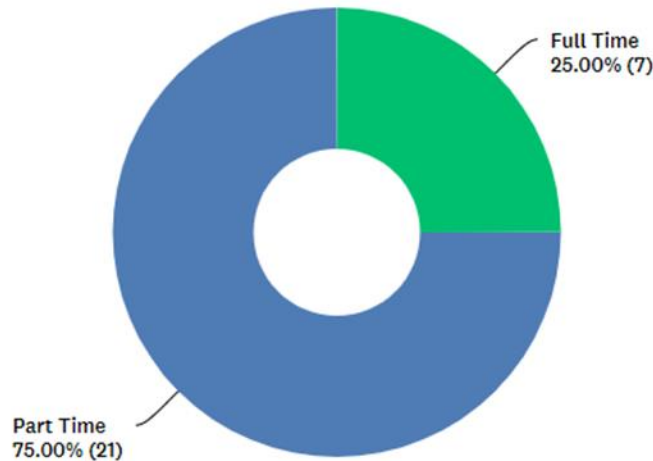
No community or stakeholder meeting was held on either Gambier or Keats Islands, but the Local Trustee provided information about the islands, housing and employment.



5.5.2 Online Survey

There were a total of 38 responses from Gambier and Keats to the Islands Trust Online Survey. This represents just over 10% of the permanent population. No renters responded to the survey; only home owners. Of the respondents, 25% were full-time residents of the islands.

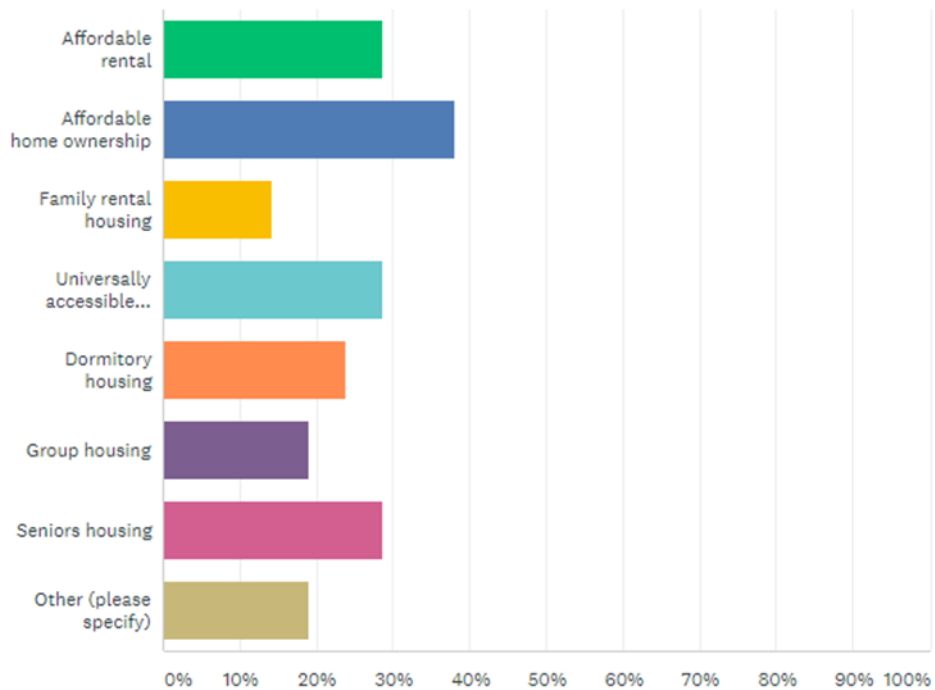
Figure 5.1: Are you a full-time or part-time / seasonal resident?



The survey asked people what the housing gaps were on Gambier and Keats Islands. The top two answers by the respondents were affordable home ownership and universally accessible housing. There were some “other” responses which generally stated that the respondent was not aware of any housing gaps. **Figure 5.2** depicts the identified gaps and response rates.



Figure 5.2: What housing supply gaps exist on your island?

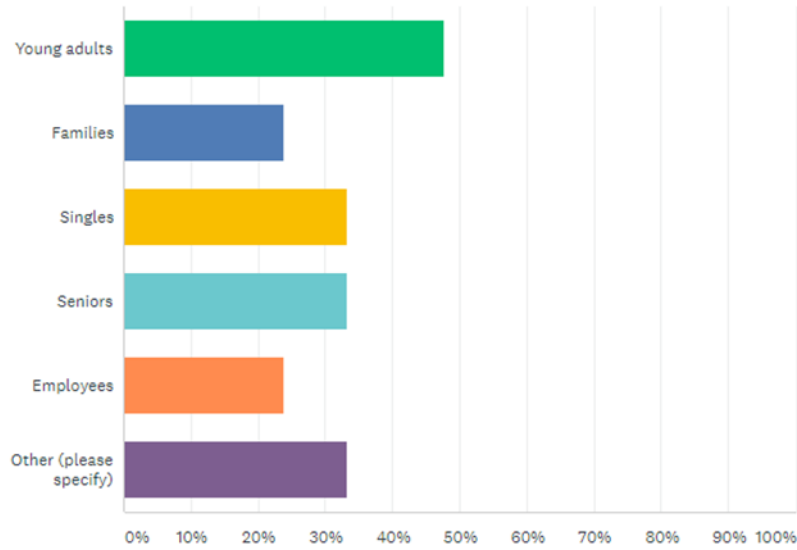


The survey also asked respondents to identify groups that might not be able to access housing on Gambier and Keats Islands. **Figure 5.3** illustrates the responses. The respondents clearly identified young adults as the main group unable to access housing.



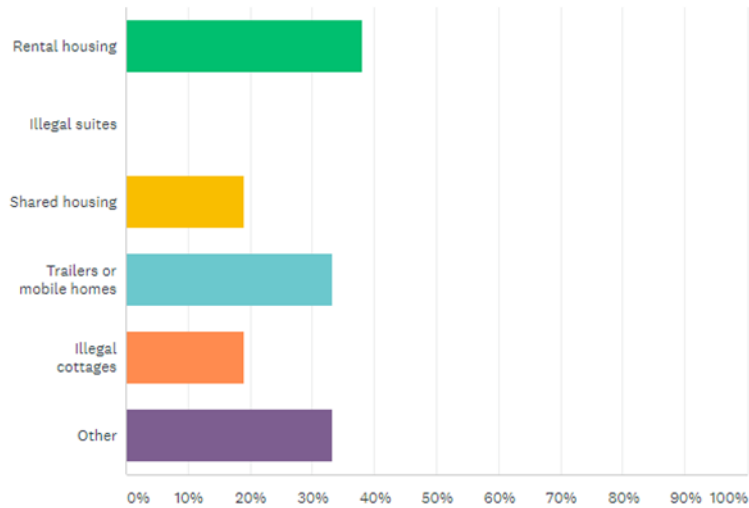
5.0 Gambier and Keats Island Housing Needs

Figure 5.3: What groups are not able to access housing on your island?



The survey asked where people who need affordable housing lived on Gambier and Keats Islands. The respondents indicated that rental housing, and trailers or mobile homes were the most likely location (Figure 5.4).

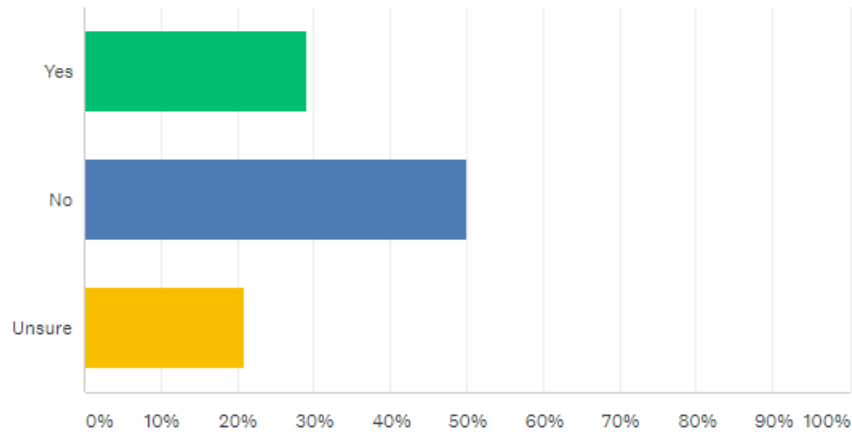
Figure 5.4: Where do the people that need affordable housing currently live on your island?



5.0 Gambier and Keats Island Housing Needs

Illegal and inappropriate housing is an indicator that residents are unable to find legal, healthy and affordable dwellings units. Over half of the respondents were aware of people living in illegal and inappropriate housing on Gambier and Keats Islands (**Figure 5.5**).

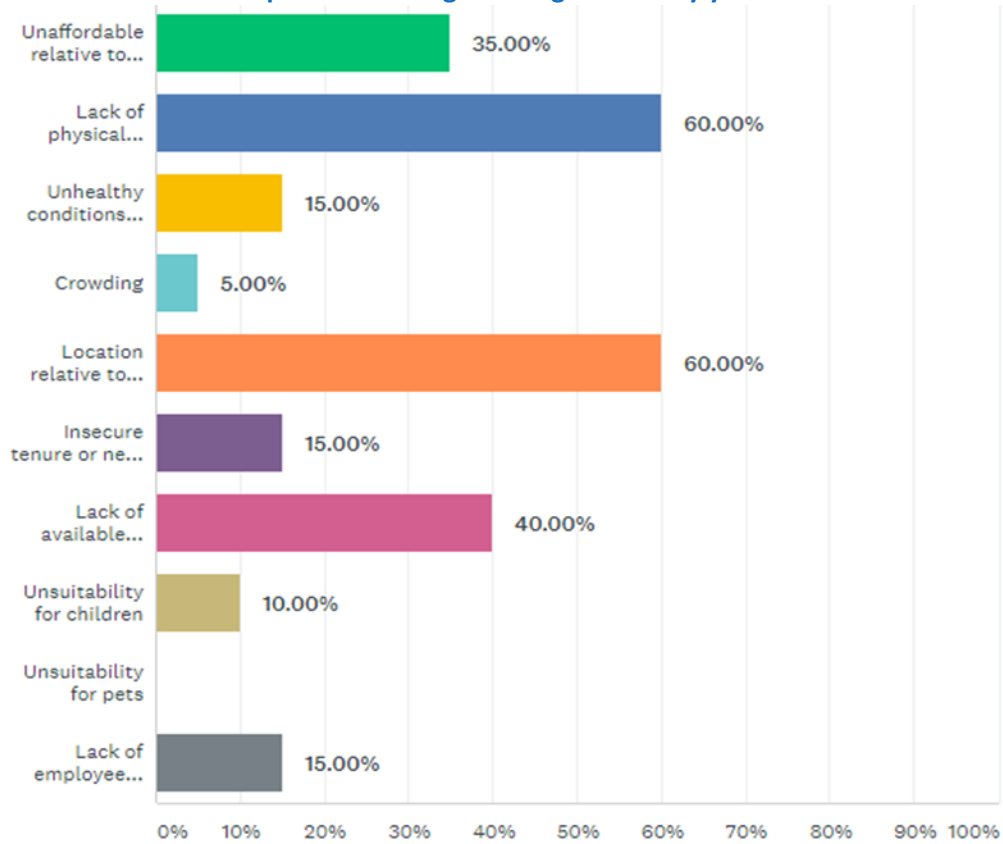
Figure 5.5: Are you aware of people living in illegal and inappropriate housing on your island?



When asked what the top three housing challenges being faced by Gambier and Keats Islands residents, the responses were different from other islands. The top two responses were lack of physical accessibility and location relative to transportation. With dependence upon the ferry and connectivity to Vancouver and the lower mainland, transportation was a large issue. The third and fourth challenges were that housing was unaffordable relative to income and insecure tenure, and need for frequent moves. This reflects the seasonal nature of rentals and the short-term vacation rentals taking housing out of the market.



Figure 5.6: Please select the top three housing challenges faced by your island.



5.6 Affordable Housing Gaps

5.6.1 Gaps by Income Group

The online survey identified the primary gap of young adults who cannot access housing on Gambier and Keats Islands.

5.6.2 Vulnerable Populations

The survey and Local Trustee did not identify significant vulnerable populations.

5.7 Conclusion and Recommendations

Because of the lack of vehicle ferry to the islands, the lack of connecting roads and other amenities (ie schools, shops, power) and the very high percentage of vacation property ownership, affordable housing is not a high priority in this Local Trust Area at this time.



6.0 Hornby Island Housing Needs

Hornby Island is accessed by two ferries from Buckley Bay (crossing Denman Island) and has one of the highest seasonal resident populations of the Northern Region Islands; only 50.7% of dwellings are occupied by usual residents. The island has local commercial development including visitor accommodation, retail stores, restaurants, wineries and home businesses. There is a community school, and a medical clinic.

Thirty-five percent of the households on Hornby Island have an income of less than \$24,999. This represents a less wealthy population than many of the Gulf Islands. There is limited employment on the island, much of it seasonal or part-time. The two ferry routes required to reach Vancouver Island are a barrier to commuting and make it costly to access goods and services not available on Hornby Island.

6.1 Demographics and Population

6.1.1 Population 2016

Demographics and Age

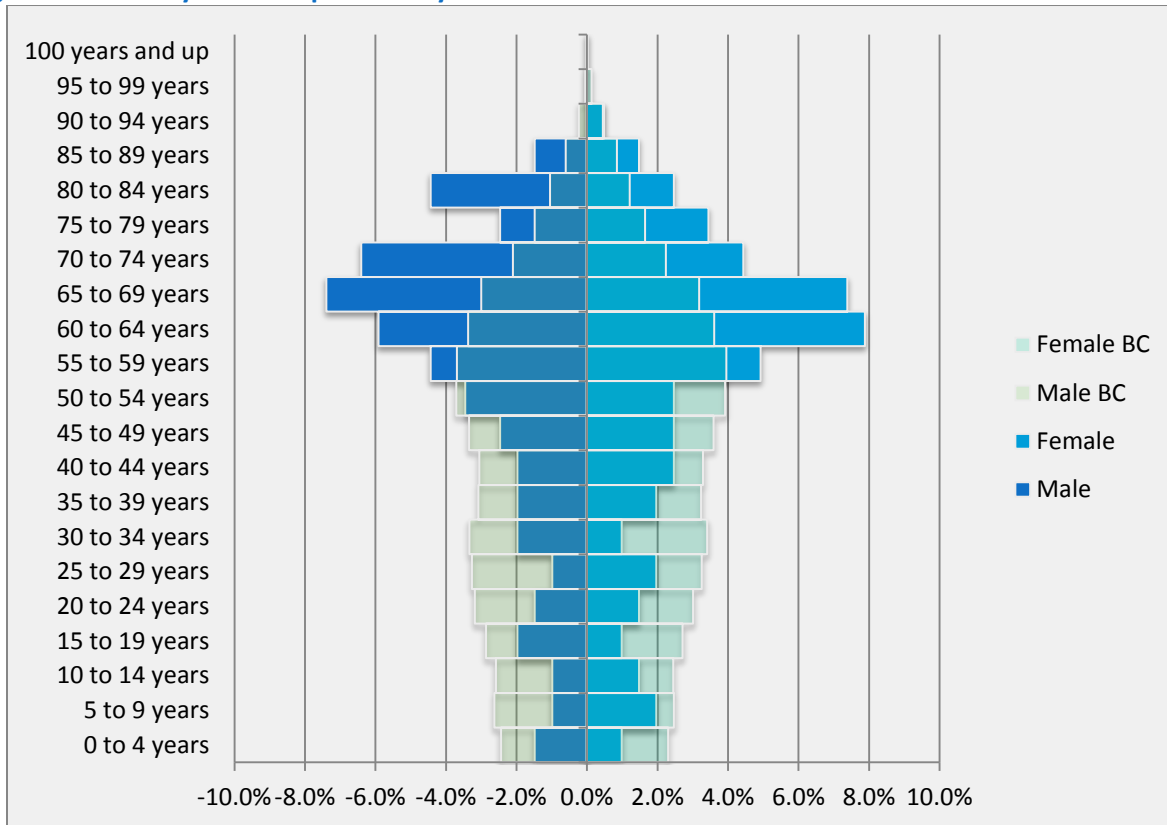
The 2016 Census indicates that the population of Hornby Island is 1,010. As with Gabriola and Denman Islands, the population on Hornby Island is generally older than the CVRD and the population of BC, with notably higher rates of those between 55 and 74 years than CVRD or BC, at 49.5% in this age group for Hornby, 32.6% for CVRD, and 25.1% for BC. The median age for Hornby Island is 61.4, compared to 50.8 for the CVRD and 43.0 for BC. **Table 6.1** illustrates the Hornby Island age characteristics compared to CVRD and BC.

Table 6.1: Hornby Island Age Categories, 2016 (Statistics Canada 2017d)

Ages - 2016	Hornby	% Total	CVRD	% Total	BC	% Total
0 to 4 years	30	3.0%	2,800	4.2%	220,625	4.7%
5 to 14 years	55	5.4%	6,390	9.6%	470,760	10.1%
15 to 19 years	25	2.5%	3,395	5.1%	258,980	5.6%
20 to 24 years	25	2.5%	2,840	4.3%	287,560	6.2%
25 to 44 years	140	13.9%	13,195	19.8%	1,205,385	25.9%
45 to 54 years	100	9.9%	9,165	13.8%	676,740	14.6%
55 to 64 years	240	23.8%	11,670	17.5%	679,020	14.6%
65 to 74 years	260	25.7%	9,995	15.0%	489,305	10.5%
75 to 84 years	105	10.4%	5,060	7.6%	250,480	5.4%
Over 85	30	3.0%	2,000	3.0%	109,190	2.3%

Ages - 2016	Hornby	% Total	CVRD	% Total	BC	% Total
Totals	1,010	100.0%	66,510	100.0%	4,648,045	100.0%
Median Age	61.4		50.8		43.0	

Figure 6.1: Hornby Island Population Pyramid



Seniors and Retirees

A more detailed breakdown of the population aged 55 and up indicates a current potential need for seniors housing that will be exacerbated as these cohorts continue to age. While Hornby Island has proportionally fewer residents aged 55 to 59 years compared to the CVRD and BC, it has a higher proportion of those in the 60 to 74 year age range.

Although Hornby Island has an overall greater proportion of residents aged 55 and above compared to the CVRD and BC, there are proportionally fewer Hornby Island residents aged 85 and above, similar to both Denman and Gabriola Islands. As with Denman and Gabriola Islands, this could indicate that seniors may be 'aging out' of Hornby Island due to a lack of suitable housing, and/or lack of required



health care and other services. For example, while Hornby Island's proportion of residents aged 55 and above is 62.9%, compared to CVRD's 43.2% and BC's 32.9%, in the over 85 year age group, Hornby Island has a 4.7% proportion, compared to 7.0% for CVRD and 7.1% for BC. **Table 6.2** shows the comparison of seniors' population in more detail.

Table 6.2: Hornby Island Seniors Ages (Statistics Canada 2017d)

Seniors Ages	Hornby	% Total	CVRD	% Total	BC	% Total
55 to 59 years	95	15.0%	5,755	20.0%	354,925	23.2%
60 to 64 years	145	22.8%	5,915	20.6%	324,095	21.2%
65 to 69 years	150	23.6%	5,725	19.9%	287,520	18.8%
70 to 74 years	110	17.3%	4,270	14.9%	201,785	13.2%
75 to 79 years	60	9.4%	2,925	10.2%	145,225	9.5%
80 to 84 years	45	7.1%	2,135	7.4%	105,255	6.9%
Over 85	30	4.7%	2,000	7.0%	109,190	7.1%
Totals	635	100.0%	28,725	100.0%	1,527,995	100.0%
% Total Population		62.9%		43.2%		32.9%

6.1.2 Household Characteristics

Household Composition

This report primarily uses census data gathered for household units, rather than individuals, as household income and composition give a clearer picture of housing affordability, suitability and needs.

Hornby Island has a much higher proportion of one person households (46.4%) than both the CVRD (29.5%) and BC (28.8%). The Hornby Island's proportion of families without children (32.1%) is higher than that of BC (28.0%); although, it is very close to that of the CVRD (35.8%). There are fewer of both families with children and lone parent families on the island, compared to both the CVRD and BC.

Table 6.3: Hornby Island Household Composition (Statistics Canada 2017d)

Household Composition	Hornby	% Total	CVRD	% Total	BC	% Total
Families with children	90	16.1%	8,710	29.5%	668,035	35.5%
Lone parent families	35	6.3%	2,835	9.6%	197,940	10.5%
Families without children	180	32.1%	10,580	35.8%	527,700	28.0%
One person households	260	46.4%	8,730	29.5%	541,915	28.8%
Multiple census family households	5	0.9%	375	1.3%	55,620	3.0%
Two or more person non-census family households	25	4.5%	1,170	4.0%	88,705	4.7%
Total Households	560	100%	29,565	100%	1,881,975	100%



6.0 Hornby Island Housing Needs

Over the last 10 years, there has been a total increase of 10 households on Hornby Island (a 1.8% increase). At the same time, average household size has been reduced from 1.9 to 1.8, a reduction of 5.3%. The greatest 10 year increase in household groups has been in one person households, which have increased by 26.8%, as well as families with children, which have increased by 20.0%. There was also a 50% increase in 'other households', but the relative number is small (10 additional households), and this could be due, in part, to changes in census categories that fall under this grouping (e.g., multiple census family households were not included in the 2011 census data).

Table 6.4: Hornby Island Household Composition (2006, 2011, 2016 Census)

Household Composition	2006	2011	2016	5 Year Change	% Change	10 Year Change	% Change
Families with children	75	90	90	0	0.0%	15	20.0%
Families without children	40	30	35	5	16.7%	-5	-12.5%
Lone parent families	210	165	180	15	9.1%	-30	-14.3%
One person households	205	220	260	40	18.2%	55	26.8%
Other households	20	40	30	-10	-25.0%	10	50.0%
Total Households	550	515	560	45	8.7%	10	1.8%
Average Household Size	1.9	1.9	1.8	-0.1	-5.3%	-0.1	-5.3%

Tenure - Rental and Ownership

Hornby Island has a 19.7% proportion of renters (80.3% owners), which is a lower proportion of renters than found in the CVRD and BC. Hornby Island's proportion compares to a 23.6%/76.4% renter owner split for the CVRD and a split of 31.9%/68.1% for BC.

It should be noted that the 2011 data used in **Tables 6.5 to 6.7** are taken from the 2011 National Household Survey, which had a non-return rate of approximately 55% for Hornby Island.

Table 6.5: Hornby Island Household Tenure (Statistics Canada 2017d)

Household Tenure	Hornby	% Total	CVRD	% Total	BC	% Total
Rented	115	19.7%	6,980	23.6%	599,360	31.9%
Owned	470	80.3%	22,595	76.4%	1,279,020	68.1%
Total Households	585	100%	29,575	100%	1,878,380	100%

Table 6.6: Hornby Island Household Tenure (Rental/Ownership) 2006-2016 (Statistics Canada 2006, 2012d, 2017d)

Household Tenure	2006	% Total	2011	% Total	2016	% Total
Rented	100	18.2%	105	20.8%	115	19.7%
Owned	450	81.8%	400	79.2%	470	80.3%
Total Households	550	100%	505	100%	585	100%



Table 6.7: Hornby Island Changes in Household Tenure (Rental/Ownership) 2006-2016 (Statistics Canada 2006, 2012d, 2017d)

Changes in Tenure	Hornby 2006-2011	% Total	Hornby 2011-2016	% Total	Hornby 2006-2016	% Total
Rented	5	1%	10	2.0%	15	2.6%
Owned	-50	-9%	70	13.9%	20	3.4%
Total Households	-45	-8.2%	80	15.8%	35	6.0%

Household Sizes

Nearly half of Hornby Island's households (46.4%) are one person households, compared to 29.5% for the CVRD and 28.8% for BC. The proportion of two person households on the Island (39.3%) is lower than that of the CVRD (42.5%), but higher than BC as a whole (35.3%). The average household size for Hornby Island is 1.8, compared to 2.2 for the CVRD and 2.4 for BC.

Table 6.8: Hornby Island Household Sizes (Statistics Canada 2017d)

Household Size	Hornby	% Total	CVRD	% Total	BC	% Total
1 person	260	46.4%	8,730	29.5%	541,910	28.8%
2 persons	220	39.3%	12,560	42.5%	663,770	35.3%
3 persons	45	8.0%	3,825	12.9%	277,690	14.8%
4 persons	25	4.5%	2,975	10.1%	243,125	12.9%
5 or more persons	10	1.8%	1,485	5.0%	155,470	8.3%
# Private households	560	100%	29,570	100%	1,881,970	100%
# Persons in private households	990		65,350		4,560,240	
Average # Persons	1.8		2.2		2.4	

6.2 Income 2015

6.2.1 Taxable Income Distribution

The 2016 Census provides information on the incomes of respondents for the previous year (2015). Average tax-filer income on Hornby Island is \$47,006, which is 61.3% of the CVRD average income (\$76,711) and 52% of BC's (\$90,354). The median income for Hornby Island is also lower, at \$35,328, which is 55.7% of the CVRD median income, and 50.5% of BC.

Table 6.9: Hornby Island Total Taxable Income (Statistics Canada 2017d)

Total Income 2015	Hornby	% Total	CVRD	% Total	BC	% Total
Without income	15	1.6%	1,710	3.0%	142,970	3.7%
Under \$10,000 (including loss)	125	14.0%	6,860	12.6%	573,315	15.4%
\$10,000 to \$19,999	235	26.4%	9,990	18.3%	653,915	17.5%

Total Income 2015	Hornby	% Total	CVRD	% Total	BC	% Total
\$20,000 to \$29,999	175	19.7%	8,420	15.5%	503,290	13.5%
\$30,000 to \$39,999	130	14.6%	7,185	13.2%	424,330	11.4%
\$40,000 to \$49,999	80	9.0%	5,820	10.7%	366,220	9.8%
\$50,000 to \$59,999	35	3.9%	4,330	7.9%	286,310	7.7%
\$60,000 to \$69,999	40	4.5%	3,360	6.2%	222,975	6.0%
\$70,000 to \$79,999	15	1.7%	2,510	4.6%	171,625	4.6%
\$80,000 to \$89,999	5	0.6%	1,745	3.2%	134,090	3.6%
\$90,000 to \$99,999	5	0.6%	1,150	2.1%	96,825	2.6%
\$100,000 and over	35	3.9%	3,090	5.7%	294,475	7.9%
Total Reporting Income	890	100%	54,475	100%	3,727,360	100%
Median Income	\$35,328.00		\$63,397.00		\$69,995.00	
Average Income	\$47,006.00		\$76,711.00		\$90,354.00	

6.2.2 Household Income

Household income is used as an indicator of housing affordability, as it includes every person in a dwelling who may be contributing to paying for the housing costs. Hornby Island has a lower median household income in all economic family compositions than both the CVRD and BC as a whole. For couple families with children on Hornby Island, the median income is \$67,840, which compares to \$103,797 for the CVRD and \$111,736 for BC. Lone parent families on Hornby Island had a median income of \$32,192, while the CVRD figure is \$44,587 and BC is \$51,056.

Table 6.10: Hornby Island Median Household Income, 2015 (Statistics Canada 2017d)

Economic Family Composition	Hornby	% Total	CVRD	% Total	BC	% Total
Couple families with children	\$67,840	9.9%	\$103,797	19.1%	\$111,736	24.4%
Lone parent families	\$32,192	5.8%	\$44,587	8.6%	\$51,056	9.0%
Families without children	\$62,848	30.6%	\$74,775	33.3%	\$80,788	26.3%
Not in an economic family	\$21,786	52.9%	\$30,084	39.1%	\$31,255	40.2%
All Households	\$35,328	100%	\$63,397	100%	\$69,995	100%

Household Income Distribution

Household income distribution can be used to determine approximate numbers of affordable housing options for different income groups. While the median income of Hornby Island is \$35,328, there is also a significant proportion (11.6%) of high income households, with \$100,000 in income and higher.



Table 6.11: Household Income Distribution, 2015 (Statistics Canada 2017d)

Total Income 2015	Hornby	% Total	CVRD	%Total	BC	% Total
Under \$5,000	25	4.5%	370	1.3%	43,415	2.3%
\$5,000 to \$9,999	25	4.5%	355	1.2%	27,140	1.4%
\$10,000 to \$14,999	35	6.3%	890	3.0%	55,745	3.0%
\$15,000 to \$19,999	55	9.8%	1,260	4.3%	77,565	4.1%
\$20,000 to \$24,999	55	9.8%	1,360	4.6%	78,695	4.2%
\$25,000 to \$29,999	40	7.1%	1,325	4.5%	72,985	3.9%
\$30,000 to \$34,999	50	8.9%	1,435	4.9%	78,080	4.1%
\$35,000 to \$39,999	40	7.1%	1,560	5.3%	78,395	4.2%
\$40,000 to \$44,999	25	4.5%	1,325	4.5%	76,775	4.1%
\$45,000 to \$49,999	15	2.7%	1,395	4.7%	75,860	4.0%
\$50,000 to \$59,999	35	6.3%	2,625	8.9%	143,475	7.6%
\$60,000 to \$69,999	35	6.3%	2,480	8.4%	132,845	7.1%
\$70,000 to \$79,999	25	4.5%	2,195	7.4%	122,350	6.5%
\$80,000 to \$89,999	15	2.7%	1,985	6.7%	111,350	5.9%
\$90,000 to \$99,999	20	3.6%	1,555	5.3%	99,420	5.3%
\$100,000 and over	65	11.6%	7,450	25.2%	607,855	32.3%
Total Reporting Income	560	100.0%	29,575	100.0%	1,881,965	100.0%
Median Income	\$35,328.00		\$63,397.00		\$69,995.00	
Average Income	\$47,006.00		\$76,711.00		\$90,354.00	

Overall, there appears to be a general shift to higher household incomes on Hornby Island, which could be an indication that housing is becoming less affordable for those in middle and lower household income categories. There has been a combined decrease of 1.2% in the income categories \$30,000 and below over the 2005 to 2015 period (approximately median income and lower), while there has been a subsequent increase of 214.8% in the combined categories \$30,000 and above.

The greatest decline in household income groups on Hornby Island in the 2005 to 2015 period has been in the \$40,000 to \$49,999 group, which has declined by 55.6%. Households in the \$10,000 to \$19,999 range also declined by 37.9%. The greatest increase in the same time period has been in the \$100,000 group, which has increased by 85.7%.

Table 6.12: Hornby Island Household Income Distribution, 2005-2015

Household Income	2005	% Total	2010	% Total	2015	% Total	2005-2015	% Change
Under \$9,999	40	7.3%	-	0.0%	50	8.9%	10	25.0%
\$10,000 to \$19,999	145	26.4%	50	9.9%	90	16.1%	-55	-37.9%
\$20,000 to \$29,999	85	15.5%	30	6.0%	95	17.0%	10	11.8%
\$30,000 to \$39,999	50	9.1%	65	12.9%	90	16.1%	40	80.0%
\$40,000 to \$49,999	90	16.4%	25	5.0%	40	7.1%	-50	-55.6%
\$50,000 to \$59,999	45	8.2%	60	11.9%	35	6.3%	-10	-22.2%

Household Income	2005	% Total	2010	% Total	2015	% Total	2005-2015	% Change
\$60,000 to \$79,999	40	7.3%	115	22.8%	60	10.7%	20	50.0%
\$80,000 to \$99,999	20	3.6%	-	0.0%	35	6.3%	15	75.0%
\$100,000 and over	35	6.4%	-	0.0%	65	11.6%	30	85.7%
Total Reporting Income	550	100.0%	504	100.0%	560	100.0%	10	1.8%
Median Income	\$32,209		\$48,329		\$35,328		\$3,119	9.7%
Average Income	\$42,385		\$58,778		\$47,006		\$4,621	10.9%

Household Income Groups and Household Income Disparity

For ease of comparison with the 2015 SS HNA, this report uses the same income group definitions.

Table 6.13 provides the income range for each category, as defined in relation to Hornby Island's median income of \$35,328. **Table 6.14** provides a comparison of the proportion of these household income groups between Hornby Island, the CVRD and BC as a whole.

Table 6.13: Hornby Island Household Income Groups, 2015 (Statistics Canada 2017d)

Income Groups	Definition	Income Range	Hornby	% Total
Little to no income	under \$15,000	under \$15,000	85	15.2%
Low income	\$15,000 to 50% median	\$15,000 to \$19,999	55	9.8%
Low to moderate income	50% - 80% median	\$20,000 to \$29,999	95	17.0%
Moderate	80% - 100% median	\$30,000 to \$34,999	50	8.9%
Moderate to above moderate	100% - 120% median	\$35,000 to \$44,999	65	11.6%
Above moderate to high	120% - 150% median	\$45,000 to \$49,999	15	2.7%
High income	150% median +	\$50,000 and over	195	34.8%
All Households	\$35,328		560	100%

Hornby Island has a similar proportion of those in the high income category (34.8%) to BC (32.3%); although, it has a higher proportion than the CVRD (25.2%). Hornby Island also has a higher proportion of households earning under \$15,000, at 15.2%, than both the CVRD (5.5%) and BC (6.7%).

Table 6.14: Hornby Island Household Income Groups, 2015 (Hornby, CVRD, BC) (Statistics Canada 2017d)

Total Income 2015	Hornby	% Total	CVRD	% Total	BC	% Total
Median Income	\$35,328		\$63,397		\$69,995	
Little to no income	85	15.2%	1,615	5.5%	126,300	6.7%
Low income	55	9.8%	3,945	13.3%	307,325	16.3%
Low to moderate income	95	17.0%	5,715	19.3%	374,505	19.9%
Moderate	50	8.9%	2,625	8.9%	132,845	7.1%
Moderate to above moderate	65	11.6%	4,675	15.8%	122,350	6.5%
Above moderate to high	15	2.7%	3,540	12.0%	210,770	11.2%
High income	195	34.8%	7,450	25.2%	607,855	32.3%
Total	560	100%	29,565	100%	1,881,950	100%



6.3 Current Housing Supply

6.3.1 Existing Housing Stock

Structure Type

As with other islands in the Northern Region, the housing supply on Hornby Island is largely homogenous and dominated by single-detached dwellings, which form 91.0% of the total housing supply. This compares to the CVRD proportion of single-detached homes at 68.4% and BC at 44.1%. This lack of diversity in housing stock may contribute to a lack of affordable rental and ownership options for a full range of income groups. However, Hornby Island has a comparatively greater proportion of moveable dwellings than other islands in the Northern Region at 6.3%.

Table 6.15: Hornby Island Housing by Structure Type, 2016 (Statistics Canada 2017d)

Structure Type	Hornby	% Total	CVRD	% Total	BC	% Total
Single-detached house	505	91.0%	20,230	68.4%	830,660	44.1%
Apartment 5+ storeys	-	0.0%	45	0.2%	177,830	9.4%
Movable dwelling	35	6.3%	1,255	4.2%	49,290	2.6%
Semi-detached house	10	1.8%	2,575	8.7%	57,395	3.0%
Row house	-	0.0%	1,540	5.2%	147,830	7.9%
Apartment, duplex	5	0.9%	710	2.4%	230,075	12.2%
Apartment < 5 storeys	-	0.0%	3,185	10.8%	385,140	20.5%
Other single-attached house	-	0.0%	35	0.1%	3,755	0.2%
Total Private Dwellings	555	100%	29,575	100%	1,881,975	100%

Housing Indicators and Tenure

Data for housing indicators was not available at the DPL geographic level for this report.

Age of Housing Stock

Hornby Island's housing stock generally follows the same pattern of construction periods as the CVRD and BC; although, there is a greater proportion of homes built in the 1981 to 1990 period (26.3%) than the CVRD (16.6%) and BC (15.4%). There are also fewer homes built before 1960 than the CVRD or BC.

Table 6.16: Hornby Island Dwelling Age (Statistics Canada 2017d)

Construction Period	Hornby	% Total	CVRD	% Total	BC	% Total
1960 or before	25	4.2%	3660	12.4%	267560	14.2%
1961 to 1980	200	33.9%	8070	27.3%	559485	29.7%
1981 to 1990	155	26.3%	4900	16.6%	289565	15.4%
1991 to 2000	80	13.6%	6330	21.4%	331865	17.6%
2001 to 2005	45	7.6%	2030	6.9%	125335	6.7%
2006 to 2010	45	7.6%	2915	9.9%	171945	9.1%
2011 to 2016	40	6.8%	1660	5.6%	136210	7.2%
Total	590	100%	29,565	100%	1,881,965	100%

Non-Resident Ownership

Hornby Island's proportion of dwellings occupied by usual residents is significantly lower than both the CVRD and BC. There has been a decrease of 6.2% resident homeowners since 2011.

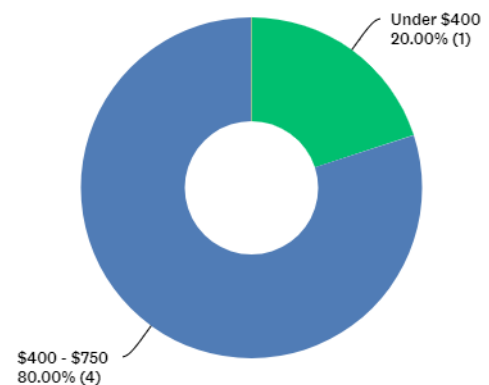
Table 6.17: Hornby Island Dwellings Occupied by Usual Residents 2011-2016

Census Year	Hornby	% Total	CVRD	% Total	BC	% Total
2016	560	50.7%	29,573	92.2%	1,881,969	91%
2011	504	56.9%			1,764,637	90.7%
% Change 2011-2016		-6.2%				-0.7%

6.3.2 Rental Availability and Affordability

Private Market Listings

The CMHC does not conduct rental market surveys for Hornby Island and there is no formal inventory of rental properties conducted on Hornby Island. The rental housing market is extremely limited on Hornby Island. As of January 2018, there were some short-term rentals available for rent in public listings on Craigslist, Padmapper and Kijiji. A search on AirBnB found three vacation rental properties available. While this information is far from a complete picture of the rental market on Hornby Island, it paints a picture of a lack of affordable housing rental options. Anecdotal evidence and survey results for this assessment confirm this limited market for rental housing. While many respondents to a

Figure 6.2: What is your monthly rent?


survey conducted for this assessment reported that their rents were in the affordable ranges provided in **Section 6.4.1**, there appears to be an overall lack of available units in these price ranges.

Social Housing

Hornby Island Elder Housing Society operates 11 rental units for seniors' housing and has a waiting list of over 30 people. Islanders' Secure Land Association is working on a development of 20-30 affordable rental units and has received expressions of interest from over 40 people.

6.3.3 Homeowner Options

Current Listings

Table 6.18 provides MLS listings as of January 30, 2018 to provide an understanding of housing currently available for purchase on Hornby Island. The table also includes the income required for ownership, based on an assumption that no more than 30% of income is used for shelter costs, \$200/month in costs of ownership, 75% loan, 25 year amortization period and 4% interest.

There were a total of six listings on this date, with an average price of \$601,500 and median price of \$514,000. While the number of available listings is relatively low, there is presently a range of home price categories available on the island. All homes available for purchase on this date were single family dwellings.

Table 6.18: Hornby Island MLS Listings, January 2018

Price Range	# Listed	Average Cost	Income Required
\$0 - \$149,999	-		\$8,000
\$150,000 - \$199,999	-		\$8,000
\$200,000 - \$299,999	1	\$269,000	\$50,596
\$300,000 - \$399,999	1	\$344,000	\$62,473
\$400,000 - \$499,999	1	\$449,000	\$79,100
\$500,000 - \$599,999	1	\$579,000	\$99,685
\$600,000 - \$699,999	-		\$8,000
\$700,000 - \$799,999	1	\$769,000	\$129,772
\$800,000 - \$899,999	-		\$8,000
\$900,000 - \$999,999	-		\$8,000
\$1,000,000 - \$1,499,999	1	\$1,199,000	\$197,863
\$1,500,000 - \$1,999,999	-		\$8,000
\$2,000,000 - \$2,499,999	-		\$8,000
\$2,500,000 - \$2,999,999	-		\$8,000
\$3,000,000 - \$3,499,999	-		\$8,000
\$3,500,000 - \$3,999,999	-		\$8,000

Price Range	# Listed	Average Cost	Income Required
\$4,000,000 - \$4,499,999	-		\$8,000
\$4,500,000 - \$4,999,999	-		\$8,000
\$5,000,000 and up	-		\$8,000
Total	6		
Average \$		\$601,500.00	\$103,248
Median \$		\$514,000.00	\$89,392

Census Reported Dwelling Values

Data for median value of dwellings by structure type is not available at the geographic level and so data for Hornby Island specifically is not available.

6.4 Housing Affordability

6.4.1 Affordability Targets

Housing affordability is defined in **Section 1.1** of this report. Housing is generally considered affordable if it meets suitability and adequacy standards, and does not cost more than 30% of total household income.

Based on these assumptions, **Table 6.19** provides affordability targets for different household groups, based on median incomes of each group as provided in the 2016 Census. The percentage of the total population for each group is also provided, to indicate the ideal percentage of total available housing units available for each household type and income level.

Affordable purchase price was calculated based on an assumed 4% interest rate, 25 year amortization, and 75% loan-to-value ratio. To allow comparison with the SS HNA, the homeowner monthly shelter costs includes \$200 for taxes, insurance and utilities.

Household Type

Table 6.19: Hornby Island Household Affordability Targets

Household Affordability Targets	% Population	Median Income	Affordable Rent	Affordable Purchase
Couple families with children	9.9%	\$67,840	\$1,696	\$378,000
Lone parent families	5.8%	\$32,192	\$805	\$153,000
Families without children	30.6%	\$62,848	\$1,571	\$347,000
Not in an economic family	52.9%	\$21,786	\$545	\$88,000
All Households (2015)	99%	\$35,328	\$883	\$173,000



Income Groups and Ideal Affordable Housing Supply

Table 6.20 provides a detailed breakdown of the ideal number of housing units available for each of the income groups identified in **Table 6.14** above, based on the percentage of the total households each group comprises. Affordable rent and purchase prices have been calculated using the same assumptions and benchmarks as previously identified in this report.

As an illustration of how this table can be used, it indicates that 45.6% of households (all households below moderate income of \$30,000) need rental housing \$688/month or less. As another example, 8.8% of households (\$100,000 annual household income and above) can afford a home with a purchase price of \$581,000.

Table 6.20: Hornby Island Ideal Housing Supply - Rental and Purchase Prices

Income Groups	Income Range	#	% Households	Average Income	Affordable Rent	Affordable Purchase
Little to no income	Under \$5,000	25	4.4%	\$5,000	\$125	n/a
	\$5,000 to \$9,999	25	4.4%	\$7,500	\$188	n/a
	\$10,000 to \$14,999	35	6.1%	\$12,500	\$313	\$29,000
Low income	\$15,000 to \$19,999	55	9.6%	\$17,500	\$438	\$60,000
Low to moderate income	\$20,000 to \$24,999	60	10.5%	\$22,500	\$563	\$92,000
	\$25,000 to \$29,999	60	10.5%	\$27,500	\$688	\$124,000
Moderate income	\$30,000 to \$34,999	50	8.8%	\$32,500	\$813	\$155,000
Moderate to above moderate	\$35,000 to \$39,999	30	5.3%	\$37,500	\$938	\$187,000
	\$40,000 to \$44,999	20	3.5%	\$42,500	\$1,063	\$218,000
Above moderate to high	\$45,000 to \$49,999	25	4.4%	\$47,500	\$1,188	\$250,000
High income	\$50,000 to \$59,999	45	7.9%	\$55,000	\$1,375	\$297,000
	\$60,000 to \$69,999	35	6.1%	\$65,000	\$1,625	\$360,000
	\$70,000 to \$79,999	15	2.6%	\$75,000	\$1,875	\$424,000
	\$80,000 to \$89,999	25	4.4%	\$85,000	\$2,125	\$487,000
	\$90,000 to \$99,999	15	2.6%	\$95,000	\$2,375	\$550,000
	\$100,000 +	50	8.8%	\$100,000	\$2,500	\$581,000
Median Income		570	100%	\$35,328	\$883	\$173,000

6.5 Community Perspectives

For a description of methods, please see **Section 1.2 - Approach and Methods**.



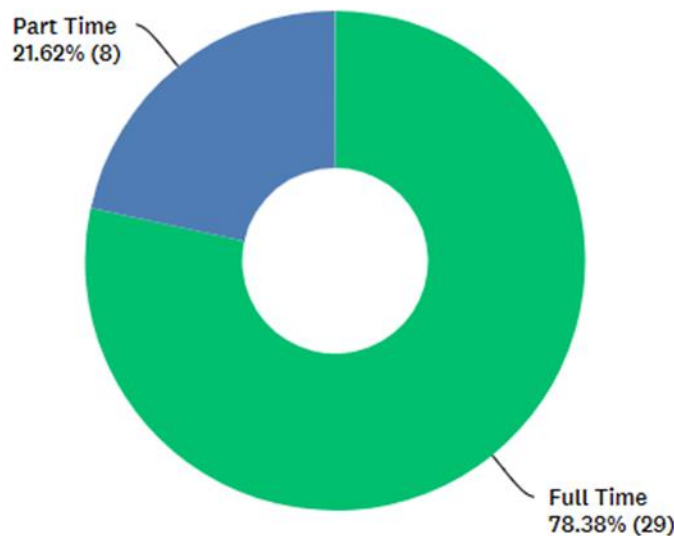
6.5.1 Stakeholder/Key Informants Interviews

On November 10, 2017, a stakeholder meeting was held on Hornby Island with members of the Hornby Island Elder Housing Board, the Local Trustee, the Housing Committee, the Arts Committee and a realtor. The discussion identified the need for more affordable secure rental accommodation and more family housing.

6.5.2 Online Survey

A total of 37 responses were received from the Hornby Island residents to the Islands Trust Housing Needs Survey. This was the lowest response rate by island for the survey. This represents 3.8% of the population of Hornby Island. Of the 37 responses, 78.4% of respondents indicated that they were full-time residents on Hornby Island and 21.6% of respondents are part-time residents (**Figure 6.3**).

Figure 6.3: Do you live on the island part-time or full-time?



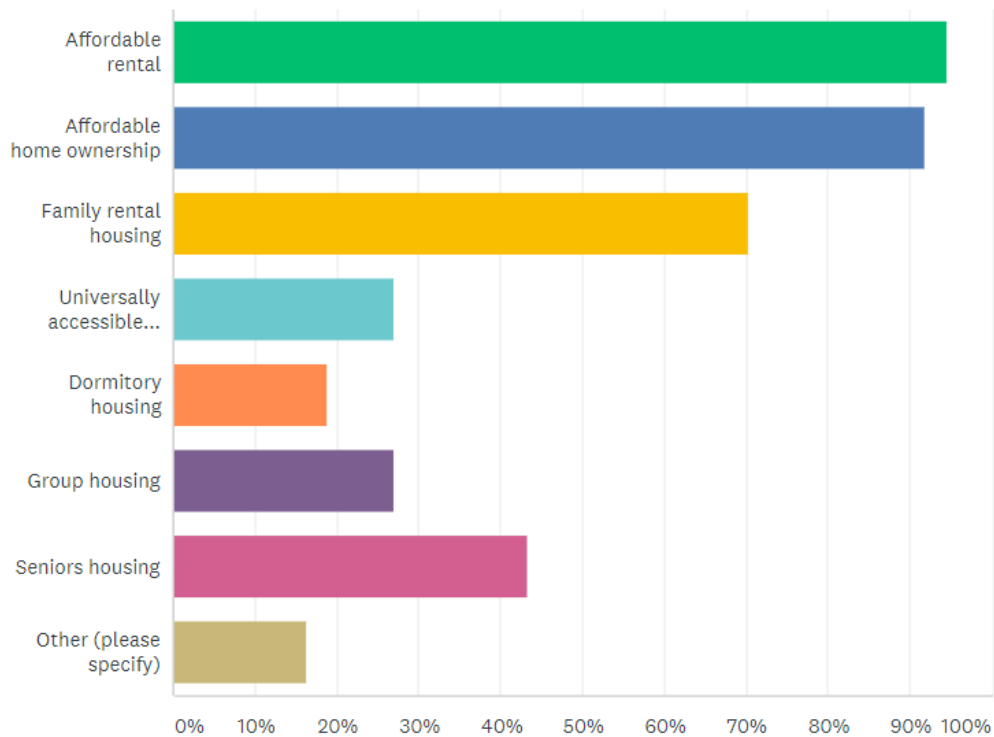
Over 86% of respondents indicated that they own their homes. Of the 14% of renters (five survey responses) the median rent paid on Hornby is \$667 per month. Twenty percent of the population reporting in the survey indicated that they pay less than \$400 per month. This may reflect the fact that seniors in Hornby Elder Housing may receive subsidies, and other people are living in illegal and/or inappropriate housing.



6.0 Hornby Island Housing Needs

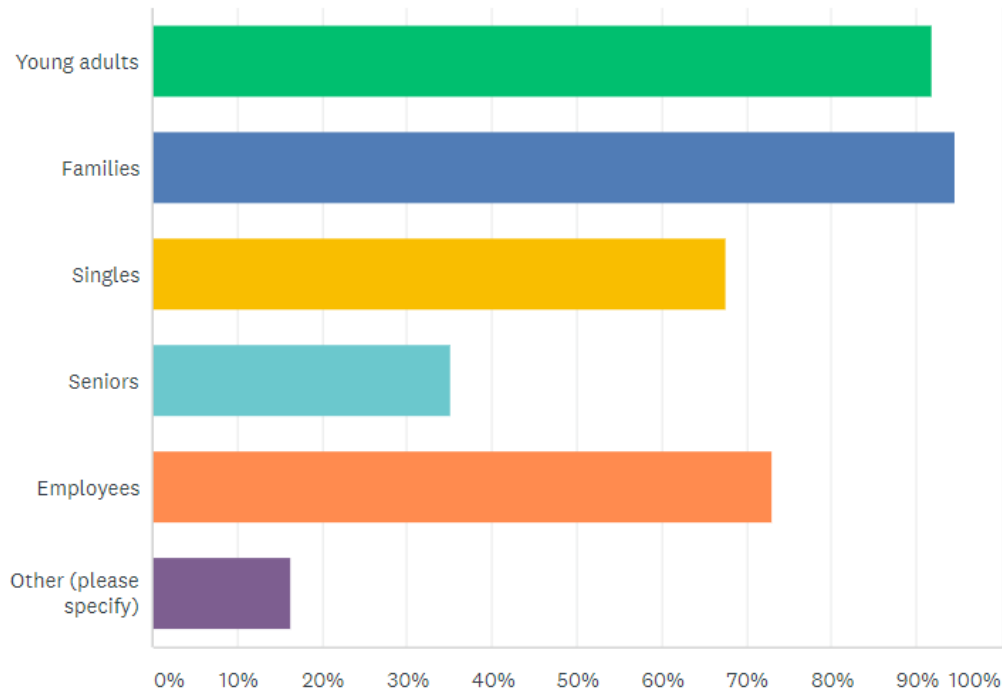
The survey also asked respondents about what the housing gaps may be present on Hornby Island. The top three responses were affordable rental, affordable home ownership and family rental housing. This indicates that respondents feel affordability, both ownership and rental, is a problem on Hornby Island.

Figure 6.4: What housing supply gaps exist on your island?



Respondents were asked to identify which demographic groups may not be able to access housing on Hornby Island. Over 90% of respondents indicated that families and young adults were the top two groups that might not be able to access housing on Hornby Island. Other responses included low-income earners.

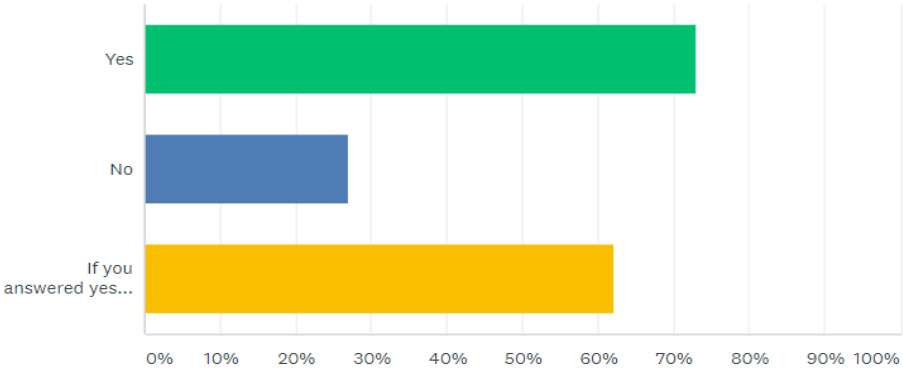
Figure 6.5: What groups are not able to access housing on your island?



In both survey questions (**Figure 6.4** and **Figure 6.5**), seniors were ranked lower. This could be the result of a perception that there are already adequate seniors housing in Hornby Island. Diving into this deeper, the survey asked respondents if they were aware of any programs to assist seniors living on Hornby Island. Over 70% of respondents indicated that they were aware of programs to assist seniors. The majority of respondents indicated that the Home Assist, Home Support and Better at Home programs helped seniors on Hornby Island.

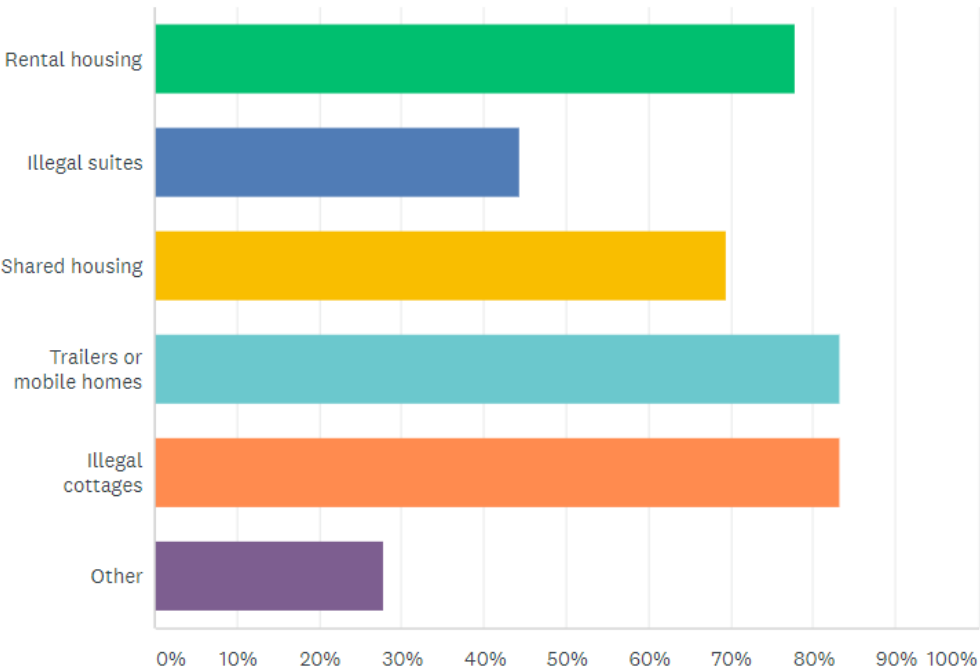


Figure 6.6: Are you aware of programs to assist seniors?



Respondents were asked to identify where people who need affordable housing live on Hornby Island (**Figure 6.7**). Over 80% of respondents indicated that those in need of affordable housing live in trailers or mobile homes, and illegal cottages. Illegal suites represented 45% of the responses, but it is not clear if this indicates that there are fewer illegal suites on Hornby Island. Also, when asked if there was enough affordable housing available on Hornby Island, overwhelmingly, respondents indicated that there was not enough.

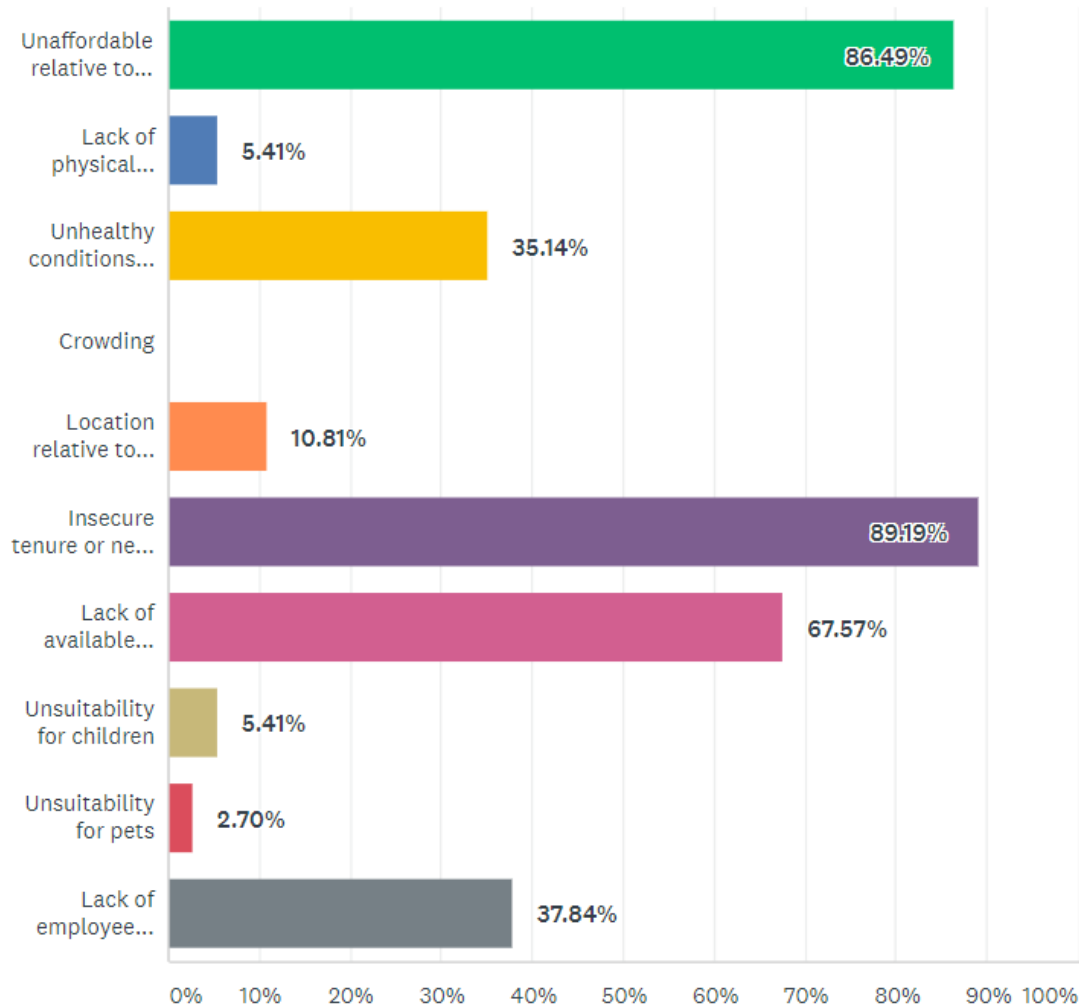
Figure 6.7: Where do the people that need affordable housing currently live on your island?



Finally, the survey asked people to select the top three housing challenges faced by their Island. The Hornby Island responses identified the following three challenges:

1. Unaffordable relative to income – particularly since there is a large percentage of households that earn under \$25,000 per year.
2. Uncertain tenure forcing people to move seasonally – often forcing people to share accommodation in the summer months and/or live in tents and campgrounds.
3. Lack of housing options – while Hornby Island has seniors housing, there are no options for other secure rental options.

Figure 6.8: Please select the top three housing challenges faced by your island.



6.6 Affordable Housing Gaps

It appears from the online survey and the census data that the gaps in housing are for the young adults, families and employees. This reflects the lack of affordable, secure, rental accommodation. There has not been a homelessness count on Hornby Island, but 41% of the population have no income or are in the low/moderate income levels.

6.7 Conclusion and Recommendations

Based on the population projections, there could be a need for potentially 158 residential units in the next 25 years. Based on the 2016 Census, 41% of the total population falls within the no, low and low-moderate income levels. The 2008 Housing Needs Assessment on Hornby and Denman Island identified a total housing need of 97 units for renters and seniors. Based on the population growth projected for 158 units and 41% need for affordable rental, Hornby Island now requires between 65 and 97 affordable housing units. This would require between three and four affordable rental housing units to be constructed each year.



7.0 Lasqueti Island Housing Needs

Due to the small total population of Lasqueti Island, there are many statistics that are not tabulated or are not considered reliable for Lasqueti Island. We are not aware of what the median age is because they do not record the data by age category. The important data was gathered from the local Trustee and the stakeholder meeting. The community is supportive and the island does appear to attract young families. The community spirit on Lasqueti Island is strong as demonstrated by the fundraising and construction of a medical clinic. They have one not-for-profit seniors' cottage with plans for more. Lasqueti Island is part of the Powell River Regional District (PRRD).

7.1 Demographics and Population

The population of Lasqueti Island is 399; the population has decreased 6.3% from the previous census period. **Table 7.1** illustrates the population changes over time. Note that detailed population information is not available for Lasqueti Island through Statistics Canada as it is too unreliable to be published.

Table 7.1: Lasqueti Island Population (2006 to 2016) (Statistics Canada 2006, 2012e, 2017e)

Census Year	Lasqueti
2016	399
2011	426
2006	359

7.2 Current Housing Supply

7.2.1 Non-Resident Ownership

Table 7.2 shows the portion of dwellings on Lasqueti Island which is occupied by usual residents. Usual place of residence applies to those who own multiple properties. At 59.0%, Lasqueti Island's rate of dwellings occupied by usual residents is lower than that of the PRRD (82.6%) and BC (91.2%). The percentage of dwellings occupied by usual residents on Lasqueti Island has decreased by 25.5% since 2011.



Table 7.2: Lasqueti Island Dwellings Occupied by Usual Residents 2011-2016 (Statistics Canada 2012e, 2017e)

Census Year	Lasqueti	% Total	PRRD	% Total	BC	% Total
2016	560	50.7%	9,412	92.2%	1,881,969	91%
2011	504	56.9%			1,764,637	90.7%
% Change 2011-2016		-6.2%				-0.7%

7.2.2 Rental Availability and Affordability

The CMHC does not conduct rental market surveys for Lasqueti Island, and there is no formal inventory of rental properties conducted on Lasqueti Island. The rental housing market is extremely limited on Lasqueti Island. As of January 2018, there were no rental properties available for rent in public listings on Craigslist, Padmapper or Kijiji. A search on AirBnB found three vacation rental properties available. While this information is far from a complete picture of the rental market on Lasqueti Island, it paints a picture of a lack of affordable rental housing options. Anecdotal evidence and survey results from this assessment confirm this limited market for rental housing.

7.2.3 Social Housing

There are currently no social housing programs on Lasqueti Island. However, there is currently one supported single detached cottage currently inhabited by a senior. Lasqueti Island has plans for additional cottages should funding be made available.

7.2.4 Homeowner Options

Table 7.3 provides MLS listings as of January 30, 2018 to provide a snapshot of housing currently available for purchase on Lasqueti Island. The table also includes income required for ownership, which is based on multiple assumptions including: no more than 30% of income is used for shelter costs, \$200/month in costs of ownership, 75% loan over a 25 year amortization period, and 4% interest.

There were a total of seven listings available on Lasqueti Island, with an average price of \$841,285 and a median price of \$649,900. While the number of listings is relatively low, there is presently a range of home price categories available on Lasqueti Island. It is also important to note that the average listing prices are inflated due to two homes listed at over \$1,000,000.



Table 7.3: Lasqueti Island MLS Listings, January 2018

Price Range	# Listed	Average Cost	Income Required
\$0 - \$149,999	-		
\$150,000 - \$199,999	-		
\$200,000 - \$299,999	-		
\$300,000 - \$399,999	1	\$369,000	\$66,432
\$400,000 - \$499,999	1	\$459,000	\$80,683
\$500,000 - \$599,999	1	\$599,000	\$102,852
\$600,000 - \$699,999	2	\$662,000	\$112,828
\$700,000 - \$799,999	-		
\$800,000 - \$899,999	-		
\$900,000 - \$999,999	-		
\$1,000,000 - \$1,499,999	1	\$1,139,000	\$188,362
\$1,500,000 - \$1,999,999	1	\$1,999,000	\$324,544
\$2,000,000 - \$2,499,999	-		
\$2,500,000 - \$2,999,999	-		
\$3,000,000 - \$3,499,999	-		
\$3,500,000 - \$3,999,999	-		
\$4,000,000 - \$4,499,999	-		
\$4,500,000 - \$4,999,999	-		
\$5,000,000 and up	-		
Total	7		
Average \$		\$841,285.71	\$141,218
Median \$		\$649,900.00	\$110,912

7.3 Community Perspectives

For a description of methods, please see **Section 1.2 - Approach and Methods**.

7.3.1 Stakeholder/Key Informants Interviews

A stakeholder meeting was held on Lasqueti Island in addition to an extensive interview with Timothy Peterson, Local Trustee.

Lasqueti Island is not serviced by BC ferries but through a private passenger ferry from French Creek. It was noted during the meetings that Lasqueti Island is the only island that has employee housing for the ferry workers. Years ago, the company purchased a house at the ferry terminal and it has been used as a shared accommodation for ferry workers for years.

The stakeholders indicated that young families who want a rustic rural lifestyle are attracted to Lasqueti Island. They want to farm and raise their children in a natural environment. However, housing is



expensive and not available. They try and rent or look at cooperative situations or share accommodations, but that is not what they want to do.

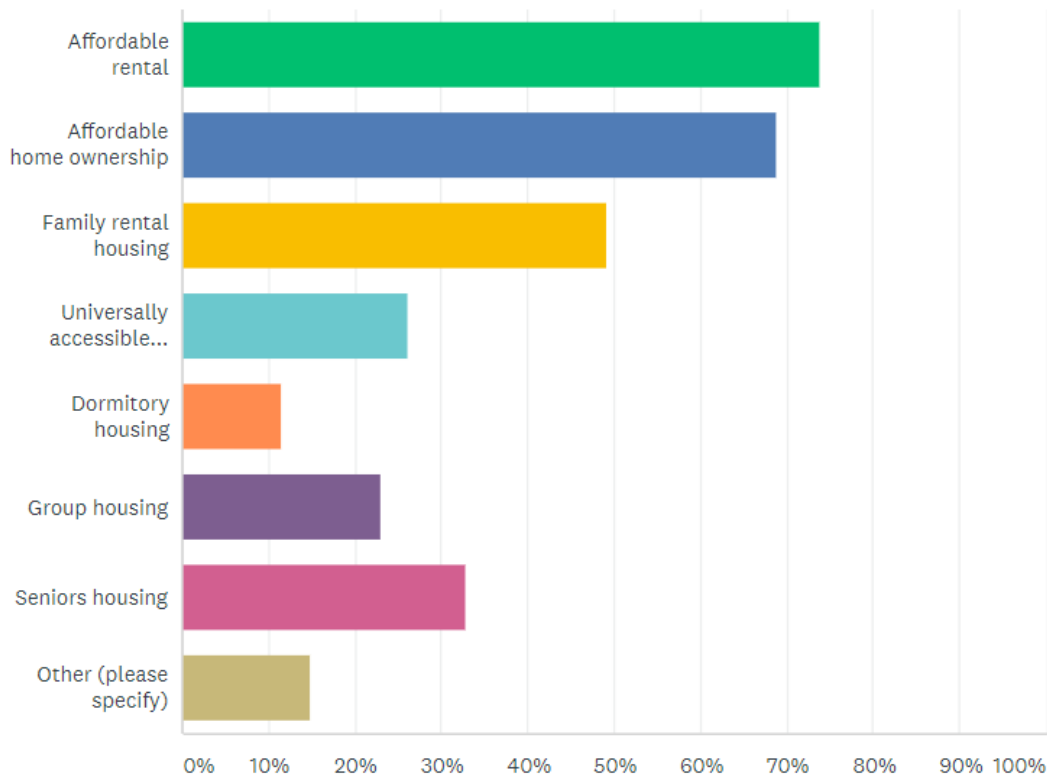
Lasqueti Island has the smallest number of older people. This could be related to the fact that elderly people chose to leave the island, with limited resources as they age.

7.3.2 Online Survey

The online survey received 64 responses, almost 20% of Lasqueti Island population. Almost 83% of the responses were from full-time residents and 17.2% from part-time residents. Of the 64 respondents, 86% owned their home and 14% rented.

The survey asked respondents to identify existing gaps in the housing supply on Lasqueti Island. Both affordable rental housing and affordable home ownership were the top housing supply gaps identified by respondents. Other responses identified a need for more entry level housing and rental housing.

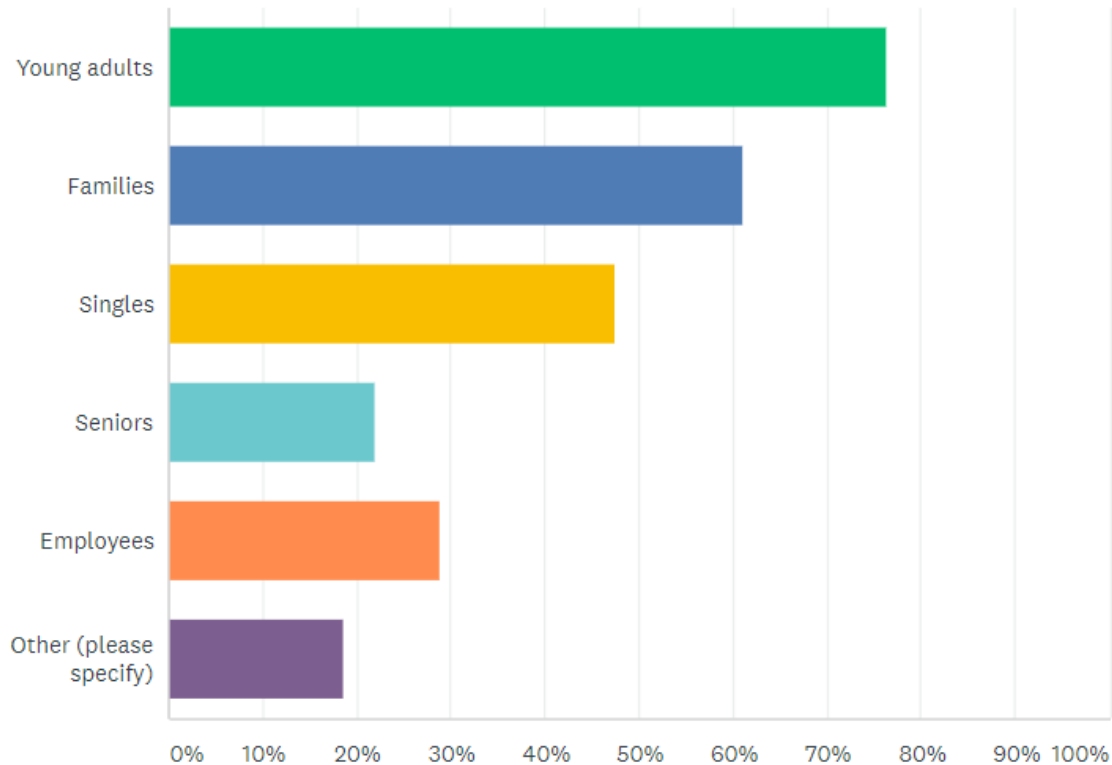
Figure 7.1: What housing supply gaps exist on your island?



7.0 Lasqueti Island Housing Needs

Respondents were asked to identify which groups of people might not be able to access housing on Lasqueti Island. Over 75% of respondents indicated that young adults might not be able to access housing. Second to young adults, it was also identified that families might not be able to access housing on Lasqueti Island. Other responses included low income earners and young families.

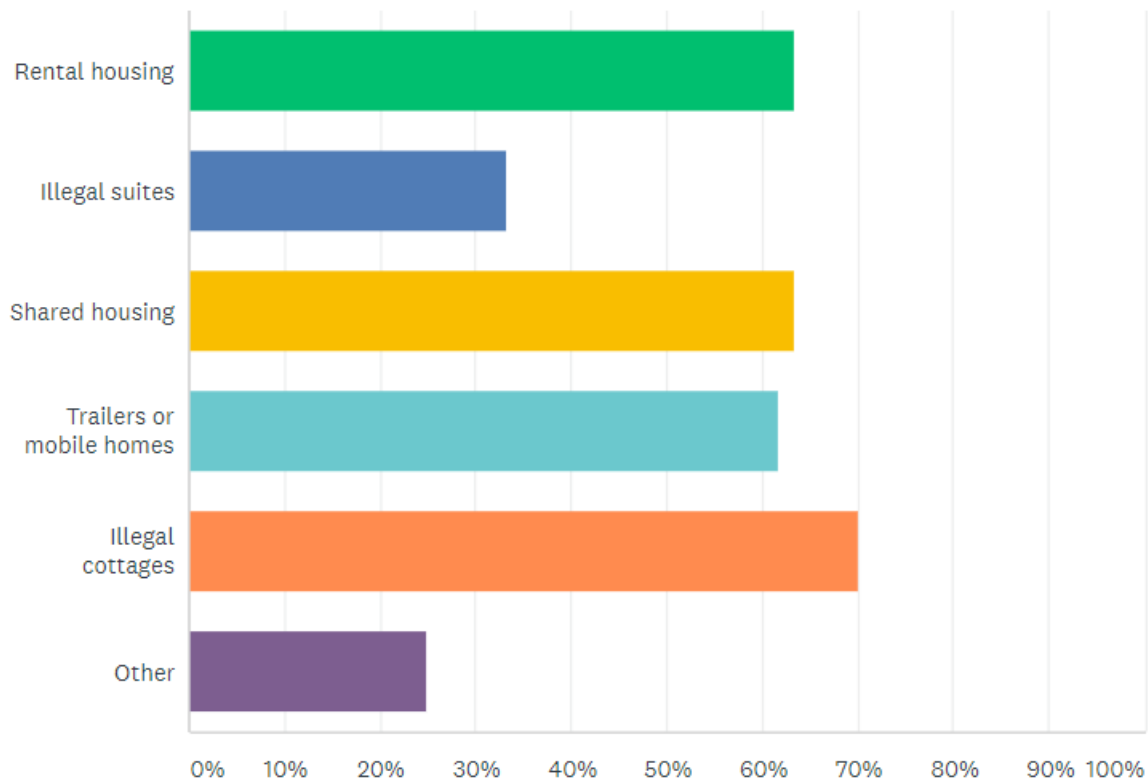
Figure 7.2: What groups are not able to access housing on your island?



The survey also asked respondents to identify where people who need affordable housing tend to live on Lasqueti Island. Illegal cottages, rental housing and shared housing were identified as places where people in need of affordable housing live. **Figure 7.3** highlights the responses per housing solution on Lasqueti Island.



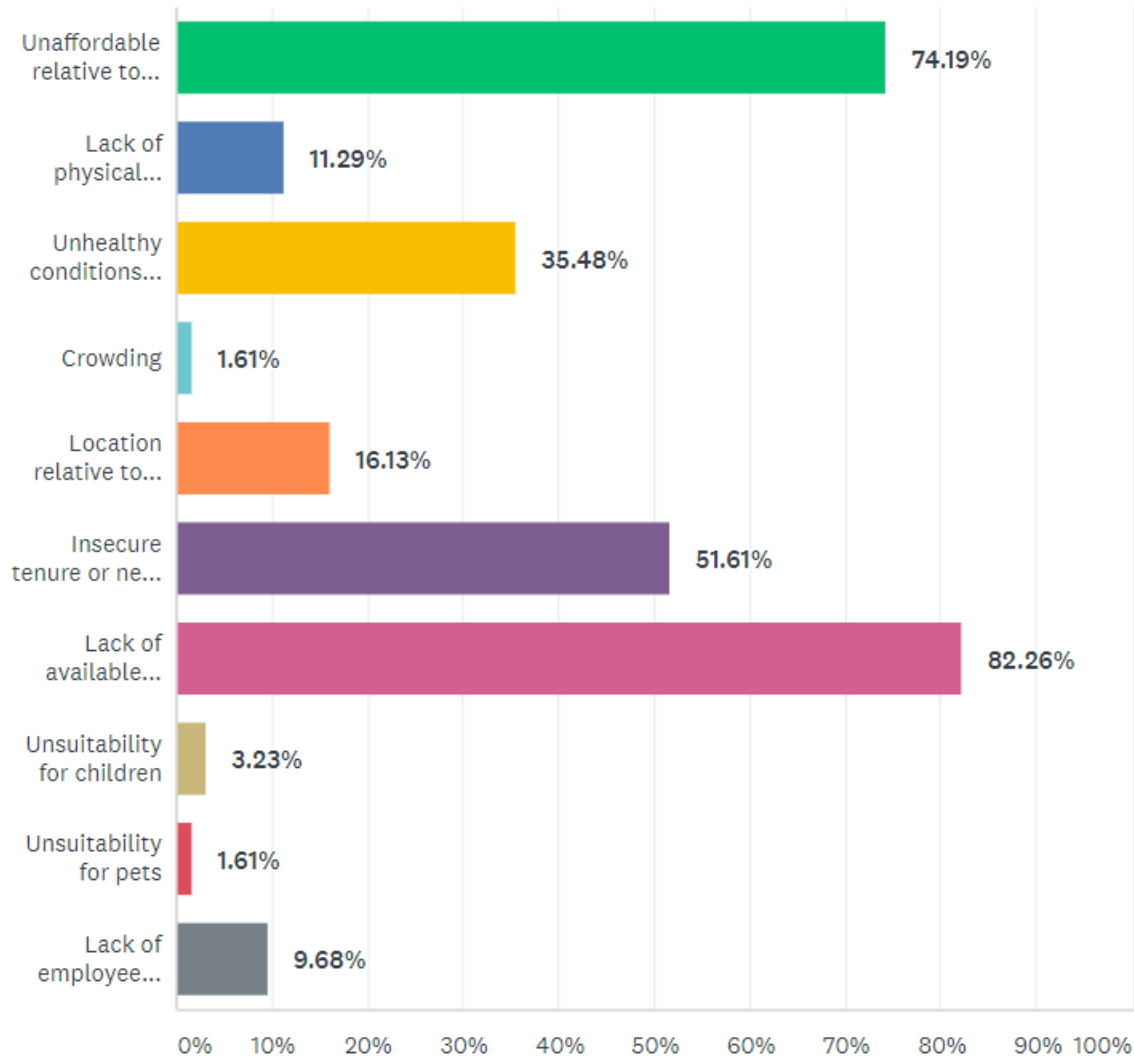
Figure 7.3: Where do the people that need affordable housing currently live on your island?



Sixty-four percent of the respondents acknowledged knowing people who were living in illegal accommodations. During the stakeholder meeting, the participants identified a number of people who were currently looking for housing and were living in tents or “couch surfing” until they could find something more permanent.

Recognizing the lack of rental accommodation and the number of people who are currently living in illegal accommodations, when asked what the top three housing challenges facing Lasqueti Island, the respondents identified lack of available housing options, unaffordable relative to income and insecure tenure (and the need to move frequently). **Figure 7.4** shows the response breakdown.

Figure 7.4: Please select the top three housing challenges faced by your island.



7.4 Affordable Housing Gaps

Based on the stakeholder meeting and the online survey, it appears that the housing gaps on Lasqueti Island are secure, appropriate rental accommodation for young adults and families. The three main challenges for housing are affordability, secure rental and accessibility.



7.5 Conclusion and Recommendations

Because the census data is not reliable, this study must depend on the anecdotal and qualitative evidence. It appears that there is a need for more affordable housing. With currently one affordable unit constructed, the community would like to develop more affordable housing. The estimate of affordable housing units required is between four and six for seniors. The other area of housing in demand is larger lots for family and small farm operations. There are limited parcels of land (and limited agricultural land) on the island. Some form of cooperative housing would facilitate young families to live and work on Lasqueti Island.



8.0 Thetis Island Housing Needs

Thetis Island is accessed by ferry from Chemainus. With a permanent population of 400, Thetis Island is serviced by a marina, pubs and restaurants, and three Christian camps. The camps provide some staff accommodation. Employment is seasonal.

8.1 Demographics and Population

The following information provides a summary of the current population and demographic breakdown as well as the projections for the future.

8.1.1 Population 2016

Demographics and Age

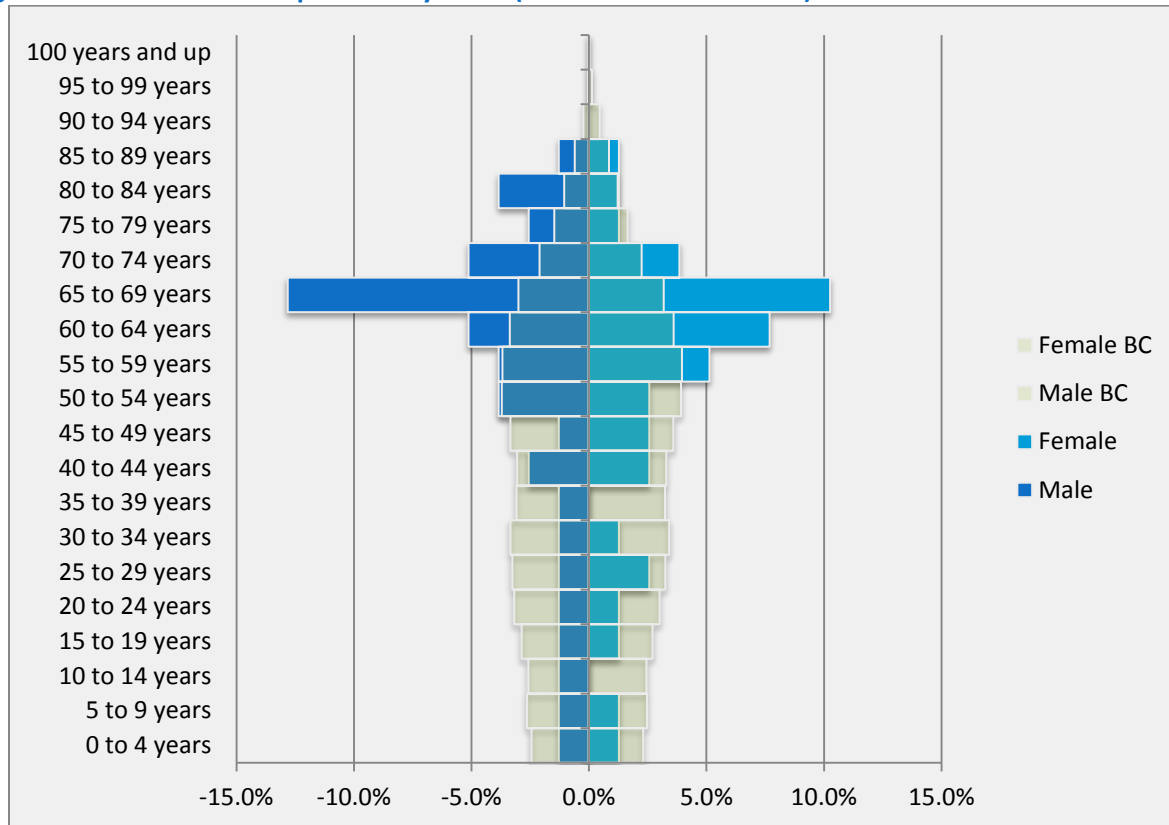
The 2016 Census indicates that the population of Thetis Island is 400. The population is generally older than the Cowichan Valley Regional District (CVRD) and the population of BC. The demographic cohort of 65 to 74 years for Thetis Island makes up 31.3% of the total population. This is significantly higher than the CVRD (14.7%) and BC (10.5%). The median age for Thetis Island is 62.9, compared to 49.9 for CVRD and 43.0 for BC. **Table 8.1** and **Figure 8.1** illustrate the demographic comparison in more detail.

Table 8.1: Thetis Island Age Categories, 2016 (Statistics Canada 2017f)

Ages - 2016	Thetis	% Total	CVRD	% Total	BC	% Total
0 to 4 years	10	2.5%	1,900	4.6%	220,625	4.7%
5 to 14 years	20	5.0%	4,390	10.7%	470,760	10.1%
15 to 19 years	15	3.8%	2,275	5.5%	258,980	5.6%
20 to 24 years	10	2.5%	1,855	4.5%	287,560	6.2%
25 to 44 years	50	12.5%	8,050	19.6%	1,213,865	26.1%
45 to 54 years	45	11.3%	5,620	13.7%	676,740	14.5%
55 to 64 years	90	22.5%	7,110	17.3%	679,020	14.6%
65 to 74 years	125	31.3%	6,045	14.7%	489,305	10.5%
75 to 84 years	30	7.5%	2,835	6.9%	250,480	5.4%
Over 85	5	1.3%	940	2.3%	109,190	2.3%
Totals	400	100.0%	41,020	100.0%	4,656,525	100.0%
Median Age	62.9		49.9		43.0	



Figure 8.1: Thetis Island Population Pyramid (Statistics Canada 2017f)



Seniors and Retirees

Table 8.2 provides a more detailed breakdown of the senior population, defined here as 55 and over. According to the 2016 Census, over 62.5% of Thetis Island residents are over the age of 55, compared to 41% for the CVRD and 33% for BC.

Compared to the CVRD and BC, Thetis Island has more residents aged 60 to 74 years. However, 55 to 60 and 75 and above, Thetis Island have fewer residents. This could indicate that seniors may be ‘aging out’ of the island due to a lack of suitable housing.

Table 8.2: Thetis Island Seniors Ages (Statistics Canada 2017f)

Senior's Ages	Thetis	% Total	CVRD	% Total	BC	% Total
55 to 59 years	35	14.0%	3,505	20.7%	354,925	23.2%
60 to 64 years	55	22.0%	3,605	21.3%	324,095	21.2%
65 to 69 years	85	34.0%	3,650	21.6%	287,520	18.8%
70 to 74 years	40	16.0%	2,395	14.1%	201,785	13.2%

Senior's Ages	Thetis	% Total	CVRD	% Total	BC	% Total
75 to 79 years	15	6.0%	1,685	10.0%	145,225	9.5%
80 to 84 years	15	6.0%	1,150	6.8%	105,255	6.9%
Over 85	5	2.0%	940	5.6%	109,190	7.1%
Totals	250	100.0%	16,930	100.0%	1,527,995	100.0%
% Total Population		62.5%		41.3%		32.8%

8.1.2 Household Characteristics

Household Composition

This report uses statistics for households as they better represent residential dwelling units rather than individuals. Thetis Island has a much lower proportion of families with children (14.3%) than the CVRD (31.4%) and BC (35.5%). In the case of lone parent families, the comparison is similar. **Table 8.3** shows the household composition in more detail.

Table 8.3: Thetis Island Household Composition (Statistics Canada 2017f)

Household Composition	Thetis	% Total	CVRD	% Total	BC	% Total
Families with children	25	14.3%	11,060	31.4%	668,035	35.5%
Lone parent families	10	5.7%	3,820	10.8%	197,940	10.5%
Families without children	90	51.4%	12,730	36.1%	527,700	28.0%
One person households	55	31.4%	9,560	27.1%	541,915	28.8%
Multiple census family households	0	0.0%	725	2.1%	55,620	3.0%
Two or more person non-census family households	5	2.9%	1,200	3.4%	88,705	4.7%
Total Households	175	100%	35,275	100%	1,881,975	100%

Table 8.4 shows the trends in household composition on Thetis Island. There has been a 10 year increase of families with children. Additionally, since the 2006 Census, there has been a 20% increase in lone parent families on the Thetis Island.

Over the last 10 years, there has only been an increase of five households on Thetis Island. Over the same timeframe, the average household size has also remained relatively stable.

Finally, there has been a significant decrease (50%) in the number of “other households” (multi-family and two or more person non-census family households) on Thetis Island over a 10 year period. This could indicate a reduction of housing affordability to those not defined as census families, but living in the same household (roommates), as well as families sharing homes.



Table 8.4: Thetis Island Household Composition (2006, 2011, 2016 Census)

Household Composition	2006	2011	2016	5 Year Change	% Change	10 Year Change	% Change
Families with children	10	25	25	0	0.0%	15	150.0%
Families without children	10	5	10	5	100.0%	0	0.0%
Lone parent families	75	70	90	20	28.6%	15	20.0%
One person households	65	55	55	0	0.0%	-10	-15.4%
Other households	10	20	5	-15	-75.0%	-5	-50.0%
Total Households	170	170	175	5	2.9%	5	2.9%
Average Household Size	2.0	1.9	2.0	0.1	5.3%	0.0	0.0%

Tenure – Rental and Ownership

Table 8.5 shows the breakdown of home ownership compared to rental units on Thetis Island, CVRD and BC. The percentage of households that are rented on Thetis Island (13.5%) is lower than the CVRD (22.3%) and BC (31.9%), resulting in less opportunities for rental units on Thetis Island.

Table 8.5: Thetis Island Household Tenure (Statistics Canada 2017f)

Household Tenure	Thetis	% Total	CVRD	% Total	BC	% Total
Rented	25	13.5%	7,805	22.3%	599,360	31.9%
Owned	160	86.5%	27,250	77.7%	1,279,020	68.1%
Total Households	185	100%	35,055	100%	1,878,380	100%

Over a 10 year period, the proportion of rented homes on Thetis Island has grown from 6.1% of the household stock rented to 13.5% in 2016. Over the same period, the number of owned households has decreased from 93.9% to 86.5%. There was no household tenure information available from the 2011 National Household Survey.

Table 8.6: Thetis Island Household Tenure (Rental/Ownership) 2006-2016 (Statistics Canada 2006, 2012f, 2017f)

Household Tenure	2006	% total	2011	% total	2016	% total
Rented	10	6.1%	-	-	25	13.5%
Owned	155	93.9%	-	-	160	86.5%
Total Households	165	100%	-	-	185	100%

Household Sizes

Reflective of the household composition on Thetis Island, there is a higher proportion of one person (30.6%) and two person households (52.8%) than the CVRD (27.1% and 42.1%) and BC (28.8% and



35.3%). 83.4% of residents on Thetis Island live in one or two person households. The average number of persons per household on Thetis Island (2.0) is lower than that of CVRD (2.3) and BC (2.4).

Table 8.7: Thetis Island Household Sizes (Statistics Canada 2017f)

Household Size	Thetis	% Total	CVRD	% Total	BC	% Total
1 person	55	30.6%	9,555	27.1%	541,910	28.8%
2 persons	95	52.8%	14,850	42.1%	663,770	35.3%
3 persons	15	8.3%	4,705	13.3%	277,690	14.8%
4 persons	15	8.3%	3,935	11.2%	243,125	12.9%
5 or more persons	5	2.8%	2,220	6.3%	155,470	8.3%
# Private households	180	100%	35,270	100%	1,881,970	100%
# Persons in private households	355		81,880		4,560,240	
Average # Persons	2.0		2.3		2.4	

8.2 Income 2015

8.2.1 Taxable Income Distribution- Individuals

The 2016 Census provides information on the incomes of respondents for the previous year (2015).

Table 8.8 depicts the total reported income for Thetis Island, CVRD and BC in 2016. Average tax-filer income on Thetis Island is \$61,201, which is 29.7% lower than CVRD and 47.6% lower than BC. The median income for Thetis Island is \$57,216 which is also lower than the median for CVRD (13.9%) and BC (22.3%).

Table 8.8: Thetis Island Total Taxable Income (Statistics Canada 2017f)

Total Income 2015	Thetis	% Total	CVRD	% Total	BC	% Total
Without income	10	3.0%	2,495	3.6%	142,970	3.7%
Under \$10,000 (including loss)	50	15.4%	9,675	14.4%	573,315	15.4%
\$10,000 to \$19,999	70	21.5%	12,090	18.0%	653,915	17.5%
\$20,000 to \$29,999	50	15.4%	9,980	14.9%	503,290	13.5%
\$30,000 to \$39,999	40	12.3%	8,305	12.4%	424,330	11.4%
\$40,000 to \$49,999	40	12.3%	6,810	10.1%	366,220	9.8%
\$50,000 to \$59,999	20	6.2%	5,075	7.6%	286,310	7.7%
\$60,000 to \$69,999	10	3.1%	4,025	6.0%	222,975	6.0%
\$70,000 to \$79,999	10	3.1%	3,035	4.5%	171,625	4.6%
\$80,000 to \$89,999	10	3.1%	2,320	3.5%	134,090	3.6%
\$90,000 to \$99,999	-	0.0%	1,680	2.5%	96,825	2.6%
\$100,000 and over	15	4.6%	4,120	6.1%	294,475	7.9%
Total Reporting Income	325	100%	67,125	100%	3,727,360	100%
Median Income	\$57,216.00		\$65,191.00		\$69,995.00	
Average Income	\$61,201.00		\$79,411.00		\$90,354.00	



8.2.2 Household Income

Household income is used as an indicator of housing affordability, as it includes every person in a dwelling who may be contributing to paying for the housing costs. **Table 8.9** shows the median household income for Thetis Island. The island has a lower household income than both CVRD and BC in all economic family compositions. The disparity between median household incomes on Thetis Island with those in the CVRD and BC is most pronounced for couple families with children. Smaller disparities exist for families without children and those not in an economic family.

Table 8.9: Thetis Island Median Household Income, 2015 (Statistics Canada 2017f)

Economic Family Composition	Thetis	% Total	CVRD	% Total	BC	% Total
Couple families with children	\$66,304	12.5%	\$105,679	20.3%	\$111,736	24.4%
Lone parent families	-	5.0%	\$45,605	9.6%	\$51,056	9.0%
Families without children	\$72,704	47.5%	\$75,945	33.5%	\$80,788	26.3%
Not in an economic family	\$22,208	37.5%	\$29,393	36.7%	\$31,255	40.2%
All Households	\$57,216	100%	\$65,191	100%	\$69,995	100%

Household Income Distribution

Household income distribution can be used to determine an approximate number of housing options for different income groups. While the median income of Thetis Island is \$57,216, over 20% of households report over \$100,000 in income. Compared to the CVRD and BC, Thetis Island has a lower median income. CVRD reports a median income of \$65,191 and BC \$69,995.

Table 8.10: Thetis Island Household Income Distribution, 2015 (Statistics Canada 2017f)

Total Income 2015	Thetis	% Total	CVRD	% Total	BC	% Total
Under \$5,000	5	2.9%	530	1.5%	43,415	2.3%
\$5,000 to \$9,999	5	2.9%	460	1.3%	27,140	1.4%
\$10,000 to \$14,999	5	2.9%	1,035	2.9%	55,745	3.0%
\$15,000 to \$19,999	10	5.7%	1,525	4.3%	77,565	4.1%
\$20,000 to \$24,999	15	8.6%	1,705	4.8%	78,695	4.2%
\$25,000 to \$29,999	5	2.9%	1,500	4.3%	72,985	3.9%
\$30,000 to \$34,999	5	2.9%	1,635	4.6%	78,080	4.1%
\$35,000 to \$39,999	10	5.7%	1,660	4.7%	78,395	4.2%
\$40,000 to \$44,999	10	5.7%	1,645	4.7%	76,775	4.1%
\$45,000 to \$49,999	10	5.7%	1,575	4.5%	75,860	4.0%
\$50,000 to \$59,999	20	11.4%	2,945	8.3%	143,475	7.6%
\$60,000 to \$69,999	15	8.6%	2,725	7.7%	132,845	7.1%
\$70,000 to \$79,999	15	8.6%	2,500	7.1%	122,350	6.5%
\$80,000 to \$89,999	15	8.6%	2,205	6.3%	111,350	5.9%
\$90,000 to \$99,999	5	2.9%	1,850	5.2%	99,420	5.3%

Total Income 2015	Thetis	% Total	CVRD	% Total	BC	% Total
\$100,000 and over	35	20.0%	9,790	27.8%	607,855	32.3%
Total Reporting Income	175	105.7%	35,270	100.0%	1,881,965	100.0%
Median Income	\$57,216.00		\$65,191.00		\$69,995.00	
Average Income	\$61,201.00		\$79,411.00		\$90,354.00	

Table 8.11 highlights household income distribution from 2005 to 2015. Over the 10 year period, the proportion of households reporting less than \$39,999 has declined, which the income group \$20,000 to \$29,999 remaining constant. Reported incomes of \$40,000 and higher have increased over 10 years by 50% to 100%. This indicates that the household income on Thetis Island has risen over the 10 year period. Note that no income information was available from the 2011 National Household Survey for Thetis Island.

Table 8.11: Thetis Household Income Distribution, 2005-2015 (Statistics Canada 2006, 2012f, 2017f)

Household Income	2005	% Total	2015	% Total	2005-2015	% Change
Under \$9,999	15	8.8%	10	5.7%	-5	-33.3%
\$10,000 to \$19,999	25	14.7%	15	8.6%	-10	-40.0%
\$20,000 to \$29,999	20	11.8%	20	11.4%	0	0.0%
\$30,000 to \$39,999	35	20.6%	15	8.6%	-20	-57.1%
\$40,000 to \$49,999	10	5.9%	20	11.4%	10	100.0%
\$50,000 to \$59,999	10	5.9%	20	11.4%	10	100.0%
\$60,000 to \$79,999	20	11.8%	30	17.1%	10	50.0%
\$80,000 to \$99,999	10	5.9%	20	11.4%	10	100.0%
\$100,000 and over	20	11.8%	35	20.0%	15	75.0%
Total Reporting Income	170	100.0%	175	100.0%	5	2.9%
Median Income	\$37,055		\$57,216		\$20,161	54.4%
Average Income	\$49,063		\$61,201		\$12,138	24.7%

Household Income Groups and Household Income Disparity

As previously mentioned, for ease of comparison with the 2015 SS HNA, this report is using the same income group definitions. **Table 8.12** provides the income range for each category, as defined in relation to the median income for Thetis Island (\$57,216). **Table 8.13** provides a comparison of the proportion of these household income groups between Thetis Island, CVRD and BC as a whole.

Table 8.12: Thetis Island Household Income Groups, 2015 (Statistics Canada 2017f)

Income Groups	Definition	Income Range	Thetis	% Total
Little to no income	under \$15,000	under \$15,000	15	8.1%
Low income	\$15,000 to 50% median	\$15,000 to \$29,999	30	16.2%
Low to moderate income	50% - 80% median	\$30,000 to \$44,999	25	13.5%
Moderate	80% - 100% median	\$45,000 to \$59,999	30	16.2%



Income Groups	Definition	Income Range	Thetis	% Total
Moderate to above moderate	100% - 120% median	\$60,000 to \$69,999	15	8.1%
Above moderate to high	120% - 150% median	\$70,000 to \$89,999	30	16.2%
High income	150% median +	\$90,000 and over	40	21.6%
All Households	\$57,216		185	100%

Income disparity on Thetis Island is similar to that found in the CVRD and across BC as a whole, although there are a greater proportion of little to no income households and a smaller percentage of high income household income groups on Thetis Island compared to CVRD and BC.

Table 8.13: Thetis Island Household Income Groups, 2015 (Thetis, CVRD, BC) (Statistics Canada 2017f)

Total Income 2015	Thetis	% Total	CVRD	% Total	BC	% Total
Median Income	\$57,216		\$65,191		\$69,995	
Little to no income	15	8.1%	2,025	5.7%	126,300	6.7%
Low income	30	16.2%	4,730	13.4%	307,325	16.3%
Low to moderate income	25	13.5%	6,515	18.5%	374,505	19.9%
Moderate	30	16.2%	5,670	16.1%	132,845	7.1%
Moderate to above moderate	15	8.1%	2,500	7.1%	122,350	6.5%
Above moderate to high	30	16.2%	4,055	11.5%	210,770	11.2%
High income	40	21.6%	9,790	27.7%	607,855	32.3%
Total	185	100%	35,285	100%	1,881,950	100%

8.3 Current Housing Supply

8.3.1 Existing Housing Stock

Structure Type

The housing supply on Thetis Island is predominately single-detached dwellings, which form 94.3% percent of the total housing supply. This is higher than the CVRD (73.4%) and BC (44.1%). Lack of diversity in housing stock can be a contributor to a lack of affordable rental and ownership options for a full range of income groups and family compositions. This relationship is shown in **Table 8.14**.

Table 8.14: Thetis Island Housing by Structure Type, 2016 (Statistics Canada 2017f)

Structure Type	Thetis	% Total	CVRD	% Total	BC	% Total
Single-detached house	165	94.3%	25,905	73.4%	830,660	44.1%
Apartment 5+ storeys	-	0.0%	-	0.0%	177,830	9.4%
Movable dwelling	10	5.7%	1,840	5.2%	49,290	2.6%
Semi-detached house	-	0.0%	1,400	4.0%	57,395	3.0%
Row house	-	0.0%	1,535	4.4%	147,830	7.9%

Structure Type	Thetis	% Total	CVRD	% Total	BC	% Total
Apartment, duplex	-	0.0%	1,175	3.3%	230,075	12.2%
Apartment < 5 storeys	-	0.0%	3,275	9.3%	385,140	20.5%
Other single-attached house	-	0.0%	140	0.4%	3,755	0.2%
Total Private Dwellings	175	100%	35,270	100%	1,881,975	100%

Age of Housing Stock

Table 8.15 shows the construction period of dwellings on Thetis Island, compared to CVRD and BC. In general Thetis has fewer dwellings that were constructed prior to 1960 when compared to the CVRD and BC. Similar to other islands in the Islands Trust, Thetis Island experienced increased construction from 1991 to 2000. Construction rates have remained slightly higher on Thetis Island compared to CVRD and BC.

Table 8.15: Thetis Island Dwelling Age, 2016 (Statistics Canada 2017f)

Construction Period	Thetis	% Total	CVRD	% Total	BC	% Total
1960 or before	15	7.7%	6,050	17.2%	267,560	14.2%
1961 to 1980	45	23.1%	10,025	28.4%	559,485	29.7%
1981 to 1990	20	10.3%	5,090	14.4%	289,565	15.4%
1991 to 2000	70	35.9%	7,030	19.9%	331,865	17.6%
2001 to 2005	15	7.7%	1,950	5.5%	125,335	6.7%
2006 to 2010	20	10.3%	3,195	9.1%	171,945	9.1%
2011 to 2016	10	5.1%	1,925	5.5%	136,210	7.2%
Total	195	100%	35,265	100%	1,881,965	100%

Non-Resident Ownership

Table 8.16 shows the portion of dwellings on Thetis Island which are occupied by usual residents. Usual place of residence applies to those who own multiple properties. At 46.4%, Thetis Island's rate of dwellings occupied by usual residents is much lower than that of the CVRD (93.0%) and BC (91.2%). However, the percentage of dwellings occupied by usual residents on Thetis Island has increased by 5.7% since 2011.

Table 8.16: Thetis Island Dwellings Occupied by Usual Residents 2011-2016 (Statistics Canada 2012f, 2017f)

Census Year	Thetis	% Total	CVRD	% Total	BC	% Total
2016	178	46.4%	35,272	93%	1,881,969	91%
2011	166	40.7%			1,764,637	90.7%
% Change 2011-2016		-1.1%				-0.7%



8.3.2 Rental Availability and Affordability

Private Market Listings

The CMHC does not conduct rental market surveys for Thetis Island, and there is no formal inventory of rental properties conducted on Thetis Island. The rental housing market is extremely limited on Thetis Island. As of January 2018, there were no rentals available for rent in public listings on Craigslist, Padmapper, Kijiji or AirBnB. While this information is far from a complete picture of the rental market on Thetis Island, it paints a picture of a lack of affordable rental housing options. Anecdotal evidence and survey results for this assessment confirm this limited market for rental housing. The majority of respondents indicated that they pay between \$400 and \$750 for rent on Thetis Island.

Social Housing

There is currently no social or supported housing on Thetis Island.

8.3.3 Homeowner Options

Current Listings

Table 8.17 provides MLS listings as of January 30, 2018 to provide a snapshot of housing currently available for purchase on Thetis Island. The table also includes income required for ownership, based on an assumption that no more than 30% of income is used for shelter costs, \$200/ month in costs of ownership, 75% loan over a 25 year amortization period, and 4% interest.

There were a total of seven listings available on Thetis Island, with an average price of \$736,957 and a median price \$649,900. While the number of available listings is relatively low, there is presently a range of home price categories available on Thetis Island. However, all homes available for purchase on this date were single family dwellings.

Figure 8.2: What is your monthly rent?

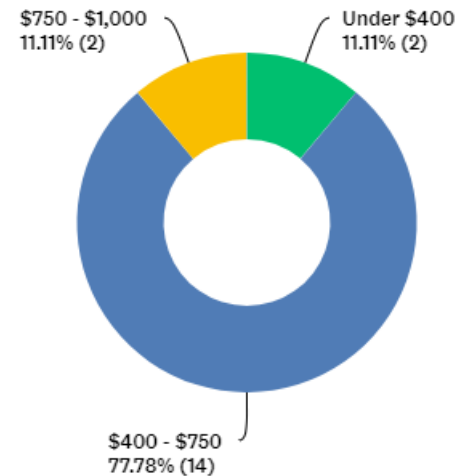


Table 8.17: Thetis Island MLS Listings, January 2018

Price Range	# Listed	Average Cost	Income Required
\$0 - \$149,999	-		
\$150,000 - \$199,999	-		
\$200,000 - \$299,999	-		
\$300,000 - \$399,999	1	\$349,000	\$63,265
\$400,000 - \$499,999	1	\$420,000	\$74,507
\$500,000 - \$599,999	-		
\$600,000 - \$699,999	2	\$638,400	\$109,091
\$700,000 - \$799,999	-		
\$800,000 - \$899,999	-		
\$900,000 - \$999,999	2	\$986,950	\$164,285
\$1,000,000 - \$1,499,999	1	\$1,139,000	\$188,362
\$1,500,000 - \$1,999,999	-		
\$2,000,000 - \$2,499,999	-		
\$2,500,000 - \$2,999,999	-		
\$3,000,000 - \$3,499,999	-		
\$3,500,000 - \$3,999,999	-		
\$4,000,000 - \$4,499,999	-		
\$4,500,000 - \$4,999,999	-		
\$5,000,000 and up	-		
Total	7		
Average \$		\$736,957.14	\$124,698
Median \$		\$649,900.00	\$110,912

8.4 Housing Affordability

8.4.1 Affordability Targets

Housing affordability is defined in **Section 1.1** of this report. Housing is generally considered affordable if it meets suitability and adequacy standards, and does not cost more than 30% of total household income.

Based on these assumptions, **Table 8.18** provides affordability for different household groups, based on median incomes of each group as provided in the 2016 Census. The percentage of the total population for each group is also provided, to indicate the ideal percentage of total available housing units available for each household type and income level.



To allow comparison with the SS HNA affordable purchase price was calculated based on an assumed 4% interest rate, 25 year amortization, and 75% loan-to-value ratio. The homeowner monthly shelter costs are also included at \$200 for taxes, insurance and utilities.

Household Type

Table 8.18: Thetis Island Household Affordability Targets

Household Affordability Targets	% Population	Median Income	Affordable Rent	Affordable Purchase
Couple families with children	12.5%	\$66,304	\$1,658	\$369,000
Lone parent families	5.0%	\$-	\$-	\$(51,000)
Families without children	47.5%	\$72,704	\$1,818	\$409,000
Not in an economic family	37.5%	\$22,208	\$555	\$90,000
All Households (2015)	100%	\$57,216	\$1,430	\$311,000

Income Groups and Ideal Affordable Housing Supply

Table 8.19 provides a detailed breakdown of the number of housing units available for each of the income groups previously identified in **Table 8.12**, based on the percentage of the total households within each group. Affordable rent and purchase prices have been calculated using the same assumptions and benchmarks previously used in this report.

It is also important to note that welfare clients received \$375 for monthly rent.

As an illustration of how this table can be used, it indicates that 34.2% of households (all households below moderate income of \$40,000) need rental housing \$938/month or less. Similarly, 13.2% of households can afford a home with a purchase price of \$581,000. However, home ownership is not feasible for everyone even if the house itself seems to be affordable. The new mortgage regulations require a down payment of 20% to 25% with a risk assessment of the interest rate to ensure the buyer can afford an interest rate 2% higher than their approved rate. Service industry employees working minimum wage or even more would find it very difficult to save the down payment while renting.

Table 8.19: Thetis Island Ideal Housing Supply - Rental and Purchase Prices (Statistics Canada 2017f)

Income Groups	Income Range	#	% Households	Average Income	Affordable Rent	Affordable Purchase
Little to no income	Under \$5,000	5	2.6%	\$5,000	\$125	n/a
	\$5,000 to \$9,999	-	0.0%	\$7,500	\$188	n/a
	\$10,000 to \$14,999	5	2.6%	\$12,500	\$313	\$29,000
Low income	\$15,000 to \$19,999	10	5.3%	\$17,500	\$438	\$60,000
	\$20,000 to \$24,999	15	7.9%	\$22,500	\$563	\$92,000

Income Groups	Income Range	#	% Households	Average Income	Affordable Rent	Affordable Purchase
Low to moderate income	\$25,000 to \$29,999	5	2.6%	\$27,500	\$688	\$124,000
	\$30,000 to \$34,999	15	7.9%	\$32,500	\$813	\$155,000
	\$35,000 to \$39,999	10	5.3%	\$37,500	\$938	\$187,000
Moderate	\$40,000 to \$44,999	10	5.3%	\$42,500	\$1,063	\$218,000
	\$45,000 to \$49,999	15	7.9%	\$47,500	\$1,188	\$250,000
Moderate to above moderate	\$50,000 to \$59,999	25	13.2%	\$55,000	\$1,375	\$297,000
Above moderate to high	\$60,000 to \$69,999	15	7.9%	\$65,000	\$1,625	\$360,000
High income	\$70,000 to \$79,999	15	7.9%	\$75,000	\$1,875	\$424,000
	\$80,000 to \$89,999	10	5.3%	\$85,000	\$2,125	\$487,000
	\$90,000 to \$99,999	10	5.3%	\$95,000	\$2,375	\$550,000
	\$100,000 +	25	13.2%	\$100,000	\$2,500	\$581,000
Median Income		190	100%	\$57,216	\$1,430	\$311,000

8.5 Community Perspectives

For a description of methods, please see **Section 1.2 - Approach and Methods**.

8.5.1 Stakeholder/Key Informants Interviews

On November 24, 2017, a stakeholder meeting was held with 15 representatives from the community. The attendees discussed the characteristics of the island. While some of the camps provide some staff accommodation for the seasonal workers, other employers do not. There was significant concern from BC Ferries representative. There is no secure, affordable accommodations for the ferry workers who need to remain/reside on Thetis Island, who are on the first ferry (the ferry overnights on Thetis Island). There are 25 BC ferry employees that work the Thetis Ferry. It was estimated that half of the workers would live on Thetis Island if there was affordable and secure rental accommodation. It was also acknowledged that in future, seniors would require either more social services or supported housing if they are to stay on the island. Finally it was noted that as the population ages (current median age is 62.9 years), there will be more demand for maintenance and support services such as yard maintenance and home repair. However, without affordable, appropriate housing, these people will not be attracted to the island.



8.5.2 Online Survey

Eighty-one people (20.8% of the island population) completed the online survey. Interestingly, the responses were fairly evenly split between permanent and non-permanent residents (55% and 45%, respectively). Seventy-nine percent of the respondents owned their homes.

The survey asked respondents to identify gaps in housing supply on Thetis Island. Almost 70% of respondents identified a gap in affordable housing supply. Over 45% of respondents also identified a gap in supply of seniors housing on Thetis Island. Other responses were that there were gaps for low income workers and a need for more rentals. **Figure 8.3** shows the categories and responses.

Figure 8.3: What housing supply gaps exist on your island?

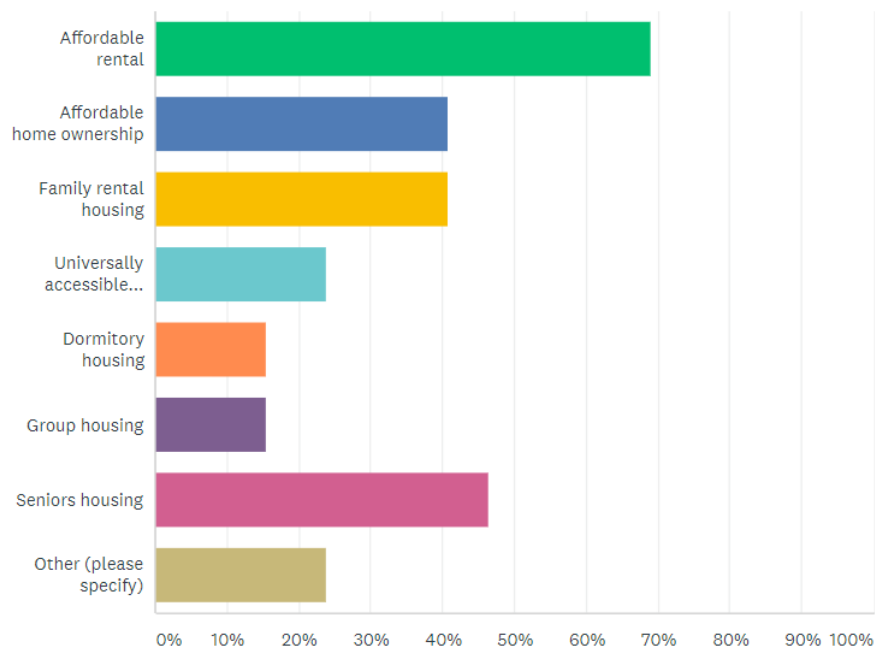
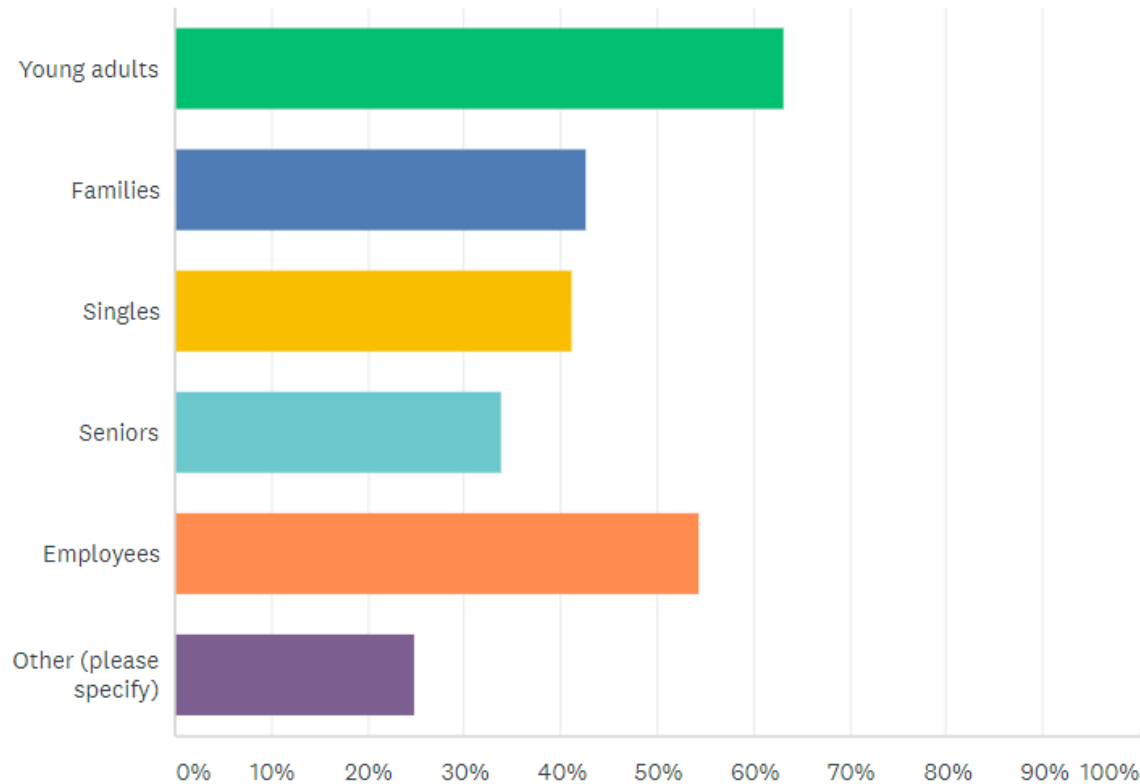


Figure 8.4: What groups are not able to access housing on your island?

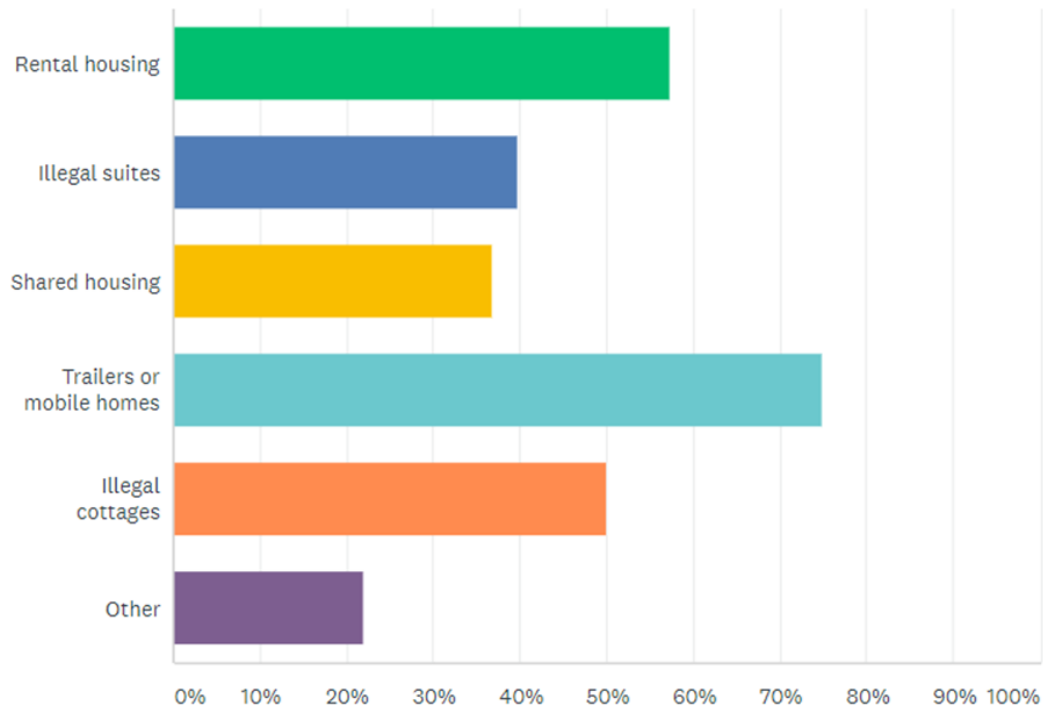


From the results of the survey, it appears that the people who need affordable housing live in trailers or mobile homes (assumedly parked on private land), and rental housing and an assortment of illegal solutions including suites and cottages. Sixty percent of the respondents were aware of people living in illegal situations.

Respondents were also asked to identify groups that may not be able to access appropriate housing on Thetis Island. Over 60% of people indicated that young adults may not be able to access adequate housing. The other group identified was employees. Other responses included vulnerable people and new immigrants. **Figure 8.4** shows the categories and responses.

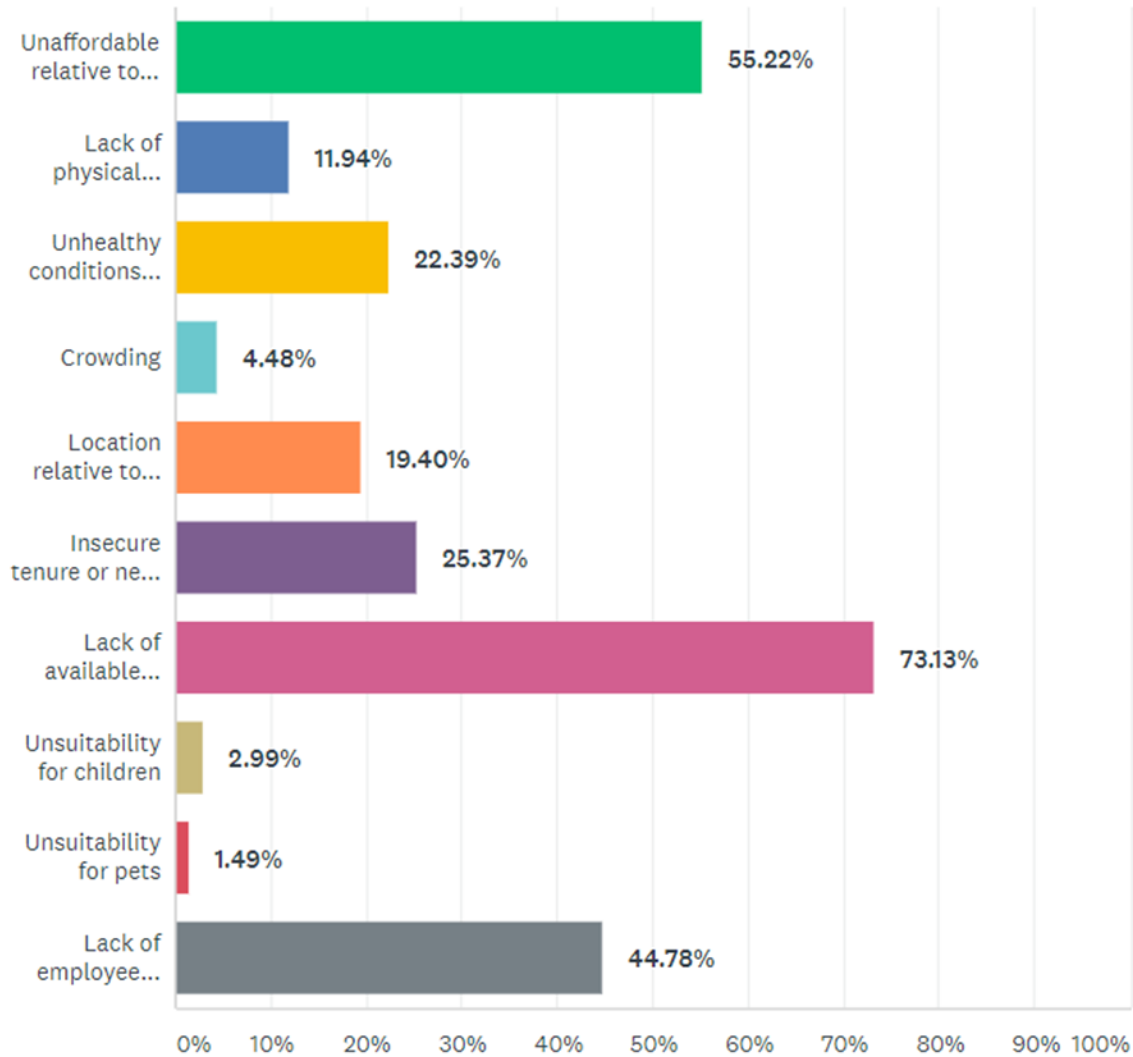


Figure 8.5: Where do the people that need affordable housing currently live on your island?



When asked what the top housing challenges for housing on Thetis Island were, 73% of survey respondents indicated that was a lack of available housing options available, 55% stated that housing was unaffordable relative to income, and 45% indicated a lack of employee housing.

Figure 8.6: Please select the top three housing challenges faced by your island.



8.6 Affordable Housing Gaps

The people who cannot currently access housing are the young adults, families and employees. The vulnerable population is primarily the employees who take seasonal jobs but cannot find appropriate, affordable housing.



8.7 Conclusion and Recommendations

The population projections for Thetis range from 420 to 477 in the next 25 years. This is an increase of between 20 and 77 people. Using the high projection and assuming the average household size remains at 2.0, this means that the island will require 15 new affordable housing units over the next 25 years. This would seem to require units that would accommodate singles and families.



9.0 Summary and Recommendations

The comments received over and over in the surveys, and during the stakeholder meetings were that the top four challenges of the islands in the Northern Region are:

1. Unaffordable relative to income – based on limited employment on the islands, seniors with fixed income and the number of artists and craftspeople, the required rent is more than 30% of the gross income of the potential tenant.
2. Unhealthy conditions – mould, inadequate heat, no potable water, use of outhouses all lead to unhealthy conditions for the tenants.
3. Insecure tenure – because many people rent out their homes when they are not on the islands. These rentals are either for three to six months, or give the tenant a lease for a year and then “evict” the tenant for reasons of family in the late spring. This often requires the tenants to move often more than once a year. These tenants often have service jobs on the islands and have to spend significant time looking for another place to live.
4. Lack of housing options – most rentals on the islands are full houses, portions of a house, or a cottage or an illegal suite in a house. Often a housing option is an individual placing a mobile home or trailer on someone’s property. This raises concerns of water and sanitary servicing.

It is recognized that the Islands Trust cannot own property nor can the Local Trust Committee’s fetter their decision making by becoming “hands-on” involved with the actual provision of affordable housing. However, the Local Trust Committees can provide direction and set goals for affordable housing through the OCP’s and ensure a clear process and timelines in the Zoning Bylaws for any required rezoning applications.

The recommendations provided here will give direction to any future housing needs strategies. Based on the housing needs identified in this report, it is recommended:

- That each island review their OCP to ensure that there are supportive policies for the development of safe, secure, appropriate, and affordable rental housing.
- That the Islands Trust promote the ability to enter into Housing Agreements with property owners and not-for-profit organizations to ensure housing remains affordable.
- That the Local Trust Committees support the efforts of not-for-profit organizations to increase the amount of safe, secure, appropriate, affordable housing on their islands.
- The Islands Trust and/or the individual Local Trust Committees can consider conducting a local “municipal” census for each island mid-way between federal census years to provide up to date information.



Appendix A

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9.0 Summary and Recommendations

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Appendix B

Survey Summaries

