



A NOTICE OF A BUSINESS MEETING OF **THE THETIS ISLAND LOCAL TRUST COMMITTEE**
to be held at 9:15 am on Wednesday, April 17, 2013 at Thetis Island Community Centre
(Forbes Hall) North Cove Road, Thetis Island, BC

AGENDA

		Page No.	*Approx. Time*
1.	CALL TO ORDER		9:15 am
2.	APPROVAL OF AGENDA		
3.	TOWN HALL SESSION (10 MINUTES)		
4.	MINUTES		9:25 am
4.1	Local Trust Committee Meeting Minutes of February 6, 2013- <i>for adoption</i>	1-7	
4.2	Section 26 Resolutions Without Meeting Log dated April 10, 2013 – <i>attached for information</i>	8	
4.3	Advisory Planning Commission Meeting Minutes - <i>none</i>		
4.4	Ruxton Island Advisory Planning Commission Adopted Meeting Minutes of October 19, 2012 - <i>attached</i>	9-12	
4.5	Ruxton Island Advisory Planning Commission Draft Meeting Minutes of March 1, 2013 - <i>attached</i>	13-18	
5.	BUSINESS ARISING FROM MINUTES		9:35 am
5.1	Follow-up Action List dated April 10, 2013 - <i>attached</i>	19-20	
5.2	Proposed National Marine Conservation Area Boundary Memorandum with Map dated April 10, 2013 - <i>attached</i>	21-22	
6.	DELEGATIONS – <i>none declared</i>		
7.	CORRESPONDENCE <i>Correspondence specific to an active development application and/or project will be received by the Thetis Island Local Trust Committee when that application and/or project is on the agenda for consideration.</i>		
8.	APPLICATIONS AND PERMITS - <i>none</i>		
9.	LOCAL TRUST COMMITTEE PROJECTS		10:00 am
9.1	Associated Islands Community Plan Update Staff Report dated April 4, 2013 - <i>attached</i>	23-69	
9.2	Watershed and Shoreline Mapping Workshop Follow Up - <i>for discussion</i>		
9.3	Marine Shoreline Protection Project Survey – <i>for discussion</i>		

10.	REPORTS	11:15 am
10.1	Work Program Reports	
	Top Priorities and Projects Report dated April 10 , 2013- <i>attached</i>	70-71
10.2	Applications Log	
	Report dated April 10, 2013 - <i>attached</i>	72-73
10.3	Trustee and Local Expenses	
	10.3.1 Expenses posted to February 28, 2013 – <i>attached</i>	74
	10.3.2 Expenses posted to March 31, 2013 – <i>attached</i>	75
10.4	Chair’s Report	
10.5	Trustees’ Report	
10.6	Advisory Planning Commission Report	
11.	NEW BUSINESS	11:30 am
11.1	Renewable Energy Technologies in the Trust Area – Ocean Based Geo-Exchange Systems	76-84
	Memorandum dated February 25, 2013 - <i>attached</i>	
11.2	Thetis Advisory Planning Commission Membership Status	85
	Memorandum dated April 4, 2013– <i>attached</i>	
12.	BYLAWS	
13.	ISLANDS TRUST WEBSITE	
13.1	Thetis Page - <i>attached</i>	86-88
14.	TOWN HALL DISCUSSION (10 MINUTES – TIME PERMITTING)	
15.	NEXT MEETING DATE	
	Wednesday, June 5, 2013 at 9:15 am at Thetis Island Community Centre (Forbes Hall) North Cove Road, Thetis Island, BC	
16.	ADJOURNMENT	12:00 pm

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

**MINUTES OF THE THETIS ISLAND LOCAL TRUST COMMITTEE BUSINESS MEETING
HELD AT 10:45AM ON WEDNESDAY, FEBRUARY 6, 2013
AT THE THETIS ISLAND COMMUNITY CENTRE
FORBES HALL LIBRARY, NORTH COVE ROAD
THETIS ISLAND, BC**

PRESENT

Ken Hancock	Chair
Peter Luckham	Local Trustee
Sue French	Local Trustee
Courtney Simpson	Acting Regional Planning Manager
Aleksandra Brzozowski	Island Planner
Janice Young	Recorder

There was one (1) member of the public in attendance.

1. CALL TO ORDER

Chair Hancock called the meeting to order at 10:50 am. He made opening remarks, welcomed members of the public; and introduced himself, Local Trustees, Staff and the Recorder. He acknowledged that the meeting was being held in the Traditional Territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The agenda was adopted by consensus, with the following amendments:

- Lunch to be working a break between 12:15 pm and 12:45 pm.

3. TOWN HALL

Ernie Hunter asked for more information regarding Draft Bylaw No. 92 and the difference between Board of Variance and Variance Permit.

4. MINUTES**4.1 *Local Trust Committee Meeting Minutes of November 21, 2012.***

The minutes of the November 21, 2012 Thetis Island Local Trust Committee were adopted by consensus, with the following amendments:

- On page 1, Item 2, Title, change “agneda” to “agenda”.
- On page 3, Item 5.1, fifth bullet, first line after the last word “At” add “a”, and in the last line, second word, change “five” to “three”.

- On page 4, Item 9.1, paragraph that begins “Trustee French”, last line, change “later date” to “ earlier date, August 9, 2012”
- On page 6, Item 11.5, third line, after “involved” add “with”.

4.2 *Section 26 Resolutions Without Meeting - for information.*

Received.

4.3 *Advisory Planning Commission Minutes – none*

4.4 *Ruxton Island Advisory Planning Commission Meeting Minutes - none*

5. **BUSINESS ARISING FROM MINUTES**

5.1 *Follow-up Action List dated January 29, 2013*

The list was reviewed by Planner Brzozowski.

5.2 *Net Zero Emissions Vehicles – Memorandum dated January 23, 2013*

Acting Regional Planning Manager Simpson provided an update; discussion followed.

5.3 *Protocol Agreement with Cowichan Valley Regional District – Memorandum dated January 23, 2013*

Acting Regional Planning Manager Simpson provided an update; discussion followed. It was noted that a Protocol Agreement is not needed for Islands Trust staff to interact with the Cowichan Valley Regional District Staff.

TH-001-2013 It was **MOVED** and **SECONDED** that the Thetis Island Local Trust Committee remove the item from the project list titled “Ratification of protocol agreement with the Cowichan Valley Regional District”.

CARRIED

Acting Regional Planning Manager Simpson will follow up and prepare a report for the Executive Committee from the Thetis Island Local Trust Committee.

6. **DELEGATIONS**

There were no delegations.

7. **CORRESPONDENCE**

7.1 *Email dated November 20, 2012 from Denis Gagnon regarding Riparian Areas Regulation*

Received.

- 7.2 *Email dated November 20, 2012 from Dan Giesbrecht regarding Ruxton Advisory Planning Commission Meeting October 29, 2012 and Additional Comments*

To be discussed along with Item 9.1.

- 7.3 *Email dated November 20, 2012 from Ian Ralston regarding Freshwater Habitat on Thetis*

Received.

- 7.4 *Email dated November 26, 2012 from William Pearce regarding Woodlot License 2043.*

Acting Regional Planning Manager Simpson gave an update on the Woodlot License Plan; discussion followed.

TH-002-2013

It was **MOVED** and **SECONDED** that the Thetis Island Local Trust Committee request staff to ensure that the referral of Valdes Island Woodlot License 2043 be considered at a business meeting of the Thetis Island Local Trust Committee.

CARRIED

Staff will contact William Pearce to follow up.

- 7.5 *Letter dated November 19, 2012 from Ramsay, Lampman, Rhodes regarding Trax Development Limited – Riparian Regulation for Ralston Watershed*

Received.

- 7.6 *Email dated November 23, 2013 from Judy Shaw regarding Ruxton Island Input on Associated Islands Official Community Plan*

To be discussed along with Item 9.1.

8. APPLICATIONS AND PERMITS

There were no applications and permits.

9. LOCAL TRUST COMMITTEE PROJECTS

- 9.1 *Thetis Associated Islands Community Plan Review*

Planner Brzozowski gave an update on the Associated Islands Community Plan review. A second newsletter has been distributed and an agenda is being created for the March 1, 2013 Ruxton APC meeting.

Discussion followed regarding details of existing Official Community Plans for small islands as resource for the Ruxton Island Advisory Planning Commission.

Correspondence items 7.2 and 7.6 were received.

9.2 *Marine Shoreline Development Permit Area – Memorandum dated January 23, 2013.*

The memorandum was presented by Acting Regional Planning Manager Simpson.

Discussion followed regarding Trustees' comments on the proposed agenda for the workshop; Trustees French and Luckham requested that the workshop title be changed to "Shoreline Protection Workshop". Further discussion followed regarding advertising this workshop and the preceding Greenshores presentation, and the possibility of videotaping the proceedings for those unable to attend the events.

10. **REPORTS**

10.1 *Work Program Reports - Top Priorities and Projects Report dated January 29, 2013*

Received for information.

10.2 *Applications Log - Report dated January 29, 2013*

Received for information.

10.3 *Trustee and Local Expenses*

10.3.1 *Expenses posted to November 30, 2012*

10.3.2 *Expenses posted to December 31, 2012*

10.3.3 *Expenses posted to January 31, 2013*

Discussion followed. Trustee French will follow up to ensure that expenses for a Trust Council event are correctly charged to the Trust Council rather than the Thetis Island Local Trust Committee.

10.4 *Chair's Report*

Chair Hancock reported that the Executive Committee is busy helping to prepare for the upcoming Trust Council meeting on Thetis Island, and he is looking forward to that gathering.

10.5 *Trustees' Report*

Trustee French reported that she is excited about Trust Council being held on Thetis Island, and that preparations are underway for the Council to meet with community members during and after Wednesday's "Soup's On" at the Community Centre.

Trustee Luckham added that during this Trust Council meeting, there will be discussion regarding, and adoption of the budget. Also, the Trust Fund Board will make a presentation, as will other local groups.

10.6 *Advisory Planning Commission Report - None*

11. **NEW BUSINESS**

11.1 *Communication Protocol with Lyackson First Nation*

Trustee French provided a verbal update.

Discussion followed regarding ways to maintain open communication channels and follow up with casual meetings.

11.2 *Local Trust Committee Meeting Schedule – Change in Date for September 2013.*

There was discussion regarding a new date for the September, 2013 meeting.

TH-003-2013 It was **MOVED** and **SECONDED** that the Thetis Island Local Trust Committee meeting scheduled for September 17, 2013 be changed to September 25, 2013.

CARRIED

There was discussion regarding the November meeting date not being properly posted.

TH-004-2013 It was **MOVED** and **SECONDED** that the Thetis Island Local Trust Committee meeting scheduled for November 21, 2013 be rescheduled to November 20, 2013.

CARRIED

11.3 *On-Island Planner Hours for 2013 - Memorandum dated January 24, 2013*

There was discussion regarding on-island planner hours for 2013.

It was decided that planner hours will, in the future, be by appointment and that E-Spokes will be used to announce this news, as well as to advise locals of the new Island Planner.

11.4 *Galiano Island Local Trust Committee Bylaw Referral – Bylaw Referral for Bylaws 238 and 239.*

Bylaw referrals were reviewed and discussion followed.

TH-005-2013 It was **MOVED** and **SECONDED** that the Thetis Island Local Trust Committee advise the Gabriola Island Local Trust Committee that in regards to Bylaw No. 238 and 239, interests are unaffected by the bylaws.

CARRIED

The LTC thanked the Gabriola LTC for the referral.

11.5 *Salt Spring Island Local Trust Committee Bylaw Referral*

11.5.1 *Bylaw Referral for Bylaw No. 461*

11.5.2 *Bylaw Referral for Bylaw No. 464*

11.5.3 *Bylaw Referral for Bylaw No. 465 and 466*

Bylaw referrals reviewed and discussion followed.

TH-006-2013

It was **MOVED** and **SECONDED** that the Thetis Island Local Trust Committee advise the Salt Spring Island Local Trust Committee that, in regards to Bylaw No. 461, 464, 465 and 466, interests are unaffected by the bylaws, and thanks the Salt Spring LTC for the referral.

CARRIED

The LTC thanked the Salt Spring LTC for the referrals.

11.6 *Proposed National Marine Conservation Area – Memorandum Dated January 24, 2013*

The memorandum was presented by Acting Regional Planning Manager Simpson; discussion followed.

TH-007-2013

It was **MOVED** and **SECONDED** that the Thetis Island Local Trust Committee request a staff review of the Parks Canada proposed National Marine Conservation Area boundaries in comparison to Islands Trust mapping and Local Trust Committee bylaw designation and zoning.

CARRIED

12. BYLAWS

There were no bylaws to be discussed.

13. CLOSED MEETING

Item deferred.

14. RECALL TO ORDER

None.

15. ISLANDS TRUST WEBSITE

15.1 *Thetis Page*

Trustees asked that staff update the Latest News section; trustees will email any additional recommendations.

16. **TOWN HALL DISCUSSION**

There was no Town Hall discussion.

17. **NEXT MEETING DATE**

The next meeting of the Thetis Island Local Trust Committee will be Wednesday, April 17, 2013 at the Thetis Island Community Centre (Forbes Hall), North Cover Road, Thetis Island, BC.

The start time of the meeting will be decided by Resolution Without Meeting.

18. **ADJOURNMENT**

TH-008-2013 It was **MOVED** and **SECONDED** that the Thetis Island Local Trust Committee adjourn the February 6, 2013 business meeting at 2:40 pm.

CARRIED

Chair

Recorder



RWM From: February 01, 2013 To: April 10, 2013

Thetis Island

Resolution #	Action	Resolution Description	Resolution Date
2013-02	In Favour	"That the Thetis Island local trust committee approve allocating up to \$500 from the Thetis Island LTC special projects budget for video recording of the March 13th Green shores workshop on Thetis Island."	Mar 01, 2013
2013-01	In Favour	"That the Thetis Island Local Trust Committee change the start time of its regular business meetings scheduled for 10:45 am, to start at 9:15 am."	Feb 15, 2013



Islands Trust

**MINUTES OF THE RUXTON ISLAND
ADVISORY PLANNING COMMISSION MEETING**

Held on October 19, 2012

**At the Vancouver Island Conference
Centre, Millstone River Room, Nanaimo, BC**

PRESENT:

Advisory Planning Commission Members: Roger Kimmerly
Dennis Rutherford
Dan Giesbrecht
Larry Ross
Gina Couchman
Michael Higgins
David Paterson

Planner: Courtney Simpson

Recorder: Theresa Warren

Regrets: Chair Ken Hancock

There were no members of the public present.

AGENDA:

1. Introduction
2. Travel Expenses
3. Election of Chair, Co-Chair and Secretary
4. Agenda
5. Local Trust Committee Referral to Ruxton Advisory Planning Commission
6. Next Meeting and Adjournment

1. INTRODUCTION

Courtney Simpson thanked the Ruxton Island Advisory Planning Commission members for coming and made introductions of the attendees.

2. TRAVEL EXPENSES

Planner Simpson explained the budget for Advisory Planning Commission travel expenses.

3. **ELECTION OF CHAIR, CO-CHAIR AND SECRETARY**

Planner Simpson explained the roles of the Chair, Co-chair and Secretary on the Advisory Planning Commission.

The Advisory Planning Commission members spoke about their backgrounds and interests in the positions.

Roger Kimmerly was nominated for the position of Chair, Dennis Rutherford was nominated for Co-Chair and David Paterson was nominated for secretary. All three were unanimously voted in.

4. **AGENDA**

Courtney Simpson explained the process of the Associated Islands Official Community Plan and what the Advisory Planning Commission's contribution to the composition of the Official Community Plan will be. The Advisory Planning Commission discussed their role and how they should come to the needed points.

5. **LOCAL TRUST COMMITTEE REFERRAL TO RUXTON ADVISORY PLANNING COMMISSION**

The Thetis Island Local Trust Committee has asked the Ruxton Island Advisory Planning Commission to recommend a list of project goals for the Community Plan Review.

The Advisory Planning Commission discussed the following main points that they would like to have reflected in the Official Community Plan:

The Advisory Planning Commission discussed a number of points which they would like to bring forward to the Thetis Island Local Trust Committee.

- Noise: bike, generator, wind turbine, businesses, chainsaws
- Emergency Response: helicopter, medevac, fire fighting
- Fire: prevention, fear of, fighting
- Docks:
 - prohibition
 - Scale
 - Size
 - Style
 - Location
 - Impact on ecosystem
 - Modification of foreshore
 - Support for community docks – not unanimous, concern of break-ins with more visitors (concern with both private or community docks), expansion of road to community dock, need to manage footprint
 - Safety
 - Emergency response

- Impact on neighbours
- Is there a need to accommodate the aging population?
- Need to review public comments from survey
- Pedestrian access on foreshore
 - Want to be able to walk around the whole island at mid-high tide
- Parallel poles to water
- “Pincushion Look”
- Ruxton is unique because of a lack of docks
- Current bylaw has different interpretations regarding docks-needs clarification
- The issue is the number of (private) docks
- Potential Zoning for possible docks in the future
- Breakwater
- Ecosystem impacts
- Option: dock on private land that is shared
- Mooring Buoys:
 - how could they be regulated
 - with build-out, not capacity for more/each lot
- Visual impact/aesthetics: protect trees, docks, cabins & setback from water
- Courtesy & respect: strengthen sense of community
- Governance: more local input, geographic
- Enforcement: building inspection
- Water: Wells (testing), encouraging catchment, mandate catchment, protect Groundwater
- Education about regulations: realtors, property title
- Preserve Setbacks: is side lot line setback too small?
- Sewage
 - Not all lots can support a septic field
 - Need electricity for high-end treatment
- Foreshore protection
- Ecosystem protection
- Roads
- Parks: taxes, crown lot, enhancement/increase number, acquisition
- Wetland/Swamp: unique ecosystem, water level, catchment for groundwater, Firefighting, Trees – lot 40 ‘preserve’ or ‘enhance’
- Siting Bylaws:
 - setbacks preserved
 - need better definitions and clarity of some terms in (throughout) the current bylaw
 - generally agree with current bylaw intent
 - First Nation consultation regarding Crown lots
 - Conservation Ethic – Unsightly premises/hazardous waste
 - Commercial businesses (needs discussion and clear direction. See North Pender Official Community Plan)
 - B&B/“getaways”
 - Store
 - Construction
 - Kayaker accommodation
 - Ruxton “clients” vs. off-island
 - Don’t want to attract tourism

- Preserve residential character

6. NEXT MEETING AND ADJOURNMENT

The Ruxton Island Advisory Planning Commission determined a need for a second meeting prior to the Draft Associated Islands Official Community Plan being presented in June, 2013.

Planner Simpson spoke to the next steps once the Thetis Island Local Trust Committee receives the list of points created by the Ruxton Island Advisory Planning Commission.

The Advisory Planning Commission will contact Chair Kimmerly with any new points to be added to the above list and requested that Planner Simpson organize a second meeting in the early New Year. It was requested that a June, 2013 meeting be held on Ruxton Island.

It was **MOVED** and **SECONDED** that the Ruxton Island Advisory Planning Commission forward the list of points discussed to the Thetis Island Local Trust Committee for review.

CARRIED

It was **MOVED** and **SECONDED** that the Ruxton Island Advisory Planning Commission adjourn the meeting at 2:00 pm.

CARRIED

Chair

Recorder

DRAFT

MINUTES OF THE RUXTON ISLAND ADVISORY PLANNING COMMISSION MEETING HELD ON FRIDAY, MARCH 1, 2013 AT 11:00 AM AT THE VANCOUVER ISLAND CONFERENCE CENTER 101 GORDON STREET, NANAIMO, BC

Members Present:

Sue French	Local Trustee (Thetis Island)
Roger Kimmerly	Advisory Planning Commission Chair
Dennis Rutherford	Advisory Planning Commission Member
Larry Ross	Advisory Planning Commission Member
Mike Higgins	Advisory Planning Commission Member
David Paterson	Advisory Planning Commission Member
Gina Couchman	Advisory Planning Commission Member
Dan Giesbrecht	Advisory Planning Commission Secretary

Staff Present:

Courtney Simpson	Regional Planning Manager
Aleksandra Brzozowski	Island Planner
Jessie Sherk	Recorder

Others Present:

Approximately three (3) members of the public.

1. Call to Order:

Chair Kimmerly called the meeting to order at 11:00 am.

2. Approval of Agenda

The agenda was adopted by consensus with the following amendments:

- Under Other Business add items:
 - Lines of Communication
 - How minutes are handled
 - Conflict of Interest Guidelines
 - Elect a new secretary as David Paterson has resigned

3. Minutes

3.1 Ruxton Advisory Planning Commission Minutes dated October 19, 2012

The minutes were adopted by consensus with the following amendments:

- In page 4, 5th bullet down delete the words “seem general accepted”
- In page 3, last 2 bullets should be their own bullets not a sub paragraph

DRAFT

A discussion regarding the style of minutes ensued with the following points noted.

- The minutes will be published as draft after the members have had a chance to review and before the next meeting.
- The members like the style of minutes where information is more point form and less detailed, especially when speaking on controversial topics.

Planner Brzozowski started a discussion regarding conflict of interest with the following points noted:

- Local Government Act is silent on the point of Conflict of Interest in Advisory Planning Commissions
- If there is a direct conflict of interest when dealing with something like a bylaw, it is up to that member to excuse themselves from making comments as an Advisory Planning Commission Member
- Someone with a conflict of interest can still participate in other parts of the process (eg. Community Information Meetings, Public Hearings) and speak as a citizen, but not as a member of the Advisory Planning Commission
- It is acceptable for a member to have bias in an Advisory Planning Commission. The expectation is that appointed members will bring their bias and not necessarily come with an open mind.

4. Update on Community Plan Timeline and Progress

Planner Brzozowski reviewed the timeline. She explained that they are still in the tail end of the goal-setting phase and still looking at what is important to include in the policy. She wants to be clear on the “why” before we start working on the “how”. It was mentioned that there is significantly more discussion about Ruxton Island than any other. Planner Simpson added that they are arranging meetings with property owners on other islands as needed and they should expect much less content for those islands.

There was discussion between the members and staff, which included the following topics:

- Eelgrass mapping has been completed and will be useful info to have when talking of bylaws surrounding docks.
- Location of middens (first nations, archaeological...) and that discovering them is building permit driven. First Nations groups are concerned about middens being ransacked, so that information is kept private. Negotiations are going on with First Nations groups about property owner's rights.
- There has been a letter sent to several First Nations groups describing the process that is being embarked on. Regarding the Lyackson First Nation, staff has committed to consultation once there is a draft plan, tailoring the referral to detail what changes would be relevant to the Lyackson First Nation and follow up with them.
- Next phase for Community Plan review involves information gathering and technical reports, including feasibility report of a community dock. Planner Simpson is responsible for contracting the technical reports, nothing down on paper yet.
- APC members noted there is a correlation between community docks/helicopter landing areas and emergency access.

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5. Results of Feedback Survey

The results of the community feedback survey were reviewed and discussed at great length by staff and members. The goal of the survey and the method of gathering comments were also discussed.

6. Refining Draft Goals for Ruxton

It was discussed that one of the purposes of an Official Community Plan is to give whoever is a trustee at the time of possible change information about what the community chose to put in as their vision for the future and that all policies made in an OCP don't necessarily lead right to regulation.

Staff and Members then went through the list of draft goals to decide what was in the Islands Trust jurisdiction, what was not in their jurisdiction, or in mixed jurisdictions. The following groups were made:

In Jurisdiction:

- Protect the natural aesthetic of residential development
- Address setback regulations
- Improve the protection of groundwater resources and quality of drinking water
- Consider a policy regarding commercial activity

Mixed "Jurisdiction"

- Address access to and from the island
- Improve emergency preparedness and response
- Increase the area of protected land
- Recognize the wetland ecosystem on Ruxton and support CVRD in stewardship

Not In Jurisdiction:

- Address noise nuisance (CVRD)
- Address overcrowding of mooring buoys (DFO)
- Address sewage disposal (VIHA)
- Maintain roads at their current small scale of development (MOTI)
- Improve management of existing parks (CVRD)

It was noted that there may be a need to make advocacy statements about matters not in the Islands Trust's jurisdiction.

It was decided that the goal of "strengthening the sense of community" be noted as an underpinning goal for the review process, but not to be included as a goal for the Official Community Plan.

BREAK 12:30pm – 12:54pm

The "In Jurisdiction" goals were discussed in depth as described below.

Consider a policy regarding commercial activity

- There are existing bylaws in place regarding commercial business

DRAFT

- Maintain current zoning bylaws and put policy around home based business
- In favor of businesses that benefit Ruxton Islanders, not in favor of business that benefits non-islanders
- Noise, environmental impact, and safety of residents are concerns in regards to commercial businesses

Address side setback regulations

- The survey indicates that no one is defining this as an issue, the existing situation is fine going into the future

Improve the protection of groundwater resources and quality of drinking water

- The water in existing wells are tested regularly but it's a volunteer thing, not a policy or legislation.
- Wells are owned by the Province of BC and may be removed, it will be up to islanders to get their own water
- Look into making rainwater catchment systems a requirement for new construction. Encourage property owners to put money into that instead of a well.
- Look into possible rebates and incentives
- Encourage the continuation of existing community wells
- Educate property owners about best practices for irrigation and water supply.
- Improving the protection of groundwater resources and quality of drinking water is a very important topic.

Protect the natural aesthetic of residential development

- Survey results show that the public does not want docks
- One APC member indicated that it appeared that those who are in favor of docks seem to be driven by their concern about safety. If we address safety with helicopter/emergency/boat access, it may address the dock issue.
- A community dock will be expensive, may have impact on roadways and may attract an element that the islanders really didn't want, concern of vandalism with increased ease of access
- The wording in the current bylaw is "Preserving the Natural Beauty of Ruxton Island's Coastline." Is that too vague, too subjective at this point?
- The general feel among the members is that there should not be any private dock and they should postpone any more discussion about a community dock until after more studies have been completed.
- Educating property owners may be more effective than strict regulations around tree cutting, destruction of land, setbacks, water ...
- Goal is to put something in place to protect the way things look now. Maintain the beauty, coastline protection, and environmental aspects.
- Keeping rural residential character.
- Protecting riparian areas.
- Proper stewardship
- Current bylaw language about shoreline is good.
- Consider regulation to protect ecosystem

Break 2:05 – 2:10

The "Mixed Jurisdiction" goals were discussed in depth.

DRAFT

Increase the area of protected land

- The map of Ruxton Island was reviewed and areas were discussed.
- There should be discussion with the Province of BC through Islands Trust now, in order to get our hands on Crown Land that may be sold into private hands further down the road
- Lots 56 and 84 were noted as two properties that should become parkland.
- Possibilities of putting covenants on private land

Improve emergency preparedness and Response

- Route access and alternative routes if a road gets washed out, were discussed
- Possibilities of making agreements with private land owners for helicopter landing sites
- Work with CVRD

Recognize the wetland ecosystem on Ruxton and Support Cowichan Valley Regional District in stewardship

- Covered already under previous topics.

The “Not In Jurisdiction” goals were then discussed in depth.

Address noise nuisance

- Would be a part of the “protecting the natural beauty” goal
- Support CVRD noise bylaw being enforced if necessary

Maintain roads at their current small-scale of development

- Support current Ministry of Environment and Ministry of Transportation and Infrastructure regulations.

Addressing overcrowding of moorage buoys

- Current bylaw states that buoys are permitted
- Can't mandate the number of buoys permitted per lot
- It was agreed amongst the members to stay silent on the subject of moorage buoys

Address Sewage Disposal

- Cowichan Valley Regional District and Vancouver Island Health Authority have policies in place already
- We need to protect flora, fauna and marine ecosystems
- Protect health
- Has impact on groundwater, protecting groundwater is of the highest priority
- Possibility of adding water catchment systems as conditional for building permits?
- Support alternative technologies (composting toilets, grey water etc.)

Improve Management of Existing Parks

There was discussion about encouraging the Cowichan Valley Regional District to develop a management plan for parks on Ruxton Island. It was decided to leave this goal alone for the time being.

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Discussion about the next steps

There was discussion around when the next meeting should take place. The work plan was reviewed and it was noted that the first draft would be in June and the Advisory Planning Commission could review it in July. It was also noted that it would be useful to have the community review of the Official Community Plan at the same time as the annual August long weekend meeting with the Ruxton Island Property Owner's Association.

7. Other Business

- Lines of Communication
 - The proper guidelines for cc'ing members in email discussions and roles of members was discussed
 - It was agreed that if you are in a committee, you must include all committee members in discussions pertaining to the committee.
- Draft Minutes
 - The procedure of handling draft minutes was discussed
- Conflict of Interest Guidelines
 - The conflict of interest guidelines were discussed after 3.1
- New Secretary
 - Dan Giesbrecht was appointed as Secretary

It was noted that they could put a statement in the Official Community Plan that recommends a review in 10 years, as the world changes very quickly and 30 years may be a little long to revisit these topics.

The meeting was adjourned at 3:00 pm by consensus.

Recorder

Chair



Islands Trust

Follow Up Action Report w/ Target Date

Thetis Island Feb-09-2011

No.	Activity	Responsibility	Target Date	Status
1	Draft sign for Ragged Islet and possibly Esmeralda Islet, get approval from TAS for use of logo, and install signs. Trustee Luckham to arrange with staff.	Peter Luckham	Jun-23-2013	On Going

Feb-08-2012

No.	Activity	Responsibility	Target Date	Status
1	Develop recommendations for a joint proactive enforcement strategy with the CVRD.	Miles Drew	Jun-30-2013	On Going

May-23-2012

No.	Activity	Responsibility	Target Date	Status
1	Report to LTC on use of neighbourhood mediation on Thetis.	Miles Drew	Jun-30-2013	On Going

Nov-21-2012

No.	Activity	Responsibility	Target Date	Status
1	Provide report on existing level of protection on Ralston Creek including future plans and options for enhanced level of protection. Update: Working with Ian Ralston to explore options and possible further stream assessment. Report expected April 17, 2013.	Courtney Simpson	Feb-06-2013	Done

Feb-06-2013

No.	Activity	Responsibility	Target Date	Status
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1	Respond to Ministry of Transportation and Infrastructure with detailed rationale for Neighbourhood Zero Emission Vehicles.	Aleksandra Brzozowski	Apr-17-2013	Done
1	Reply to Bill Pearce's concerns re: woodlot license on Valdes Island citing the LTC's comments and the resolution made on Feb 6, 2013: 'The Thetis Island LTC request that staff ensure that the referral of Woodlot License 2043 be considered at a business meeting of the Thetis Island LTC'.	Courtney Simpson	Apr-17-2013	Done
1	Bring forward memo reviewing Parks Canada proposed NMCAR boundaries in comparison to IT mapping and LTC bylaw designations and zoning, identifying potentially excluded areas in the Thetis LTA.	Aleksandra Brzozowski	Apr-17-2013	Done



Memorandum

700 North Road Gabriola BC V0R 1X3

Telephone (250) 247-2063 FAX: (250) 247-1754

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

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

Date April 4, 2013 File Number 0410-20

To Thetis Island Local Trust Committee

From Aleksandra Brzozowski
Island Planner
Northern Office

Re Potential Excluded Areas from the National Marine Conservation Area Reserve boundary

At its February 6, 2013 business meeting, the Thetis LTC made the following request of Staff regarding the proposed boundary for the Parks Canada's National Marine Conservation Area (NMCA):

TH-007-2013 It was **MOVED** and **SECONDED** that the Thetis Island Local Trust Committee request a staff review of the Parks Canada proposed National Marine Conservation Area boundaries in comparison to Islands Trust mapping and Local Trust Committee bylaw designation and zoning.

CARRIED

Enclosed with this memorandum is a map of the proposed boundary for the NMCA in the Thetis Island Local Trust Area. Excluded from the NMCA boundary is the area between the eastern side of Thetis Island's southern peninsula and the northwestern side of Penelekut Island; this exclusion encompasses Thetis Island Marina and Telegraph Harbour Marina. Also excluded from the proposed NMCA boundary is the area of Preedy Harbour where BC Ferries operates the MV Kuper.

Zoning

A comparison the proposed NMCA boundary with the zoning adopted as part of the *Thetis Island Land Use Bylaw, 2011* is as follows:

All areas zoned W-1 would be excluded from the NMCA.
 All areas zoned W-2 would be excluded from the NMCA.
 All areas zoned W-3 would be excluded from the NMCA.
 All areas zoned W-4 would be included in the NMCA, save the area of Preedy Harbour where BC Ferries operates.
 All areas zoned W-5 would be included in the NMCA.

Land Use Designations

Please note that all five shellfish tenures designated Mariculture in the *Thetis Island Official Community Plan, 2011* are proposed as within the NMCA boundary.

encl. NMCA Boundary Map for Thetis Island, Parks Canada





STAFF REPORT

Date: April 3, 2013

File No.: TH-6500-20

To: Thetis Island Local Trust Committee
For meeting of April 17, 2012

From: Aleksandra Brzozowski, Island Planner

Re: **Associated Islands Community Plan Review Update**

THE PROPOSAL:

This project was initiated by the Thetis Island Local Trust Committee (LTC) to create an official community plan and land use bylaw for Ruxton, Whaleboat, Pylades, Tree, Reid, Hudson, Scott, Dayman, Dunsmuir and Bute Islands.

BACKGROUND:

A preliminary report at the April 18, 2012 LTC meeting provided background information. A second report at the May 23, 2012 meeting presented a Terms of Reference for the project, a draft survey on communication and engagement methods, and draft communication materials. At the October 3, 2012 meeting the LTC referred development of a list of project goals to the Ruxton Island Advisory Planning Commission (Ruxton APC). A staff report at the November 21, 2012 LTC meeting presented draft project goals.

The purpose of this staff report is to provide a summary of community feedback on the draft project goals, present revised project goals for the Associated Islands OCP/LUB review, and update the LTC on the status of the Project Work Plan, including next steps regarding information gaps and stakeholder consultation.

SITE CONTEXT:

Please refer to the Community Profile, September 2012 for site context information.

CURRENT PLANNING STATUS OF SUBJECT LANDS:

Please refer to the staff report presented at the November 21, 2012 LTC meeting for this information.

COMMUNITY INFORMATION MEETING(S):

The LTC held a community information meeting on Saturday, September 1, 2012 on Ruxton Island. Approximately 40 people attended.

STAFF COMMENTS:

Refining Project Goals – Online Survey

In late January 2013, an online community survey on the draft project goals was sent out to the community as part of the second newsletter for the Thetis Associated Islands Community Plan review. A letter was also included in the mailout to those with property not on Ruxton Island, encouraging them to participate in the online survey and acknowledging that the changes to their land use are not intended to be significant.

A total of 43 surveys were completed online. When asked on which island a respondent had property, 30 identified as Ruxton Islanders, 4 identified as Hudson Islanders, 3 identified as Reid Islanders, and 6 respondents skipped this question.

A summary analysis as well as complete results of the online survey are submitted with this report as Attachment 4.

Ruxton APC revision of project goals

The Ruxton APC met for a second time on Friday, March 1, 2013 to refine Ruxton's project goals following feedback from the online community survey, and to provide further direction to the LTC on these topics. Their draft minutes can be referred to for the project goal refinements they are recommending to the LTC.

The Ruxton APC advised for the removal of two goals – “Strengthen the sense of community” and “Address side setback regulations” as these goals did not receive strong support from the community.

Revised List of Project Goals

Following feedback from the community and the Ruxton APC, the list of recommended project goals has been re-worked and summarized by staff in Attachment 1.

Project Work Plan

The Project Work Plan, found in the Terms of Reference, sets out a schedule for the entire project and is intended to keep the project on track. Any changes to the Project Work Plan should be considered in light of the impact these changes will have to the overall timeline and budget.

No amendments have been made to the Project Work Plan. A first draft of the OCP is scheduled to be presented to the LTC at the June 5, 2013 meeting, with the Ruxton APC providing input on the draft OCP in late June/early July 2013.

One of the current steps in the Project Work Plan is to identify information gaps requiring particular study or review; a technical study regarding possible suitable locations for a community dock on Ruxton Island has been identified as necessary. A contract to conduct a Ruxton Island Dock Study has been granted to McElhanney Consulting Services. The contracted completion date for this study is May 24, 2013.

Communications

As per the Communications Plan, consultation with non-Ruxton stakeholders is scheduled to take place in May 2013.

RECOMMENDATIONS:

Based on the above considerations, staff recommends that the Thetis Island Local Trust Committee:

1. Endorse the table of Revised Project Goals dated April 4, 2013.

Prepared and Submitted by:

Aleksandra Brzozowski

Aleksandra Brzozowski
Island Planner

April 5, 2013

Date

Concurred in by:

Courtney Simpson

Courtney Simpson
Regional Planning Manager

April 10, 2013

Date

Attachments:

1. Revised Project Goals (for endorsement)
2. Project Terms of Reference (for reference)
3. Communications Plan (for reference)
4. Analysis and Complete Results of Online Project Goal Survey (for reference)

ATTACHMENT 1

Island	Goal	Description	Approaches	Other Agencies?	More information needed?
All	Protect sensitive ecosystems	Recent mapping identifies sensitive ecosystems on most of the islands. May be important habitat and vulnerable to development.	Use existing mapping to identify sensitive areas and create policy and possibly regulation.		
All	Advance the stewardship of coastal areas and marine shore lands	Both ecological and archaeological considerations. First Nations heritage sites often located at beaches.	Range from education to regulation.	DFO, Archeological Branch of BC	<i>Heritage Conservation Act</i> may apply.
All	Protect and improve the sustainability and quality of freshwater resources	Quality of well water important for residents, surface water of ecological importance.	Some regulation possible, likely require other agency involvement.	CVRD, VIHA	Current quantity and quality of freshwater; requirements from related agencies
All	Facilitate mitigation and adaptation to local impacts of climate change	Sea level rise, increased risk of forest fire and other impacts are relevant to small islands.	Range from education to regulation.	Provincial agencies, Federal agencies, community associations	Identification and evaluation of impacts of climate change on these small islands
All	Maintain rural residential island characteristics	Overall desire for preserving the current nature of the islands and no increase to subdivision or other development.	OCP policies related to limiting growth and non-residential land uses.		

Island	Goal	Description	Approaches	Other Agencies?	More information needed?
Hudson	Honour statutory building scheme in any new policy and regulations	"Translate" the current building scheme into a set of enforceable regulations.	Consider mirroring some aspects of the building scheme through zoning so that it can be enforced.		May need more background information on the building scheme.
Hudson	Preserve and sustainably maintain Hudson airstrip	Hudson residents consider the airstrip to be an important part of Hudson Island's heritage	OCP policies		Land use designation and zoning possibilities for small airstrips
Reid	Clarify South Reid Retreats Ltd property density potential	LTC resolutions from 1979 and 1984 permitting 26 cottages unclear and need review. Need to consider setbacks and height regulations.	Could allow the 26 cottages in zoning rather than relying on sparse resolutions. Then also consider setbacks, height, sewage disposal, sensitive ecosystems		Discussion with property owner required. May be other options.
Ruxton	Maintain sensitivity to the rustic residential aesthetic	Protecting trees and the natural shoreline, maintaining building setback from water, as well as unobtrusive design and volume of any possible docks.	Both OCP policy and LUB regulation can be considered to achieve this goal.		
Ruxton	Address noise nuisance	Noises of bikes, generators, wind turbines, chainsaws and home businesses can be a nuisance	May be able to address permitted uses and structures in LUB, consider advocating re: CVRD noise bylaw	CVRD	Wind turbines may be considered separately

Island	Goal	Description	Approaches	Other Agencies?	More information needed?
Ruxton	Review policies and regulation regarding docks	There is a need to update the LUB on the regulations concerning docks, including the consideration of allowing community docks or private docks.	Could pre-designate areas suitable for community dock to facilitate future application by community group. Many considerations to do with scale, location, style, feasibility, etc.	CVRD	Need technical study of possible suitable locations. Research best practices for community docks on seasonal islands.
Ruxton	Mitigate overcrowding of mooring buoys	With build-out on land, there does not appear to be capacity in the safe anchorages for each lot to have a mooring buoy. They are already full.	Advocate with appropriate Ministry for coordination.	DFO, Community associations	Information about how other communities address this, and what options there are to regulate.
Ruxton	Adopt policy regarding commercial activity	It is not addressed in the current bylaw. Respondents and Ruxton APC feel that no commercial zoning is needed. Support for home-based businesses possibly and services to islanders but not businesses that attract tourism from off-island. Noise, fire hazards, and environmental impacts are concerns.	Good examples of policy and regulation exist for other islands.		
Ruxton	Address sewage disposal	Can affect potable water resources, Not all lots could support a septic system and high end treatment requires electricity.	Probably not something within Islands Trust jurisdiction, but could act in advocacy role.	VIHA	More information needed on other agencies responsibilities, and options suitable for the island.

Island	Goal	Description	Approaches	Other Agencies?	More information needed?
Ruxton	Improve protection of groundwater resources and quality of drinking water	Includes encouraging or mandating catchment, and developing a regime of well water testing	May involve advocacy with other agencies for testing, consider regulatory requirements for catchment. Explore rebate programs through CVRD.	CVRD, VIHA	Current quantity and quality of freshwater; requirements from related agencies
Ruxton	Improve emergency preparedness and response	No helicopter access except for beach at low tide a concern. Fire-fighting, prevention and preparedness of concern	Advocate to other agencies; consider if zoning change needed to create potential helicopter landing area.	CVRD, DFO?	Need better understanding of other agencies' roles
Ruxton	Maintain roads at their current small-scale of development	Roads range from narrow walking paths to wide enough to pass two ATV's.	Include advocacy policy in OCP.	MOTI	If current paths are sufficient for emergency response.
Ruxton	Support management of existing parks and increase the area of protected land	Sensitive ecosystem information exists. Could include covenants on private land as well as acquisition.	Requires coordination and potentially advocacy with CVRD re: parks on Ruxton. Currently there is no parks "function" of the CVRD on the islands and no taxes levied. Could try to identify target areas for conservation or conservation covenants.	CVRD	Which types of covenants are practical for the relatively small Ruxton lots?
Ruxton	Recognize the unique wetland ecosystem on Ruxton	Majority within CVRD park, local debate about management goals. Surrounding lands likely support the marsh.	Islands Trust role may be limited to advocacy but explore Islands Trust Fund involvement. Possible covenants or acquisition on lands adjacent to the CVRD-managed marsh lands.	CVRD	



TERMS OF REFERENCE

File No.: TH-6500-20

Creation Date: May 23, 2012

Last Updated: November 14, 2012

Version: 3

Project: Community Plan Review for Thetis Island Local Trust Area Associated Islands

Initiated by: Thetis Island Local Trust Committee

Endorsed on: May 23, 2012

Lead Staff: Courtney Simpson, Island Planner

BACKGROUND

The Thetis Island Local Trust Area includes eight islands without zoning and seven islands under four different regulatory bylaws. The purpose of this project is to adopt a single Official Community Plan (OCP) and Land Use Bylaw (LUB) for all of the islands in the Thetis Island Local Trust Area excepting Thetis Island, Valdes Island and Kendrick Island. The new bylaws will be designed in such a way as to add Valdes and Kendrick Islands to them at a later date, and Thetis Island will remain with a separate OCP and LUB.

Tent Island and Penelakut Island are also within the Local Trust Area but under federal government jurisdiction as they are Penelakut IR number 7 with one exception; one lot on Penelakut Island is not within Penelakut IR number 7 and is included in the scope of this project pending consultation with the Penelakut Tribe.

Thetis Island Local Trust Area islands **within** the scope of this review include:

Island	OCP	LUB / Rural LUB	Year of Adoption / Comments
Ruxton Island	No	Zoning Bylaw No. 13	1983, Amended 1987
Whaleboat Island	No	Zoning Bylaw No. 13	Added in 1987 / Provincial Marine Park
Pylades Island	No	No	Subject to ITA/LSA Regulations
Tree Island	No	No	Subject to ITA/LSA Regulations
Reid Island	No	No	Subject to ITA/LSA Regulations
Hudson Island	No	No	Subject to ITA/LSA Regulations
Dayman Islands	No	No	Subject to ITA/LSA Regulations
Scott Island	No	No	Subject to ITA/LSA Regulations
Bute Island	No	CVRD Bylaw No. 110	1973
Dunsmuir Islands	No	CVRD Bylaw No. 110	1973
Penelakut Island	No	No	One lot not within Penelakut IR No. 7, subject to ITA/LSA Regulations
ITA - Islands Trust Act - Section 32 Restrictions on Construction and BC Regulation 119/90 LSA - Local Services Act BC Regulation 274/69 - Subdivision Regulation Requiring 10 Acre Minimum			

Lot Size.

The boundary of the area of bylaw application will be a maximum of 1000 metres from the shoreline of each of the islands, or mid-channel.

Thetis Island Local Trust Area Islands **outside** the scope of this review include:

Island	OCP	LUB / Rural LUB	Year of Adoption / Comments
Thetis Island	Bylaw No. 88	Bylaw No. 89	2011
Leech Island	Bylaw No. 88	Bylaw No. 89	2011
Valdes Island	No	Rural LUB No. 42	1998, Amended 2010 (GHG reduction)
Kendrick Island	No	Rural LUB No. 42	1998, Amended 2010 (GHG reduction)
Penelakut Island	No	No	Penelakut IR No. 7 lands on island outside scope
Tent Island	No	No	Penelakut IR No. 7

None of the islands within this review have public ferry access, and the majority of owners have primary residences elsewhere, using these properties recreationally and/or seasonally. Of the islands within the scope of this project, Ruxton Island has the greatest number of lots at 195, followed by Reid with 32, Hudson with 10, Pylades with 4, and the remainder with the entire island contained within one lot.

Establishing a single OCP and LUB for the associated islands of the Local Trust Area will create efficiencies in the use of staff time to administer the bylaws, will eliminate inconsistencies, and improve clarity of bylaw regulations for agencies and the general public. In the future, bylaw maintenance will be more efficient and tracking updates in a number of bylaws will no longer be required. In addition, a single bylaw will ensure that complete and updated zoning coverage is provided for all the islands of the Local Trust Area in accordance with the Islands Trust Mandate and Policy Statement.

ALIGNMENT WITH TRUST COUNCIL STRATEGIC PLAN

At the time of writing these terms of reference, Trust Council had not adopted a new Strategic Plan and the 2008-2011 Strategic Plan was still in effect. The following objectives and strategies of the Strategic Plan can be furthered through this project:

Objective	Strategies
1.2 To improve the identification and protection of biodiversity, environmentally sensitive areas and significant natural sites, features and landforms.	1.2.3 Protect sensitive and significant land through land use planning decision
2.1 To increase the sustainability and quality of freshwater resources	2.1.1 Include new policies and regulations as OCP's and LUB's are amended
2.3 To advance the stewardship of coastal areas and marine shore lands	2.3.1 Develop and implement new land use planning tools for shoreline marine protection

DESIRED OUTCOMES

- Adopt an Associated Islands Official Community Plan in accordance with Islands Trust Policy Statement and relevant legislation.
- Adopt an Associated Islands Land Use Bylaw in accordance with Islands Trust Policy Statement and relevant legislation.
- By engaging with First Nations, avoid infringement on Aboriginal title and rights.
- Address community needs that are within the scope of land use planning.
- Play an advocacy role to help the community achieve goals outside of the Local Trust Committee's authority, when appropriate.
- Adopt policies and regulations to protect sensitive ecosystems.
- Adopt policies and regulations facilitating adaptation to climate change.
- Adopt policies and regulations to advance the stewardship of coastal areas and marine shore lands.
- Adopt policies and regulations to increase the sustainability and quality of freshwater resources.

FIRST NATIONS CONSULTATION

The following nine First Nations and one treaty group are identified by the Province's Consultative Areas Database as having Aboriginal rights in the project area, and will be engaged early in the project in order to identify their Aboriginal rights in the area and avoid infringement:

- Stz'uminus First Nation
- Cowichan Tribes
- Halalt First Nation
- Hul'qumi'num Treaty Group
- Lake Cowichan First Nation
- Lyackson First Nation
- Penelakut Tribe
- Tsawwassen First Nation
- Snuneymuxw First Nation
- Semiahmoo First Nation

STAKEHOLDER CONSULTATION

Goals of communications for this project include informing and engaging property owners, the Cowichan Valley Regional District, and others identified as having an interest. This engagement is needed to ensure that relevant bylaw objectives, policies and regulations are adopted that meet the needs of property owners and other regulatory agencies both in the present and into the future.

Communications with property owners will be an important part of this project and may require unique approaches given that few people live on these islands full time. There is no local meeting location for property owners, no newspaper that would be likely to reach the majority, and no bulletin boards that would be read by most.

Communications may include a combination of direct mail-outs, the Islands Trust website, an email list, online or mailed polls or surveys, or receipt of input via mail or email. Community Information Meetings (CIM) may be held on individual islands with higher numbers of lots such as Ruxton, Reid and Hudson. At least one meeting will be scheduled on Ruxton Island, and meetings on other islands will be considered if the need and/or opportunities arise. Meetings may also be held on Vancouver Island or the lower Mainland, as the majority of property owners of all of the islands live in these locations.

Initial stakeholder consultation will be a newsletter mailed to property owners and a survey on preferred methods of engagement that will be used to develop a more detailed consultation and communications plan for the project.

BUDGET REQUIREMENTS

As the work plan below shows, and dividing the budgeted \$8,000 for professional reports between two fiscal years, the estimated budget for the three fiscal years of the project is:

Year 2012/13	\$5,000
Year 2013/14	\$11,700
Year 2014/15	\$1,500
TOTAL	\$18,200

There are a number of factors that will affect the budget such as whether or not APC members will be reimbursed for travel expenses, what type of public meeting will be held and what the cost will be, and what professional reports will be required.

TARGET DATES

The table below provides a project work plan with target dates and cost estimates.

Associated Island OCP/LUB Project Work Plan			
	Task	Target Date	Cost Est.
1.	Define the Scope		
1.1	Preliminary staff report	<i>April 18, 2012 (LTC mtg)</i>	
1.2	LTC to endorse project terms of reference	<i>May 23, 2012 (LTC mtg)</i>	
2.	Identify Goals		
2.1	Update Islands Trust website with project information	May 31, 2012	
2.2	Contact First Nations to begin engagement, with follow-up	May 31, 2012	
2.3	Mail-out to property owners including survey on preferred engagement method and community goals	May 31, 2012	\$200
2.4	Appoint Advisory Planning Commission	<i>August 1, 2012 (LTC mtg)</i>	
2.5	CIM to present results of survey and gather more info	August-September, 2012	\$750
2.6	Consult with CVRD – staff-to-staff meeting	October, 2012	
2.7	Staff report on first consultation with draft detailed list of project goals	<i>November 21, 2012 (LTC mtg)</i>	
2.8	APC meeting to create draft detailed list of project goals	October-November, 2012	\$1,000
2.9	LTC to endorse detailed list of project goals	<i>November 21, 2012 (LTC mtg)</i>	
2.10	Mail-out to update property owners on outcome of consultation and next steps	December, 2012	\$200
2.11	APC meeting to refine project goals	February-March, 2012	\$1,000
3.	Appraise the Facts		
3.1	Site visit to Islands	June, 2012	\$400
3.2	Staff report to identify information gaps	January, 2013	
3.3	Contract with professionals to fill gaps as necessary	February-June, 2013	\$8,000
3.4	Continued discussion with First Nations as necessary	ongoing	
3.5	Review results of any professional reports	June, 2013	
4.	Generate Options		
4.1	Draft 1 of OCP	June, 2013	
4.2	Staff report describing regulatory options, no draft of LUB	June, 2013	
4.3	APC Meeting to review draft of OCP	July, 2013	\$1,000
5.	Assess the Options		
5.1	Continued discussion with First Nations as necessary	ongoing	
5.2	In-person CIM	August-September, 2013	\$750
5.3	Electronic and mail consultation with property owners	Summer, 2013	\$400
5.4	Staff report on results of community consultation to assess the options	October, 2013	
6.	Decide on Options to Adopt		
6.1	Draft 1 of LUB	November, 2013	
6.2	APC Meeting to review draft of LUB	November, 2013	\$1,000
6.3	Legal review of draft OCP and LUB	November, 2013	\$3,000
6.4	Draft 2 of OCP and LUB and first reading	January, 2014	
6.5	Agency referral	February, 2014	
6.6	Public hearing	April, 2014	\$1,500
6.7	Referral to EC	May, 2014	
6.8	Referral to Minister for OCP	June, 2014	
6.9	Adoption of OCP and LUB	September, 2014	



Community Plan Review for Thetis Island Local Trust Area Associated Islands

Communications Plan

Creation Date: September 25, 2012

Last Updated: November 14, 2012

Version: 1.2

	Name	Endorsement Date
Project Sponsor	Courtney Simpson A/Regional Planning Manager	September 25, 2012
Project Manager	Aleksandra Brzozowski Island Planner	
Local Trust Committee	Thetis Island	October 3, 2012

Purpose

Taken from "Guidelines: A Strategic Approach to Local Trust Committee Communications" approved by Executive Committee, August 2011:

A Communication Strategy is an essential planning tool to help coordinate communication activities by:

- *Ensuring all communications focus proactively on Islands Trust's priorities, goals and objectives in a clear, timely and cost-effective way*
- *Ensuring roles & responsibilities are clear and consistent, ideally guided by policy*
- *Harnessing and focusing combined efforts to prevent duplication, avoid unintended conflicts and to make the most of existing opportunities (e.g. partnership with other agencies)*
- *Minimizing last-minute demands (crisis management)*
- *Anticipating public reaction before launching projects*

Goals of Project Communications

- *To ensure that asserted Aboriginal rights are not infringed upon and further, to assist First Nations in achieving their goals in the Community Plan area where opportunities exist*
- *To describe the process, timeline and opportunities for input to property owners*
- *To empower property owners to have their say and demonstrate that they are being heard and their comments are valued*
- *To make participation in this process accessible to all property owners, other stakeholders, and First Nations*
- *To explain and educate around the policy and legislated framework for creating an official community plan and land use bylaw in the Islands Trust Area, including the Policy Statement*
- *To engage the Cowichan Valley Regional District in discussion of shared interests including parks and building inspection*

Background

In July, 2012 a survey was distributed to property owners in the Community Plan Project area that asked questions on a few topics including preferred communication and engagement methods. Results of the survey showed the following:

- **Receiving information:** respondents overwhelmingly prefer to receive communication by email or mail over social networking, blog, or updates to the Islands Trust website. Staff recommends mailed newsletters are used throughout the project, and that the next one includes instructions on how to sign up for automatic email updates when new information is added to the website. It is important to continue to use the website as a place to store documents and up-to-date information, but the survey results showed that this shouldn't be relied on as they only method of communication.
- **Gathering input:** The most preferred method of providing input is a survey, which is only slightly more preferred than writing letters or emails with feedback, both of which respondents on average are "somewhat likely" or "very likely" to participate in. Whether a survey is online or on paper does not seem to affect the average response. In-person meetings was the third most preferred method with, on average, respondents being "somewhat likely" to participate or "unsure". Responses indicate that people are unlikely to participate in online social networking or comments on a blog post
- **Meeting on Vancouver Island:** The survey explained that over 80% of property owners live on Vancouver Island or the lower mainland and the LTC is considering holding one or more in-person meetings on Vancouver Island, most likely in Nanaimo to be convenient to those travelling by ferry or float plane from Vancouver and central on Vancouver Island. Respondents were asked to indicate how likely they are to attend an in-person meeting on Vancouver Island. Only 9 respondents, or 21%, indicated they were likely to attend, and 24, or 57% indicated they were unlikely to attend, while 9 or 21% indicated they were unsure. Responses from property owners Ruxton and on the other were similar. Given this relatively low interest, staff recommends a summer 2013 meeting is planned for Ruxton Island, but it is not practical to hold a meeting on each of the other islands with much fewer properties. Holding a meeting on Vancouver Island to inform the non-Ruxton property owners of the project maybe the most practical considering costs and benefits.

Action Plan

Method	Key content / message	Cost	Target Date
<i>Website updates</i>	All project documents and meeting notices	\$0	ongoing
<i>Newsletter #1</i>	Description of the timeline and process	\$200	July, 2012
<i>Survey #1 (online and mailed)</i>	Gather info on use of property, preferred communications, and goals for islands	\$0	July, 2012
<i>Article in Ruxton Review</i>	Description of the timeline and process	\$0	July, 2012
<i>Letter to First Nations</i>	Early consultation	\$0	July, 2012
<i>Meeting on Ruxton</i>	Description of process and timeline, opportunity to ask questions	\$750	September, 2012

Method	Key content / message	Cost	Target Date
<i>Meeting with CVRD</i>	Early discussion of shared interests (parks, building inspection)	\$0	October, 2012
<i>Newsletter #2</i>	Update on Ruxton APC work on project goals and goals on other islands	\$200	December, 2012
<i>Survey #2 (online)</i>	Request feedback on draft project goals	\$0	December, 2012
<i>Meetings with First Nations</i>	Discussion of their interests in the islands and Community Plan (extent of consultation dependent on what we hear back from initial letter)	\$0	ongoing
<i>Meeting on Vancouver Island</i>	Focus meeting on non-Ruxton property owners, discussion issues	\$200	May, 2013
<i>Newsletter #3</i>	Update on project including adopted project goals and any studies being undertaken	\$200	June, 2013
<i>Article in Ruxton Review</i>	As above and to advertise Summer, 2013 on-Ruxton meeting	\$0	July, 2013
<i>Meeting on Ruxton</i>	Discuss / consultation on draft OCP	\$750	August/Sept, 2013
<i>Survey #3 (online)</i>	Consultation on draft OCP	\$0	Summer, 2013
<i>Newsletter #4</i>	Update on draft OCP and draft LUB	\$200	November, 2013
<i>Survey #4 (online)</i>	Consultation on draft LUB	\$0	November, 2013
<i>Newsletter #5</i>	Update on changes to OCP and LUB from consultation, communicate legislated process to adopt bylaws	\$200	January, 2014
<i>Public Hearing Notice</i>		\$1,500	March, 2014
<i>Newsletter #6</i>	To announce adoption of OCP and LUB and provide information on implications	\$200	October, 2014

Resources

Staff is responsible for preparing and distributing communication materials. The LTC was asked to endorse the initial newsletter and survey, but will not necessarily be given the opportunity to endorse future written materials due to time constraints between LTC meetings. By endorsing this Communication Plan, the LTC is directing staff to prepare and distribute the listed materials.

Setting Goals for the Community Plan (Associated SurveyMonkey Islands) Deadline: Feb 28, 2013

1. General Goal #1: 'Protect sensitive ecosystems.'

		Response Percent	Response Count
Yes, this should be a goal for all islands in the Community Plan.		89.5%	34
No, this should not be a goal for the Plan.		10.5%	4

If yes, please share any thoughts on how to achieve this goal. If no, please explain below.

19

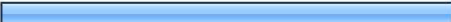
answered question	38
skipped question	5

Page 1, Q1. General Goal #1: 'Protect sensitive ecosystems.'

1	This should not be done with a broad brush approach. On the ILMB website they provide an excellent reference source for identifying sensitive shorefront ecosystems. Rather than through regulation and bylaws, property owners should be educated and encouraged to use best practice techniques on their properties to sustain and preserve sensitive ecosystems while still providing them the opportunity to develop and use their property	Feb 28, 2013 8:24 PM
2	What exactly does this mean however? What are the sensitive ecosystems?	Feb 28, 2013 3:44 PM
3	I cannot support this goal until I see that it explicitly allows for the continued use of the Hudson Island airstrip for essential transportation to and from Hudson Island.	Feb 28, 2013 12:07 PM
4	awareness of indigenous species	Feb 28, 2013 8:53 AM
5	This goal, rather like motherhood, cannot have a specific implementation. Maintain parks and ensure that the we do no harm to the identified sensitive areas. Some method/procedure of remediation for damage should be included.	Feb 27, 2013 10:01 AM
6	Have scientists/ecologists explain how we can look after our surroundings. Having the knowledge to make informed decisions is important.	Feb 26, 2013 10:50 PM
7	Shore lines around all of these islands should be protected from commercial farming of any kind. ie: clams, oysters etc.	Feb 21, 2013 10:28 PM
8	protection does not mean letting people push thier opinions on other and start changing or trashing the system that is there. From the time we have purchased our property on Ruxton people have taken it upon themselves to remove wildlife or change systems in place. Removing water from the swamp on Ruxton for personal use also has to stop.	Feb 20, 2013 1:41 PM
9	Be proactive about potential oil spills.	Feb 16, 2013 12:30 PM
10	Balance this with realistic and reasonable needs of property owners.	Feb 15, 2013 2:25 PM
11	Digging, cutting or damaging the shoreline? Respect sensitive ecosystems would be a better way to put it. Just by being on the island has an effect on nature in some way. Think! Before you make an impact. As a property owner we should be able to develop the land that we own, just don't butcher it... we should encourage land-use decisions that will ensure the continued integrity of these ecosystems.	Feb 15, 2013 8:53 AM

12	Protect the designated parklands from human intervention. Be very wary of "Stewardship" groups that are often formed to push their own personal views on how to "help" nature take its course.	Feb 14, 2013 2:09 PM
13	Please place limits on activities like clearing the pond. Leave it to follow it's natural evolution.	Feb 14, 2013 8:23 AM
14	Within reason	Feb 13, 2013 11:58 PM
15	What do you not understand about No? No means no.. Providing the so called protection is preventing evolution and is possibly more artificial than the change it is preventing. Time for the Trust to back off and not lay on more and more restraints. Where does one ecosystem start and another begin? Is it not an evolving continuum? This so called protection destroys the evolution.	Feb 13, 2013 11:51 PM
16	Map the areas that are sensitive and see if there is any possible contamination of the site, if there is then a study should be done with a follow up in 5 to 10 years so see if the area has changed. If it has then a plan of action needs to be done to address the reason for the pollution.	Feb 8, 2013 9:25 AM
17	I came to the island for its natural setting. However I also bought here in the expectation of being able to build a cottage and enjoy the land without undue regulatory burden. So lets also recognize that this is cottage country first, not some form of nature preserve. The Hudson island building scheme very nicely set out the boundaries of potential development.	Feb 7, 2013 6:35 PM
18	there must be some-one who monitors and polices this.	Feb 5, 2013 7:02 PM
19	1. identify nature of and location 2. understand and communicate value of and impact of loss 3. educate all stakeholders 4. post notices for public information and appeal to protect 5. for extremely fragile ecosystems, pursue measures to mandate protection	Feb 5, 2013 3:46 PM

2. General Goal #2: 'Protect or improve the sustainability and quality of freshwater resources.'

		Response Percent	Response Count
Yes, this should be a goal for all islands in the Community Plan.		88.9%	32
No, this should not be a goal for the Plan.		11.1%	4

If yes, please share any thoughts on how to achieve this goal. If no, please explain below.

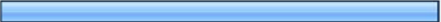
14

answered question	36
skipped question	7

Page 1, Q2. General Goal #2: 'Protect or improve the sustainability and quality of freshwater resources.'

1	Again, this is something that should be achieved through education rather than regulation. With winters being mild and wet, we live in an ideal location for rain water catchment. Most Ruxton Islanders use these systems and for the most part it is working well. To encourage more use of rain water catchment it would be nice if there were government subsidies or grants available for residents who either want to install or expand their systems.	Feb 28, 2013 8:24 PM
2	Proper and approved waste treatment is necessary. We constantly see soap suds and grey water (possibly black) float by our foreshore...disgusting! I can't believe that is considered acceptable in today's world! Big priority	Feb 28, 2013 3:44 PM
3	The Islands Trust must explicitly acknowledge the prior existence of the Hudson Island airstrip (in operation since the 1940's) and its necessity for the proper use of the island by property owners.	Feb 28, 2013 12:07 PM
4	Encourage water collection to reduce pressure on freshwater resources.	Feb 27, 2013 10:01 AM
5	Protection of the fresh water resources from human impact only.	Feb 20, 2013 1:41 PM
6	Water catchment systems involving rain collected from roofs and stored in tanks should be the principal source of freshwater.	Feb 17, 2013 8:04 PM
7	should get funding to support this from districts we pay taxes to (given we get virtually nothing for our significant tax costs every year)	Feb 15, 2013 2:25 PM
8	Trying your best as property owners to be accountable for your own water supply should be a priority. Respect ecology if we do draw from the environment for use, and that the water we return to nature does not harm ecosystem or human health. Sewage, industrial waste, surface runoff, and changing climate patterns will make an impact. Wildlife also needs a source of fresh water.	Feb 15, 2013 8:53 AM
9	Fresh water is a finite resource on the islands therefore need some sort of control/direction on encouraging cooperative use of wells and discouraging the drilling of single personal use wells.	Feb 14, 2013 2:09 PM
10	But leave the pond alone!	Feb 14, 2013 8:23 AM
11	That is the job of the regional district or provincial government not the Islands Trust. The Trust needs to learn to stick to its mandate of zoning.	Feb 13, 2013 11:51 PM
12	If any resident is feeling that their water is at risk a report should be written with some scientific back up and the Islands trust should look into the complaints .	Feb 8, 2013 9:25 AM
13	On Hudson we appear to have ample water. Having said that, it is probably fair to say that every owner recognizes the need to protect ground water from pollution, and we are very careful to not dispose of any noxious waste on the island. I don't believe that this topic needs extra help from the Community Plan.	Feb 7, 2013 6:35 PM
14	1. promote conversion to collection and use of rainwater as the source for household and exterior use. 2. validate at risk areas due to inadequate septic capability 3. encourage and provide incentives for establishing surface water collection 4. publicize the negative impacts of poor septic controls and positive impacts of rain and surface water collection	Feb 5, 2013 3:46 PM

3. General Goal #3: 'Maintain a rural, residential island atmosphere.'

		Response Percent	Response Count
Yes, this should be a goal for all islands in the Community Plan.		85.7%	30
No, this should not be a goal for the Plan.		14.3%	5

If yes, please share any thoughts on how to achieve this goal. If no, please explain below.

14

answered question	35
skipped question	8

Page 1, Q3. General Goal #3: 'Maintain a rural, residential island atmosphere.'

1	This is a cautious yes. In Ruxton Islands case, there are many small lots that are a half acre in size or smaller. Maintaining a rural atmosphere may be impractical. I certainly would not want to see regulations put in place that would make it nearly impossible for those owners who have not yet built their dream cottages to be prevented from doing so. The current building scheme of not buildings on more than 20% of the lot size is more than sufficient to maintain a rural atmosphere. On some of the lots the minimum setbacks and lot coverage should in fact be relaxed to allow the owner to a more feasible area to build their cottage.	Feb 28, 2013 8:24 PM
2	This question needs better clarification before I can answer it...define "rural, residential island atmosphere"? Does that mean limiting access? Then my answer is NO!	Feb 28, 2013 3:44 PM
3	Hudson Island is unique in that land-based airplanes have been used by property owners for over 60 years to access the island. This ongoing use must be explicitly assured by the Islands Trust.	Feb 28, 2013 12:07 PM
4	Please consider the impact of allowing ferries to access small islands, such as Ruxton Island. All who own cabins bought with the understanding that travel to Ruxton requires a personal craft. My worry is that the benefit gained by residents who wish to travel without their own vessel will be vastly insignificant compared to the benefit gained by maintaining a serene and natural environment, which is the very thing that drew owners to buy in the first place.	Feb 28, 2013 5:33 AM
5	Allow wind mills and solar panels for power generation. Community dock. Safety issues primarily for the senior residents of Ruxton Island.	Feb 24, 2013 12:22 PM
6	This question makes no sense it is not clear enough to answer.	Feb 20, 2013 1:41 PM
7	All commercial development should be prohibited along with over-large residential structures. Perhaps a maximum square-footage should be established in building bylaws.	Feb 17, 2013 8:04 PM
8	Be cautious of large commercial endeavors but support small, home-based initiatives	Feb 15, 2013 2:25 PM
9	Those that choose to live here may do so to get away from an urban lifestyle. Those choose the island for recreational use may feel the same. We all certainly want to use the island and it's oceans surrounding us for recreational use but in the process respect nature and neighbours.	Feb 15, 2013 8:53 AM
10	Why? Do you wish to be restricted to carrying water and running to a cold outhouse forever on Ruxton?	Feb 13, 2013 11:51 PM

11	We are concerned this could be construed to prohibit small business, such as carpentry, home security, renting, taxi service, arts, crafts, etc. Home based businesses are essential for many Ruxton owners, whether they are living full time on Ruxton or wanting to "tele-commute" for weeks at a time. I recommend regulating nuisance activities instead of all business.	Feb 13, 2013 10:37 PM
12	I think that this goal is too vague and subject to emotional interperation. For example, one family on Reid was told that they could not have farm animals or	Feb 8, 2013 9:25 AM
	could not plan to live there. There is nothing in this goal that is functionally useful and creates areas for squabbling.	
13	Maintain the Hudson island deed restrictions/ "statutory building scheme". See also my comment to question # 1	Feb 7, 2013 6:35 PM
14	1. prepare a brochure that describes this goal and supports it with a visual display of existing habitats. 2. post signage on entrance areas to the islands that welcomes people to enjoy and enrich this atmosphere 3. educate local real estate agents 4. greet new residents on the islands and share this goal	Feb 5, 2013 3:46 PM

4. General Goal #4: 'Adapt for climate change.'

		Response Percent	Response Count
Yes, this should be a goal for all islands in the Community Plan.		54.3%	19
No, this should not be a goal for the Plan.		45.7%	16
If yes, please share any thoughts on how to achieve this goal. If no, please explain below.			16
answered question			35
skipped question			8

Page 1, Q4. General Goal #4: 'Adapt for climate change.'

1	The climate is changing! Sea Levels are rising! According to Wikipedia, sea levels are rising by as much as 3mm per year! In little more than 8 years the ocean level will have risen by as much as ONE INCH! Weather conditions are changing; storms are fiercer, the rainy season is wetter, the dry season is dryer. Our foreshores are going to need to be hardened and built up in order to protect the Island! With weather conditions becoming more unpredictable and fierce, it will be a necessity to have better and safe access to the island. Multiple dock access locations should be considered to allow for safe access and egress on the lea sides of the island. Owners will also need to consider techniques for protecting their properties from being washed out by heavy rains, damaged by high winds and protected from fire in the dry seasons. Not considering these ramifications is not just being blind to the fact of climate change, its being willfully blind.	Feb 28, 2013 8:24 PM
2	Again what does this exactly mean? Please define what you mean by adapting for climate change?	Feb 28, 2013 3:44 PM
3	I cannot support this goal until I see that the Islands Trust will explicitly support the ongoing use of the airstrip for transportation by property owners.	Feb 28, 2013 12:07 PM
4	While this goal may be a political requirement, mandating adaption is on the edge of an oxymoron. Adaption involves a reaction to climate change, which will vary depending on the specific consequences of climate change. How do we adapt to the climatic stress on Arbutus trees? How do we adapt to increased storms due to higher energy levels in the atmosphere? If it must be a goal, no specifics should be included	Feb 27, 2013 10:01 AM
5	This goal needs to be further defined, not sure of what the impacts or outcomes are from this.	Feb 21, 2013 10:18 PM
6	What on earth does the Island trust think they can do if given the directive to put this in thier plan.	Feb 20, 2013 1:41 PM
7	Beyond our control until specific weather patterns emerge	Feb 17, 2013 8:04 PM
8	Put together a buying group to support lower costs for cisterns, solar panels which would also provide expertise.	Feb 15, 2013 2:25 PM

9	Not a goal, a given. Rising sea levels. Heat waves. Shifting wind and rainfall patterns. Shrinking glaciers... Climate change is real. I think adapting to these changes has become more important than ever. It is going to happen regardless, best be ready to adapt.	Feb 15, 2013 8:53 AM
10	This to me is more of a motherhood feel good goal. However I do not think that much can specifically be done in land use planning in the Islands Trust Area to address/achieve this goal other than to make residents aware of potential changes to sea level..	Feb 14, 2013 2:09 PM
11	climate change is an important issue, but as a goal too vague and open to all sorts of interpretations	Feb 14, 2013 8:23 AM
12	Until you define what you mean by adapting to climate change do not stick it into the CP.	Feb 13, 2013 11:51 PM
13	What can a plan do?	Feb 13, 2013 10:37 PM
14	Again these seems to vague and open to interperation. Possibly a discussion on fire risk due to climate change may be more realistic. Climate change is going to happen if it is going to happen, just be a little more prepared, ie fire and water issues	Feb 8, 2013 9:25 AM
15	I am not sure where this would go. I heat with wood, my power comes from solar panels, and I work hard to minimize my use of fossil fuel. The mere fact that all fuel has to be hauled on to the island usually is enough incentive to not waste it. I don't think an inclusion in the community plan will help here.	Feb 7, 2013 6:35 PM
16	1. define what the actual threats are 2. educate residents on these threats 3. brain storm alternative actions to address these threats	Feb 5, 2013 3:46 PM

5. General Goal #5: 'Advance the ecological & archeological stewardship of coastal areas and shore lands.'

		Response Percent	Response Count
Yes, this should be a goal for all islands in the Community Plan.		67.6%	23
No, this should not be a goal for the Plan.		32.4%	11
If yes, please share any thoughts on how to achieve this goal. If no, please explain below.			17
answered question			34
skipped question			9

Page 1, Q5. General Goal #5: 'Advance the ecological & archeological stewardship of coastal areas and shore lands.'

1	Again, as in question one, the ILMB offers good insight into identifying the types of sites that should be considered. The Archeological Branch of BC has a detailed mapping of sites in the gulf islands that need to be protected. The problem is that they do not make archeological sites public in order to protect those sites from vandalism. Property owners need to be made aware of any sites or possible sites that may be on their property. There are already protections in place by Islands Trust to safeguard archeological sites. A blanket statement or set of bylaws that preclude any coastal or shore-land development would be far too detrimental to property owners. You could end up with laws that property owners would simply not be able to follow. A much better approach is to advance stewardship through education and cooperation rather than regulation.	Feb 28, 2013 8:24 PM
2	Again cannot answer without further clarification...does this Mean no development?	Feb 28, 2013 3:44 PM
3	The Hudson Island airstrip must be preserved.	Feb 28, 2013 12:07 PM
4	Exponentially more challenging to accomplish if ferries are allowed access to the small islands due to dock installation and constant large vessel passage.	Feb 28, 2013 5:33 AM
5	Is this not covered by a higher level of government than our land-use bylaws?	Feb 27, 2013 10:01 AM
6	Stop people from playing in the ecologically sensitive areas . They seem to want to control everything that is changing. Out side of thier own properties they should stay out of it. Island trust should be pushing more to force people to hounor the by laws already in place. We see things happening around the foreshore waters of Ruxton that indicate they either have no power over the people bracking the rules or do not want to fight the battle. Olther problems such as fully installed sewage septic systems being placed in and not approved are also a major problem with Island trust not aware or not enforcing the rules.	Feb 20, 2013 1:41 PM
7	See this as a priority. Would be good to have baseline records of existing plants and wildlife in order to monitor change over time.	Feb 16, 2013 12:30 PM
8	again...keeping property owners in mind..again funding should come from various levels of gov't..	Feb 15, 2013 2:25 PM
9	A balance is needed! See Goal 3. For sure we want easy, safe access to our island property and also use for recreation activities, but with resource protection; by restricting inappropriate development or activity.	Feb 15, 2013 8:53 AM
10	This is a very poorly defined goal and it is far too vague. The phrase "advancing stewardship" implies an active human intervention role. Without a goal clearly specified the constraints around human intervention cannot be controolled.	Feb 14, 2013 2:09 PM
11	Again, lofty goals, but too vague, could this no more use of the beach areas or acces only at certain points?	Feb 14, 2013 8:23 AM
12	Stick to zoning and avoid the hairy fairy fluff . Leave the stewardship to the Gulf Islands national park. Ruxton is mostly private property, not a park or museum.	Feb 13, 2013 11:51 PM
13	What does this mean? Seems somewhat redundant with previous goals.	Feb 13, 2013 10:37 PM

14	Advance the ecological but NOT the archeological stewardship. We have just completed a house rebuilt, on the same site that the original house was built on in 1938. It was a very costly process from archeological digs, first nations studies and much more. probably cost us 20,000. This whole area is open for greater speculation so I really urge you to stay away from that hot topic. In the end we were allowed to built on the original foot print, which was all we wanted to do anyway.	Feb 8, 2013 9:25 AM
15	Hudson island does not have any known archeological issues, and the ecology of the island is nicely protected by the existing deed restrictions limiting development.	Feb 7, 2013 6:35 PM
16	THETIS ISLAND	Feb 5, 2013 4:11 PM
17	1. define what this type of stewardship looks like - consult with BC Archeological Department 2. ensure that the BC department's data base is accurate, current and based on real sites and issues. 3. brainstorm ways to improve the awareness and stewardship of the ecology and archeology of the islands 4. discuss these alternatives in a public form	Feb 5, 2013 3:46 PM

6. You own property on...			
		Response Percent	Response Count
Ruxton Island		81.1%	30
Reid Island		8.1%	3
Pylades Island		0.0%	0
Hudson Island		10.8%	4
Scott Island		0.0%	0
Dayman Island		0.0%	0
Bute Island		0.0%	0
Dunsmuir Island		0.0%	0
answered question			37
skipped question			6

7. 'Improve emergency preparedness and response.'

		Response Percent	Response Count
Yes, this should be included in Ruxton's policies.		92.6%	25
No, this should not be in the Plan.		7.4%	2

If yes, please share any thoughts on how to achieve this goal. If no, please explain below.

16

answered question	27
skipped question	16

1	Ruxton Island requires better emergency access by both water and by air! Not only do we need it now, Ruxton islanders need to prepare for the coming severe climate changes and the risks that will accompany it. To say that we all must accept risk when we come to enjoy the island is simply too glib a statement! We are not climbing Mt Everest; we are a community on a small island that has 200 lots... Safety is always concern! Certainly there is risk in everything one does. That said, it behoves us as individuals AND as a community not to take those reasonable steps of mitigating and reducing risk. Reducing risk does not mean we need to build a confederation bridge to our island or an international airport. However, allowing for a limited number of private/public docks and a clearing for a helipad would be a reasonable and cost effective method for mitigating unnecessary risk and enhancing overall safety on the Island. With proper planning and approval the physical impact of dock structures can be minimized and done in such a manner that preserves the natural beauty of the coastline. A strategically located clearing for a helipad can certainly be found which does not require it to be built in the middle of the pond. Let's be practical!	Feb 28, 2013 10:19 PM
2	Yes, safe access needs to be developed whether by strategic docks between neighbors or at certain bays which would allow dock/dingy facilities so in case of emergency (such as loss of life or injury) would be available	Feb 28, 2013 3:47 PM
3	There needs to be an increase in fire stations, as well as the training to use them.	Feb 28, 2013 5:48 AM
4	This has been addressed by information to Islanders. It does not seem to be a land-use issue. However, the use of crown land (lot 84 Pland 17982) to store fire and other emergency equipment would be helpful.	Feb 27, 2013 10:07 AM
5	Consider creating a helicopter pad	Feb 26, 2013 11:09 PM
6	Specifically fire health issues (rescue).	Feb 24, 2013 12:30 PM
7	We need a heliport for rescue on Ruxton. Apparently helicopters can not land safely as it is.	Feb 22, 2013 7:52 AM
8	Enhance the current efforts towards fire prevention and protection, for example.	Feb 21, 2013 10:23 PM
9	Continue organization of fire department into an efficient operation with experienced members holding courses in fire fighting and first aid. Expand communication system to call in outside responders. Consider a permanent helicopter pad for rescue operations.	Feb 17, 2013 8:06 PM
10	Those who live on these islands tend to be self reliant and self prepared.	Feb 16, 2013 12:39 PM
11	see comment on buying group. NEED better fire safety support (again...lots of taxes being paid with little to nothing coming back.)	Feb 15, 2013 2:31 PM
12	This could be a goal of the Community Plan particularly if funding sources other than just the residents of the island are available, however I think most of the onus would be on the residents association to implement the specifics.	Feb 14, 2013 2:25 PM
13	We are presently doing this. If the Trust would provide some funds it would help a lot more than words in a CP.	Feb 14, 2013 12:58 AM
14	volunteer fire protection	Feb 13, 2013 11:58 PM
15	Establish an emergency cell phone alert system for fires. Position cold fire brand fire extinguishers in wheel barrows every 100 m along the ring trail. Pay for all water tanks to have a standard connection compatible with fire pumps.	Feb 13, 2013 11:26 PM
16	Why is this a Ruxton only question? Many of us who live on remote/off the grid islands worry about the day we have an emergency and how will we be serviced. As our population ages and more of us choose the rural island lifestyle we are just one fall, heart attack or stroke away from needing emergency help. In my view this is not a Ruxton specific problem.	Feb 11, 2013 7:59 PM

8. 'Address access to and from the island.'

		Response Percent	Response Count
Yes, this should be included in Ruxton's policies.		64.3%	18
No, this should not be in the Plan.		35.7%	10

If yes, please share any thoughts on how to achieve this goal. If no, please explain below.

22

	answered question	28
	skipped question	15
1	We need better access for safety, for emergencies, for the elderly, for the disabled and for our piece of mind. We don't need docks for Oil tankers! We only require small docks to handle small boats and dinghies. We don't need two hundred of them! We only need a few that are strategically located around the island. A limited number of docks that are either built on community property or on private property with shared use would be feasible, practical and ideal.	Feb 28, 2013 10:19 PM
2	Yes, safe access needs to be addressed. .loss of life or injury as a result of transferring oneself from a mooring buoy to shore by way of dingy is not considered acceptable! We have already lost Wayne ward as a result of this...never again should be our goal as a community!! Also elderly or physically handicapped owners should not be forced to sell their properties because I'd unsafe access...do we deny access to these people in other communities? NO! Against the charter of rights and freedom to be denied access!!!	Feb 28, 2013 3:47 PM
3	I feel Ruxton Island residents absolutely need to have safe access to the island. People have literally died just a few feet from shore trying to get to or from their properties; I think availability of safe access is essential and I would like to see Islands Trust play a guiding role in making sure that happens. It's the right thing to do and it respects our diversity and humanity. Some may say that one cannot accept the risks of having a property on Ruxton, then they should sell and leave; I feel this line of thinking is largely discriminatory. What if a young child was injured and needed urgent help? How about a person with a physical disability? One day, any one of us may be in a position where getting to Ruxton or leaving may be prohibitive. Medical emergencies are certainly one example of such cases. Similarly, a person with a physical disability should have the same opportunity to be on the island as someone who is able-bodied.	Feb 28, 2013 10:43 AM
4	Please see my earlier response, which notes that the possible benefits for the few residents who want to use a ferry to Ruxton is outweighed greatly by the majority's desire for a serene and natural environment.	Feb 28, 2013 5:48 AM
5	Permit temporary docks and other structures that do not impede pedestrian traffic on the foreshore. Do not require a community dock. Do not permit permanent piers or docks. Require transgressions to reinstate the foreshore to it's natural state. Current dinghy storage on logs on sloping rock foreshores or the use of a second mooring on a pulley system to the shore should be permitted or grandfathered. Access to and from the island does not need to be improved. Limited access has helped maintain the island's rustic atmosphere by discouraging those that want city-like abodes,	Feb 27, 2013 10:07 AM
6	consider a community dock but not a plethora of private docks. unsure of the process to make this happen or if it is feasible	Feb 26, 2013 11:09 PM
7	Community dock. Safety issues primarily for the senior residents of Ruxton Island and emergency purposes. And for material delivery to properties.	Feb 24, 2013 12:30 PM

8	The access we have now, with bouys and tenders to shore are fine. We don't need docks all around the Island. And one common Dock or Marina would not serve everyone in an equal manner without road for vehicles. I for one, do not want cars and trucks all over the Island. I love to walk on the paths of the island. No noise, no ruts, no traffic.	Feb 22, 2013 7:52 AM
9	I'm on the fence regarding access: a dock would be handy - but not sure where. And making access easier will mean more people. The negatives and positives balance, the status quo works.	Feb 21, 2013 10:23 PM
10	Enforce the code on docks before it is to late.	Feb 20, 2013 1:48 PM
11	Continue policy of no permanent docks or wharves. Most people have their own boats to load and unload on beaches or appropriate rocky shoreline. Docks would encourage unwanted visitors, some perhaps of unsavory character.	Feb 17, 2013 8:06 PM
12	No, this would be in conflict with the goal of retaining the natural state of the environment.	Feb 16, 2013 12:39 PM
13	Ruxton property owners and their guests currently access Ruxton using public rights of way, boat moorings and/or direct waterfront access. There are no facilities to attract non residents so no access improvements on Ruxton itself are needed.	Feb 15, 2013 10:45 PM
14	determine updated policy on docks/floats. easy for interior lot owners & most west side lot owners to vote against these as they have nothing at stake.	Feb 15, 2013 2:31 PM
15	There are a number of aging property owners on Ruxton and a dock for egress would possibly help some to enjoy the island for a longer period in their life and make it safer. Having said this one dock would not be appropriate as it would increase traffic where ever it was built disrupting the residents of that area more than is necessary. 3 or even four small docks, possibly dinghy only, at the current access locations to the island would keep the traffic spread out and not unfairly affect one area.	Feb 14, 2013 10:51 PM
16	This issue needs to be adressed in a community plan and it boils down to docks or no docks. The residents are devided on this issue with many wanting to maintain the status quo of the current land use bylaws. The only way to guage the majority would be through a plebicite, or alternatively our elected trustees make a decsion. More surveys are not going to resolve what the majority would like. It is essential that the community plan has a clear goal eg. maintain a natural looking shoreline that is free of warves/docks and boat haul out ramps.	Feb 14, 2013 2:25 PM
17	not sure where this could lead, what is being asked here? no more mooring bouys? no more going across the beach? only access at public roads? no docks? no ferry or cartage service? no helicopter pads (unlikely)? a public dock built as the only access point? Is there a problem perceived, or envisioned that we are wanting to address?	Feb 14, 2013 8:42 AM
18	As a long-term Ruxton property owner, I do not see any place for a reasonably safe all-year-round dock. Besides, the costs of construction and maintenance as well as administrating the use by boaters from Ruxton, guest boats, and visitors are in no way equal to the benefits for Ruxton residents. Further, there would be additional uncontrolled traffic by visitors which would disturb the present serenity of the island. With the installation of a dock the questions of overcrowded mooring areas, dinghy storage spaces as well as garbage disposal have to be settled before even thinking of a dock. Therefore, we are against a construction of a community dock on Ruxton Island.	Feb 14, 2013 3:20 AM

19	Get rid of that ridiculous by law which prohibits floats and wharfs. Not permitting wharfs and floats on a boat access onlt Island is the height of insanity. If someone wants a float or wharf let them build it. If the spot is not a good one, the natural elements will take it out.	Feb 14, 2013 12:58 AM
20	Keep it "as is" Ruxton is made up of private lots. Very little land to warrant a ferry. It would encourage people who have no reason to be there. A ferry would involve putting in docks, widening the road access, provide parking, moving mooring buoys. I think the infrastructure is not worth it, not to mention the cost. I am definatley against any proposal to change things from the way they are at present.	Feb 13, 2013 11:58 PM
21	Allow for individual docks, within design guidelines for ecological and aesthetic impact (including good neighbourly relations).	Feb 13, 2013 11:26 PM
22	Access to and from a remote island is a problem that we all face and address in many ways. I do not I value a bureaucracy organizing how I come and go. I can not speak for the land owners on Ruxton but many of us live on the islands to get away from the bureaucracy in the city. Tell me more what access to and from the island means to those of us not on Ruxton.	Feb 11, 2013 7:59 PM

9. 'Address noise nuisance.'

		Response Percent	Response Count
Yes, this should be included in Ruxton's policies.		66.7%	18
No, this should not be in the Plan.		33.3%	9

If yes, please share any thoughts on how to achieve this goal. If no, please explain below.

14

answered question	27
skipped question	16

Page 2, Q9. 'Address noise nuisance.'

1	Noise is governed by the Cowichan Valley Regional District. They have a very thorough noise bylaw that is already fully enforceable on Ruxton Island. Islanders need only to be aware of whom to communicate their noise concerns to. The bylaw is available for viewing on the CVRD website.	Feb 28, 2013 10:19 PM
2	I believe we currently fall under the Cvrd regulations for noise control...if there is a noise infraction, we should call the appropriate authorities once we have exhausted all "neighborly attempts" to control noise	Feb 28, 2013 3:47 PM
3	Noise is probably the cause of more disputes between neighbours than any other. Persistent (not just a one day activity) aggravating noise should not be permitted.	Feb 27, 2013 10:07 AM
4	Discourage power driven "toys", including sea-dos, quads and motorbikes. Motorized vehicles used for hauling should be exempt. Wind powered turbines may become a problem.	Feb 26, 2013 11:09 PM
5	Setting hours for noise is the best way. 8am to 7pm is fine. People need time to build and maintain their property. Leaf blowers should be discouraged. Maybe set a time limit on their use to 15 minutes. max	Feb 22, 2013 7:52 AM
6	Island trust cannot be in the area all of the time to control these personal neighbour issues.	Feb 20, 2013 1:48 PM
7	Not normally a big issue as infractions can usually be handled on a personal, advice-giving basis.	Feb 17, 2013 8:06 PM
8	Yes, would like everyone to know the bylaws and how they are enforced.	Feb 16, 2013 12:39 PM
9	this has the potential to be very limiting (eg. no construction on weekends) but a reasonable plan could be built...	Feb 15, 2013 2:31 PM
10	This should not be over done and the current restrictions seem adequate concerning generators. I have noticed that people are considerate and take care not to affect their neighbours except once in a while as with a party or when no one is around, who cares.	Feb 14, 2013 10:51 PM
11	Noise bylaws are under the jurisdiction of the regional district. Trust stick to your mandate. If someone is too noisy too long they are spoken to and smarten up. If they do not smarten up they end up moving on. We do not need more restrictions.	Feb 14, 2013 12:58 AM
12	Restrict noise to certain times of day. chain saws etc.	Feb 13, 2013 11:58 PM
13	Have some arbitration and enforcement mechanism where basic neighbourly respect is lacking.	Feb 13, 2013 11:26 PM
14	No comment	Feb 11, 2013 7:59 PM

10. 'Consider a possible policy regarding commercial activity.'

		Response Percent	Response Count
Yes, this should be included in Ruxton's policies.		77.8%	21
No, this should not be in the Plan.		22.2%	6
If yes, please share any thoughts on how to achieve this goal. If no, please explain below.			14
answered question			27
skipped question			16

Page 2, Q10. 'Consider a possible policy regarding commercial activity.'

1	Cottage based artisan business and other non-industrial business that provides a direct service to Ruxton Islanders would be welcome. If a resident wanted to bake bread and sell it to local residents during the summer that would be nice. Perhaps if some of the full-time residents had chickens and wanted to sell the eggs on a roadside stand, that would also be nice. Maybe even some of the kids might want to setup a cool-aid stand. NOW that's what I call a functional community.	Feb 28, 2013 10:19 PM
2	Not sure why permanent residents of the island are not permitted the same opportunities as those of us who live in other communities off the island where we hold permanent residence? We r permitted cottage type industries so why not ruxton permanent residents ?	Feb 28, 2013 3:47 PM
3	Tied to the issue of the ferries, please help keep small islands small and unique. We have a need in this world to protect places that foster quiet reflection.	Feb 28, 2013 5:48 AM
4	Permit activity consistent with a residential neighbourhood; artisan business, tourism rentals, construction of cabins and internet businesses (if at sometime we have consistent internet access) that do not impact the resources of the island (ie no extra pressure on the freshwater system and noise limitations.	Feb 27, 2013 10:07 AM
5	Only commercial activities that enhance the lifestyles of the residents eg water taxis, carpentry ,tree falling services ,handyman ,etc. Activities such as private B and Bs , commercial enterprises which would bring customers from off island should be discouraged.	Feb 26, 2013 11:09 PM
6	Need noise bylaw.	Feb 24, 2013 12:30 PM
7	Some light commercial business may fit.	Feb 22, 2013 7:52 AM
8	Continue the ban on commercial enterprises unless approved by the RIPOA. Persons carrying out construction or repair work must be exempt from this ruling	Feb 17, 2013 8:06 PM
9	Yes, but only to prohibit such activity.	Feb 16, 2013 12:39 PM
10	Perhaps this would be better worded as policy regarding "industrial activity". I have no objection to commercial activity per se.	Feb 14, 2013 2:25 PM
11	The bylaw already has one. How many more policys are needed.? Is the zoing not residential? Why change that?	Feb 14, 2013 12:58 AM
12	There is limited activity right now. I would like no Commercial buildings, Stores, repair shops etc.	Feb 13, 2013 11:58 PM
13	Yes, allow it! Set guidelines to deal with nuisance and toxic activities.	Feb 13, 2013 11:26 PM
14	no comment	Feb 11, 2013 7:59 PM

11. 'Address overcrowding of mooring buoys.'			
		Response Percent	Response Count
Yes, this should be included in Ruxton's policies.		64.3%	18
No, this should not be in the Plan.		35.7%	10
If yes, please share any thoughts on how to achieve this goal. If no, please explain below.			14
answered question			28
skipped question			15
Page 2, Q11. 'Address overcrowding of mooring buoys.'			
1	Mooring buoys are perhaps going to be a problem in some of the bays with Naylor Bay and Otter Bay being the two most crowded. That said, residential, private moorings are permitted by Federal law. No foreshore permission is required. That said, the federal government has very specific requirements for the location and marking of the mooring buoys. One cannot simply drop a buoy in a location that impedes the use of an existing buoy. Any issues that Islanders have should be referred to Transport Canada.	Feb 28, 2013 10:19 PM	
2	I believe the issue of mooring buoys is regulated by federal authorities and is not within the jurisdiction of islands trust nor the province of bc	Feb 28, 2013 3:47 PM	
3	A difficult task as moorings are under the jurisdiction of Transport Canada. However, lot owners could be restricted to 2 moorings. If all lots were developed, we would need a grid system of maintained moorings such as those at Cuttyhunk Island MA.	Feb 27, 2013 10:07 AM	
4	Limits on each cabins number of mooring buoys	Feb 26, 2013 11:09 PM	
5	Needs to be in the plan and or policies. Perhaps allow for stern tying to land. Allowing to drill a hole to place an 'eye' in rock.	Feb 24, 2013 12:30 PM	
6	Come up with something reasonable. maybe limit the number of mooring buoys to one or two per boat	Feb 22, 2013 7:52 AM	
7	Surely the islands people can police this themselves. Island trust should spend there time on the issues with docks.	Feb 20, 2013 1:48 PM	
8	Maintain present policy of one buoy per property	Feb 17, 2013 8:06 PM	
9	Yes, and requirement for identification of owners of existing buoys and required removal of unused/derelict buoy.	Feb 16, 2013 12:39 PM	
10	I feel this is out of scope for a cumminity plan, this is a coastwide issue that needs to be addressed by other government bodies.	Feb 14, 2013 2:25 PM	
11	How is this going to be addressed by the Trust? This is controlled by liability laws. If you were there first and someone anchors or places a float too close to yours and that is the cause of a loss or damage to your property they are liable for the loss. Is the Trust planning to change that? Stick to zoining on land.	Feb 14, 2013 12:58 AM	
12	One mooring Buoy Per lot.	Feb 13, 2013 11:58 PM	
13	Don't want another layer of bureaucracy.	Feb 13, 2013 11:26 PM	
14	no comment	Feb 11, 2013 7:59 PM	

12. 'Strengthen the sense of community.'

		Response Percent	Response Count
Yes, this should be included in Ruxton's policies.		44.4%	12
No, this should not be in the Plan.		55.6%	15

If yes, please share any thoughts on how to achieve this goal. If no, please explain below.

12

answered question	27
skipped question	16

Page 2, Q12. 'Strengthen the sense of community.'

1	Goals and bylaws that encourage harmony rather than pitting one neighbour against the other would be nice.	Feb 28, 2013 10:19 PM
2	Not sure what this comment proposes? There are an awful lot of residents on the island who seem to receive great satisfaction with causing nothing but conflict and bullying in the ruxton community....can't say that promotes a "sense of community" nor am I happy about living with it...people on ruxton seem to think they can take matters into their own hands rather than use appropriate authorities...it's like being in the wild, wild west..never had to lock my doors but now I do....very sad	Feb 28, 2013 3:47 PM
3	This issue depends on the residents. I don't think it can be mandated but anything to contribute to this outcome would be appreciated.	Feb 27, 2013 10:07 AM
4	This doesn't need to be legislated.,We are island people and are part of a community .	Feb 26, 2013 11:09 PM
5	This is something that should be addressed by Home Owners. Perhaps an Association but does not need to be in the Plan. Perhaps the plan can address the need for a Home Owners Association.	Feb 24, 2013 12:30 PM
6	Our Island is not a happy place. It is divided on may issues. We need community building projects.	Feb 22, 2013 7:52 AM
7	Don't think this is an Island Trust objective, it is a Property Owner's objective.	Feb 21, 2013 10:23 PM
8	This continues to naturally occur as friends are made and social events held This is an issue that cannot be regulated.	Feb 17, 2013 8:06 PM
9	Not until I know what is meant by this. Privacy is a greater priority for some.	Feb 16, 2013 12:39 PM
10	I do not see how the Trust will strengthen the sense of community. I have seen a lot of evidence where the Trust has destroyed the "community".	Feb 14, 2013 12:58 AM
11	No official action required or wanted.	Feb 13, 2013 11:26 PM
12	This should be a part of all community plans but in my view it will only come from within. Forming a policy about strengthening a sense of community is like forming a policy that mandates that teenagers should grow up.	Feb 11, 2013 7:59 PM

13. 'Improve the protection of groundwater resources and quality of drinking water.'

		Response Percent	Response Count
Yes, this should be included in Ruxton's policies.		96.4%	27
No, this should not be in the Plan.		3.6%	1
If yes, please share any thoughts on how to achieve this goal. If no, please explain below.			12
answered question			28
skipped question			15

Page 2, Q13. 'Improve the protection of groundwater resources and quality of drinking water.'

1	See my comments related to Rain water collection. This really does not need specific laws to be put in place limiting the use of ground water. Laws do need to be put in place that protects the ground water from contamination.	Feb 28, 2013 10:19 PM
2	Yes...address proper procedures for waste treatment as is followed in all other provincial municipalities	Feb 28, 2013 3:47 PM
3	Activities around wells need to be restricted to only taking water and vehicles should park a distance away from the pumps. RIPOA has developed a protocol for testing the quality of well water.	Feb 27, 2013 10:07 AM
4	Ensure wells are maintained and tested.	Feb 26, 2013 11:09 PM
5	Insure all of the water wells on Ruxton are safe for drinking and in working order.	Feb 24, 2013 12:30 PM
6	Yes we should try to protect the groundwater system. However, everyone should be using rain water efficiently if not for drinking. This should be promoted. I treat and drink my rain water. I have it tested every year.	Feb 22, 2013 7:52 AM
7	Residents and cottagers could be warned of pollution dangers of household and other contaminants through postings on the RIPOA bulletin board	Feb 17, 2013 8:06 PM
8	again...no funding avail for testing groundwater but lots of taxes...	Feb 15, 2013 2:31 PM
9	Perhaps some help with the wells and making sure they are potable.	Feb 14, 2013 10:51 PM
10	See question 2. This seems to be similar.	Feb 14, 2013 12:58 AM
11	Yes, we all need water to drink!	Feb 13, 2013 11:26 PM
12	Of course	Feb 11, 2013 7:59 PM

14. 'Address sewage disposal.'

		Response Percent	Response Count
Yes, this should be included in Ruxton's policies.		84.6%	22
No, this should not be in the Plan.		15.4%	4
If yes, please share any thoughts on how to achieve this goal. If no, please explain below.			14
answered question			26
skipped question			17

Page 2, Q14. 'Address sewage disposal.'

1	Certified, inspected and VIHA approved waste sewerage disposal systems are required for both grey and black water. For those properties that do not meet the physical requirements for a proper system then holding tanks and periodic pump outs and disposal to an approved sewerage station should be required. It is not a pretty sight to see soap suds and other particles floating along our ocean front! It's also unhealthy.	Feb 28, 2013 10:19 PM
2	As above	Feb 28, 2013 3:47 PM
3	Perhaps install signs to encourage people to release waste in appropriate places other than in local bays.	Feb 28, 2013 5:48 AM
4	People crazy enough to put in a septic field should be required to post all their permits (use of a Registered Onsite Wastewater Practitioner required by B.C. Ministry of Health). Encourage composting toilets. Outhouses need to be permitted.	Feb 27, 2013 10:07 AM
5	septic fields if installed should be to some minimum standards	Feb 26, 2013 11:09 PM
6	It should be a policy septic fields get approval from the proper authorities. Compost toilets should be promoted.	Feb 22, 2013 7:52 AM
7	In Ruxton's case, it may simply be a list of do's and do not's.	Feb 21, 2013 10:23 PM
8	People have put in systems that are not allowed on the Island. Island trust should be dealing with this.	Feb 20, 2013 1:48 PM
9	Make sure that outhouse pits and other methods of disposal conform to Ministry of Health regulations	Feb 17, 2013 8:06 PM
10	Particularly for properties with disposal systems above other properties or close to property lines.	Feb 16, 2013 12:39 PM
11	need to protect wells...i think Wise ISlands wells are now polluted due to installation of septic system..	Feb 15, 2013 2:31 PM
12	Not the Trust's Jurisdiction. Stick to your jurisdiction!	Feb 14, 2013 12:58 AM
13	No. Only if there is a measurable problem.	Feb 13, 2013 11:26 PM
14	Sewage disposal? Are the guidelines for septic tanks and fields not being followed? What need addressing?	Feb 11, 2013 7:59 PM

15. 'Improve management of existing parks.'		
		Response Percent Response Count
Yes, this should be included in Ruxton's policies.		52.0% 13
No, this should not be part of the Plan.		48.0% 12
If yes, please share any thoughts on how to achieve this goal. If no, please explain below.		13
answered question		25
skipped question		18
Page 2, Q15. 'Improve management of existing parks.'		
1	There are two too many park vigilantes on our island. It is upsetting to see resident pounding posts and putting up signs on park land that are encouraging intervention within a perfectly and naturally functioning ecosystem. They seem to think they know better than Mother Nature. Is climate change not enough, do we now need to wreak havoc with our only natural wetland? Yes we need to improve the management of our existing parks by preventing those from wanting to change it from its naturally occurring park state.	Feb 28, 2013 10:19 PM
2	What does management mean!	Feb 28, 2013 3:47 PM
3	Works fine now that we know that the parks fall under the Cowichan regional district.	Feb 27, 2013 10:07 AM
4	Not sure what this entails?	Feb 26, 2013 11:09 PM
5	Insure adequate public beach access and maintenance of same.	Feb 24, 2013 12:30 PM
6	No parks on Ruxton.	Feb 21, 2013 10:23 PM
7	Our parks are owned by the CVRD which because of amendments to local property tax rules receives no revenue towards its management budget. This can only be changed by a reversal of this system. Meanwhile the Ruxton Water Conservation Society is negotiating with the CVRD to form a stewardship agreement to manage the wetland. Two other park areas are too insignificant to require management	Feb 17, 2013 8:06 PM
8	With a goal of maintaining 'natural' habitats only.	Feb 16, 2013 12:39 PM
9	\$\$\$ to maintain the pond...it is dying...	Feb 15, 2013 2:31 PM
10	By improving management I am assuming drafting of management plans and goals for the existing park land. (see my previous comment on "stewardship groups",	Feb 14, 2013 2:25 PM
11	The community has no money for this so do not try to lay it on the residents in a CP.	Feb 14, 2013 12:58 AM
12	The parks are wild and not useable	Feb 13, 2013 11:58 PM
13	Don't need more management. Current volunteer action are enough.	Feb 13, 2013 11:26 PM

16. 'Increase the area of protected land.'

		Response Percent	Response Count
Yes, this should be included in Ruxton's policies.		58.3%	14
No, this should not be in the Plan.		41.7%	10

If yes, please share any thoughts on how to achieve this goal. If no, please explain below.

11

answered question	24
skipped question	19

Page 2, Q16. 'Increase the area of protected land.'

1	The Island is already subdivided to its fullest extent. Areas that can be looked at for encouraging a rural setting is to allow owners to consolidate lots into a single lot, not allow any further subdivision of existing lots. Encourage property owners to register covenants on their properties where sensitive ecosystems may exist.	Feb 28, 2013 10:19 PM
2	What is considered protected? This question is too vague to answer...	Feb 28, 2013 3:47 PM
3	Encourage the increase in public land. For example, acquire or designate crown land for repository of fire and emergency supplies (Lot 84 Plan 17982). Encourage islands to leave part of their land 'wild'.	Feb 27, 2013 10:07 AM
4	Unclear on what this means . poorly worded question.	Feb 26, 2013 11:09 PM
5	Limited protected land.	Feb 21, 2013 10:23 PM
6	The RWCS is working on a proposal to purchase two acres of private property adjacent to the present wetland/swamp	Feb 17, 2013 8:06 PM
7	not sure how though..	Feb 15, 2013 2:31 PM
8	It seems to me we have an adequate amount of protected area. Woe to the poor bastard who ends up with a designated "protected" property.	Feb 14, 2013 8:42 AM
9	Only if it is purchased at fair market value.. Since the Trust does not compensate land owners for the loss of rights resulting from the so called protection I do not want to see an increase in the area of protected land on Ruxton.	Feb 14, 2013 12:58 AM
10	not sure what is meant by that	Feb 13, 2013 11:58 PM
11	Enough is already protected.	Feb 13, 2013 11:26 PM

17. 'Recognize the wetland ecosystem on Ruxton and support the CVRD in stewardship of the Ruxton Marsh.'

		Response Percent	Response Count
Yes, this should be included in Ruxton's policies.		84.6%	22
No, this should not be in the Plan.		15.4%	4

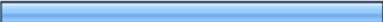
If yes, please share any thoughts on how to achieve this goal. If no, please explain below.

11

answered question	26
skipped question	17

Page 2, Q17. 'Recognize the wetland ecosystem on Ruxton and support the CVRD in stewardship of the Ruxton Marsh.'

1	See my comments in 15 above	Feb 28, 2013 10:19 PM
2	Given there is dissenting opinion of the actions of the Ruxton Water Conservation Society, it is reasonable to keep the jurisdiction with the CVRD.	Feb 27, 2013 10:07 AM
3	The wetland seems to be fine now.	Feb 22, 2013 7:52 AM
4	Keep local people out of the management they have to much personal feeling in what should happen with spieces/ plant or animal removal.	Feb 20, 2013 1:48 PM
5	This is naturally of great concern to most of us and formed the whole basis on which the RWCS was created and continues to strive- despite a miniscule but vociferous opposition. The Society wishes to continue cooperation with the Trust on this issue. (Nick Yunge-Bateman, Pres.)	Feb 17, 2013 8:06 PM
6	See this as a priority.	Feb 16, 2013 12:39 PM
7	This seems to me to be an asset to the ecology and experience.	Feb 14, 2013 10:51 PM
8	Protect the designated parklands from human intervention. Be very wary of "Stewardship" groups that are often formed to push their own personal views on how to "help" nature take its course. I would strongly argue the goal should be to "protect the wetland ecosystem on Ruxon Island from human intervention". The CVRD should then assist us in supporting this goal, currently the CVRD seems to be dictating what can and cannot be done and are responding to a small lobby (stewardship) group.	Feb 14, 2013 2:25 PM
9	I do not know what that means or all the ramifications that implies so keep it out of any CP.	Feb 14, 2013 12:58 AM
10	We do not need any more bureaucracy	Feb 13, 2013 11:58 PM
11	This is a "motherhood" statement. The marsh is already a park and the CVRD is already the steward.	Feb 13, 2013 11:26 PM

18. 'Protect the natural aesthetic of residential development.'		
		Response Percent Response Count
Yes, this should be included in Ruxton's policies.		75.0% 18
No, this should not be in the Plan.		25.0% 6
If yes, please share any thoughts on how to achieve this goal. If no, please explain below.		11
answered question		24
skipped question		19
Page 2, Q18. 'Protect the natural aesthetic of residential development.'		
1	Most people already on the Island have built unique and pleasing cottages. It allows for artistic license of the property owner and in all practical senses no one is going to build a monster house. We already have perfectly adequate building guidelines. Less regulation please and thank you.	Feb 28, 2013 10:19 PM
2	Clarification on this question is required before answering	Feb 28, 2013 3:47 PM
3	Discourage personalized docks, including floating docks disguised/relabelled as "boats." Imagine trying to walk the beach if every resident decided to build a dock.	Feb 28, 2013 5:48 AM
4	Limit the development on individual lots to 20% of the land or 5000 sq ft footprint whichever is lower. on the smaller lots of Ruxton the old 25% works out to almost 4000 sq ft.	Feb 27, 2013 10:07 AM
5	What does this mean? Colour of houses? Structure ?	Feb 26, 2013 11:09 PM
6	limit development.	Feb 22, 2013 7:52 AM
7	Not easy or desirable to police structural designs. Only successful after diplomatic discussion with owners. Not a major problem yet though some properties might be said to have broken unwritten aesthetic rules.	Feb 17, 2013 8:06 PM
8	enough rules already..	Feb 15, 2013 2:31 PM
9	Oh boy, what will this mean? A development committee vetting every cabin plan? Unless the language is specific the outcome could all too easily become incredibly ridiculous! It is almost impossible for my feeble imagination to take me to where an open ended phrase like this could take us. I'm guessing someone doesn't like their neighbour's cabin, please don't base policy development because of that!	Feb 14, 2013 8:42 AM
10	I will build what I can afford and what I find pleaseing. Do not restrict the use of my land by trying to have me build to satisfy your undefined "natural asthetic" or whim of "Green Shores". I did not purchase my property to be a slave to the Trust's whims. I purchased the property for the freedom away from the city not to be a slave to the Trust green freaks.	Feb 14, 2013 12:58 AM
11	This statement is confusing. Do you mean make existing or new construction "blend into" the trees and rocks? I'd rather not have design police.	Feb 13, 2013 11:26 PM

19. 'Maintain roads at their current small-scale of development.'

		Response Percent	Response Count
Yes, this should be included in Ruxton's policies.		92.6%	25
No, this should not be included in the Plan.		7.4%	2

If yes, please share any thoughts on how to achieve this goal. If no, please explain below.

11

answered question	27
skipped question	16

Page 2, Q19. 'Maintain roads at their current small-scale of development.'

1	Roads (more like paths) are small and maintained in a manner pleasing to most all residents. There has been no policy on road development in the past 50 years. I really do not think there needs to be a policy in place for the next 50 years as nothing has changed and is almost certainly not going to change.	Feb 28, 2013 10:19 PM
2	What is the small scale? Define pls?	Feb 28, 2013 3:47 PM
3	Wouldn't that statement work in the bylaws?	Feb 27, 2013 10:07 AM
4	We don't need wide roads and more vehicles beyond what the fire equipment would require	Feb 26, 2013 11:09 PM
5	our paths are what make our Island so attractive. Please don't put roads in for cars and trucks.	Feb 22, 2013 7:52 AM
6	No road improvements encouraged.	Feb 21, 2013 10:23 PM
7	THE present system works well- we need no improvements beyond those now being performed under contract to the Ministry of Highways.	Feb 17, 2013 8:06 PM
8	Yes, but with NO expansion of existing 'roads', i.e., only as foot paths.	Feb 16, 2013 12:39 PM
9	The current roads are adequate and cars should not be allowed.	Feb 14, 2013 10:51 PM
10	This the jurisdiction for ministry of highways not the Trust. Should there be a fire you could not get a pumper around the Island. Having the roads as they are limits the fire fighting capability.	Feb 14, 2013 12:58 AM
11	Walking trails or 4-track vehicles only	Feb 13, 2013 11:58 PM

20. 'Address side setback regulations.'			
		Response Percent	Response Count
Yes, this should be included in Ruxton's policies.		64.0%	16
No, this should not be in the Plan.		36.0%	9
If yes, please share any thoughts on how to achieve this goal. If no, please explain below.			7
answered question			25
skipped question			18

Page 2, Q20. 'Address side setback regulations.'		
1	The existing side setbacks are more than adequate. They are not an issue. In some cases on the smaller lots, (less than half and Acre) consideration should be given to those property owners to encroach on the side setback limits.	Feb 28, 2013 10:19 PM
2	To what degree? Again no clarification here...	Feb 28, 2013 3:47 PM
3	Existing setbacks need to be easy to enforce and to interpret to resolve disputes between neighbours..	Feb 27, 2013 10:07 AM
4	I was not aware of a problem on Ruxton	Feb 22, 2013 7:52 AM
5	IF this is forshore fine.	Feb 20, 2013 1:48 PM
6	I would think this is done through the CVRD building permit process. Does not need to be in a community plan	Feb 14, 2013 2:25 PM
7	The side setbacks and other setbacks are already in place. Either enforce the or reduce them. Considering that Ruxton waterfront lots are small and existing setbacks from the water make some lots legally almost unbuildable, I suggest the setback from the sea should be reduced.	Feb 14, 2013 12:58 AM

23. Are there any other island-specific goals that we should include?		
	You own property on...	
	Ruxton Island	Response Totals
Yes	42.9% (9)	42.9% (9)
No	57.1% (12)	57.1% (12)
Please let us know what we are missing!	12 replies	12
answered question	21	21
	skipped question	9

	Ruxton Island	Please let us know what we are missing!	
1	X	Keep island as it is as far as possible	Feb 13, 2013 11:58 PM
2	X	Keep the OCP as short as possible avoiding long philosophical comments which the present property owners do not necessarily subscribe to. Fix only the bylaws that are not working such as access (allow floats and docks) and reduce the setbacks from the sea. Leave the rest alone or the review will do still more damage to the community.	Feb 14, 2013 1:12 AM
3	X	The majority of the goals in this survey are not prased as goals - see comment below	Feb 14, 2013 2:33 PM
4	X	Government support for emergencies...fire, medical. Fire systems, support from provincial air-resources for fires .	Feb 15, 2013 2:35 PM
5	X	are docks allowed or not allowed?	Feb 15, 2013 8:08 PM
6	X	Enforcing the regulation for NO docks - even those disguised as rafts but used as docks.	Feb 16, 2013 12:41 PM
7	X	Boaters should respect marine environment when negotiating passages, particularly Whaleboat, and SLOW down Perhaps signs stating a specific limit should be posted. Seals and otters have been hit in the past and waterfront owners continue to be subjected to the roar of high-speed engines. Kayaks and small craft are also often thrown off course by the wake of uncaring boaters Note: Islands Trust should be aware that many Ruxton Islanders are opposed to further, perhaps unnecessary regulations in their lives. Our wishes should be considered with sensitivity.	Feb 17, 2013 8:14 PM
8	X	In general, the less regulation the better.	Feb 21, 2013 10:24 PM
9	X	Community dock for Ruxton Island. Fire protection and garbage collection. We are paying taxes (at a higher rate than in the past due to new accessment).	Feb 24, 2013 12:32 PM
10	X	what do we do if we see an obvious fire hazard on someone's property ? what do we do to rid junk and refuse from abandoned properties	Feb 26, 2013 11:11 PM
11	X	Two main issues: #1. Safe access #2. Proper Waste treatment #3. Protection of the marshland or wetland (aka pond)	Feb 28, 2013 3:50 PM
12	X	Removal of the restriction of docks on Ruxton is necessary. Education as to proper waste treatment is necessary. Outhouses are illegal period. Composting toilets, although they may be CSA approved, they ARE NOT APPROVED or legal in the CVRD. People need to follow the governing authority on waste sewerage a system which for Ruxton Island is VIHA! Septic fields are an approved waste sewerage system BECAUSE they treat 100% of the waste. People pull your heads out of your outhouses. At 13 degrees Celsius composting toilets come to a crawl in breaking down waste. At 7 degrees Celsius they come to a complete stop! That means the poop you put in the composting toilet just sits there and smells like SHIT. In order for a composting toilet to work properly the outside air temperature needs to be at least 21 degrees Celsius.	Feb 28, 2013 10:42 PM

24. Are there any more general goals (for all islands) that we should include?		
	You own property on...	
	Ruxton Island	Response Totals
Yes	26.3% (5)	26.3% (5)
No.	73.7% (14)	73.7% (14)
Please tell us what you feel is missing!	8 replies	8
answered question	19	19
skipped question		11

	Ruxton Island	Please tell us what you feel is missing!	
1	X	We have been using Ruxton Island most of our lives and up until now things have remained the same for the most part. This exercise is increasing the bureaucracy and I feel it is not necessary	Feb 13, 2013 11:58 PM
2	X	The Trust is redundant. We now have the Gulf Islands National Park which does a better job of preserving the natural beauty of the area and while doing so does not foist park like restrictions on private property. Today the Trust is no longer relevant but has become an expensive burden we could do without.	Feb 14, 2013 1:12 AM
3	X	I found the listing and wording of the goals very difficult to interpret. Goals need to be phrased in terms of action such as "maintain, encourage, promote.. etc. Many of the so called goals in this survey were phrased as issues e.g "address access to island". I am very concerned that the planners and elected trustees will misinterpret the wishes of the Ruxton Island residents as a result of poorly articulated goals. To take the previous example one step further if 100% of residents say they want access to island addressed that could get incorrectly interpreted by planners and elected trustees that 100% of residents are in support of docks. Definitely not the case..	Feb 14, 2013 2:33 PM
4	X	We realize that the islands are a gem for all citizens but property owners seem to have decreasing rights. you need to remember that these are not \$10k lots anymore and owners have rights.	Feb 15, 2013 2:35 PM
5	X	Greater awareness of no trespassing rules for private property, particularly for the North end of the island.	Feb 16, 2013 12:41 PM
6	X	Maintain the(mostly) tranquillity of the islands. Leave the stress and pressures of the cities behind-thats what many of us came here to escape.	Feb 17, 2013 8:14 PM
7	X	Fire protection.	Feb 24, 2013 12:32 PM
8	X	Enough already please and thank you.	Feb 28, 2013 10:42 PM

'Address South Reid Retreat Ltd's property density potential.'		
	You own property on...	
	Reid Island	Response Totals
Yes, this should be included as a policy for Reid Island.	50.0% (1)	50.0% (1)
No, this should not be in the Plan.	50.0% (1)	50.0% (1)
If yes, please share any thoughts on how to achieve this goal. If no, please explain below.	2 replies	2
answered question	2	2
skipped question		1

	Reid Island	If yes, please share any thoughts on how to achieve this goal. If no, please explain below.	
1	X	not sure what you are talking about... the co-op?	Feb 5, 2013 7:04 PM
2	X	This should be grandfathered in to the original 25 or whatever it was cabins, to change that at this point is greatly unfair.	Feb 8, 2013 9:27 AM

Are there any other island-specific goals that we should include?		
	You own property on...	
	Reid Island	Response Totals
Yes	100.0% (1)	100.0% (1)
No	0.0% (0)	0.0% (0)
Please let us know what we are missing!		2 replies
answered question		1
skipped question		2

	Reid Island	Please let us know what we are missing!	
1	X	What is the policy for fore shore?	Feb 5, 2013 7:05 PM
2	X	Fire protection and some maintance of the original roads to that there is a fire wall. We pay alot of taxes and do not receive any benefits.	Feb 8, 2013 9:33 AM

Are there any more general goals (for all islands) that we should include?		
	You own property on...	
	Reid Island	Response Totals
Yes	100.0% (1)	100.0% (1)
No.	0.0% (0)	0.0% (0)
Please tell us what you feel is missing!		2 replies
answered question		1
skipped question		2

	Reid Island	Please tell us what you feel is missing!	
1	X	Not up on all the issues.	Feb 5, 2013 7:05 PM
2	X	Monitor local industry in see if they are disrupting eels grass or fresh water areas that are sensitive to polution. Industry does need to be responsible. Looking at especially around the shoal islands, round island estuary where bird and fish habitate may be compromised.	Feb 8, 2013 9:33 AM

'Honour the statutory building scheme in any new policy and regulations.'		
	You own property on...	
	Hudson Island	Response Totals
Yes, this should be a policy for Hudson Island.	100.0% (3)	100.0% (3)
No, this should not be in the Plan.	0.0% (0)	0.0% (0)
If yes, please share any thoughts on how to achieve this goal. If no, please explain below.	3 replies	3
answered question	3	3
	skipped question	1

	Hudson Island	If yes, please share any thoughts on how to achieve this goal. If no, please explain below.	
1	X	Can we simply leave the existing deed restrictions in place and subrogate the community plan to those pre-existing restrictions? That would seem like a nice and easy way to deal with that issue.	Feb 7, 2013 6:39 PM
2	X	Hudson Island residence have a set of building restrictions that are more restrictive than the Islands Trust rules. These restrictions should be respected and followed.	Feb 7, 2013 7:56 PM
3	X	The current application of the Hudson Island Statutory Building scheme (1972) is working well for me. It explicitly includes a description of the airstrip as part of the subdivision plan.	Feb 28, 2013 12:11 PM

Are there any other island-specific goals that we should include?		
	You own property on...	
	Hudson Island	Response Totals
Yes	100.0% (3)	100.0% (3)
No	0.0% (0)	0.0% (0)
Please let us know what we are missing!	3 replies	3
answered question	3	3
	skipped question	1

	Hudson Island	Please let us know what we are missing!	
1	X	Hudson island has a communal airstrip, owned jointly by all ten lot owners. This strip is currently used by the owners of 7 of the 10 lots, and is their preferred mode of access. We would like to see a clear acknowledgement of the existence of this airstrip, of its 70 plus year history, and the need to protect this facility. It is our principal way of getting to the island. There currently are three private docks on the island, serving three lots. Seven lots do not have docks. I would welcome encouragement of a single "communal dock" (off the common lot) to serve the seven lots. We have been very fortunate in having most congenial neighbours who have generously made their docks available when necessary. However this could change as lots are resold, and is an issue we should think about.	Feb 7, 2013 6:54 PM
2	X	Hudson Island Specific. Hudson Island is unique amongst the Gulf Islands in that most of the residents access the island by private aircraft. The landing strip on Hudson Island was built in the late 1940s and has continued to be in service for the sole use of the residents of Hudson Island ever since. It is actively used by a majority of Hudson Island property owners who commute by private aircraft from several points within BC and Alberta. It is our goal to continue to maintain the airstrip taking into account all environmental sensitivities for the island.	Feb 21, 2013 11:03 PM
3	X	Hudson Island has a unique and important history in the Gulf Islands: its grass airstrip was established in the 1940's by Hugh Thomas, a well-known name in BC aviation history. The airstrip must be preserved.	Feb 28, 2013 12:19 PM

Are there any more general goals (for all islands) that we should include?		
	You own property on...	
	Hudson Island	Response Totals
Yes	33.3% (1)	33.3% (1)
No.	66.7% (2)	66.7% (2)
Please tell us what you feel is missing!	1 reply	1
answered question	3	3
	skipped question	1

	Hudson Island	Please tell us what you feel is missing!	
1	X	Hudson Island specific. When the island was subdivided in 1972 the plan included a communal dock that was built at the north end of the island extending out from common property and was for the use of all property owners. At some point in the early 1980s, when few owners came to the island, the communal dock was dismantled in order to keep non-owners from using the island. Today Hudson Island has an active boating community and the use of a communal dock is a project that is being considered for that island's use. Our goal would be to limit the number of private docks around the island by using a community dock.	Feb 21, 2013 11:03 PM



Islands Trust

Top Priorities

Thetis Island

No.	Description	Activity	Received/Initiated	Responsibility	Target Date	Status
1	Associated Islands OCP and LUB Creation	Develop new OCP and LUB to replace Ruxton Island Zoning Bylaw, 1982, CVRD Bylaw 110, and to include other islands with no zoning. Scope does not include Valdes Island.	Sep-07-2011	Aleksandra Brzozowski	Nov-15-2014	On Going
2	Riparian Areas Regulation Implementation	Amend OCP to comply with RAR for the one watershed identified as applicable to RAR, using the stream mapping by Mimulus Biological Consultants.	Sep-07-2011	Courtney Simpson	Nov-15-2014	On Going
3	Shoreline Development Permit Area	Community outreach, education and engagement on draft DPA.	Sep-07-2011	Courtney Simpson	Sep-01-2014	On Going



Projects

Thetis Island

No.	Description	Activity	Received/Initiated	Status
1	Protocol Agreement or Memorandum of Understanding with Penelakut First Nation	Sent letter to newly elected Chief and Council to see if they are interested in continuing the work on a protocol that was started with former Cheif Lisa Shaver.	Feb-06-2009	On Going
1	Joint proactive enforcement with CVRD		Jul-28-2010	On Going
1	Revise Protocol Agreement with Lyackson First Nation	As of August, 2010 draft with Lyackson for review by their community.	Feb-06-2009	On Going
1	Development Approval Information Bylaw		May-25-2011	On Going
1	Potential LUB amendments:	- short-term vacation rentals of principle dwellings in the R-2 zone - rainwater storage requirements	Sep-07-2011	On Going
1	Sustainability Guidelines for Thetis Island	Discuss collaboration with Cowichan Valley Regional District Building Department, finalize draft, and make a plan for distribution.	Sep-07-2011	On Going
1	Housekeeping Amendmends to LUB	4.3(d) amend to say: In addition to s. 4.3(a), (b), and (c)...	May-24-2012	On Going
1	Housekeeping amendments to the OCP	- objectives and policies re sea level rise (was resolution to include in draft but did not make it in to adopted OCP)	Oct-03-2012	On Going
1	Island-wide watershed protection	TBD	Nov-21-2012	On Going



Applications w/ Status - Thetis Island Status: Open

Applications

Agricultural Land Reserve

File Number	Applicant Name	Date Received	Purpose
TH-ALR-2012.1	Torchbearers Capernwray Canada Society Planner: Courtney Simpson	Jun-29-2012	298 Foster Point Road, Thetis Island Non Farm Use Application For existing and new Bible Centre uses

Planning Status

Status Date: Nov-01-2012

Referred to ALC

Status Date: Sep-24-2012

Staff report on October 3, 2012 agenda

Status Date: Jul-23-2012

Planner reviewing file

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
TH-DVP-2010.1	Trincomali Holdings Ltd Planner: Courtney Simpson	Aug-17-2010	Seawall Construction

Planning Status

Status Date: Nov-21-2012

LTC moved not to issue a Development Variance Permit for application TH-DVP-2010.1. Trustee Luckham noted that lack of information and science regarding the site has made this a difficult decision for the LTC and hoped that the applicant returns with more information.

Status Date: Aug-01-2012

LTC direction to defer decision until response from Lyackson and Penelakut First Nations

Status Date: Jun-19-2012

Staff report prepared

Subdivision

File Number	Applicant Name	Date Received	Purpose
TH-SUB-1998.1	TRAX DEVELOPMENT LTD C/O WRIGHT FOCUS ENGINEERING LTD Planner: Courtney Simpson	Sep-25-1998	Phased Strata Subdivision "Meadow Valley Properties" phased strata to create 21 strata lots from 4 parent parcels

Planning Status

Status Date: Jul-08-2011

PLA extended to June 8 2012

Status Date: Jun-23-2011

Indicated RAR requirement in response to request for PLA extension

Status Date: Jun-17-2010

12-month extension to PLA

File Number	Applicant Name	Date Received	Purpose
TH-SUB-2010.1	Williamson & Associates Professional Surveyors Planner: Linda Prowse	Feb-24-2010	Subdivide to create 2 lots

Planning Status

Status Date: Apr-08-2013

PLA CONDITIONS STILL NOT MET - Staff will close this file.

Status Date: Oct-10-2012

Address is 17 Foster Point, Thetis Island - The Ministry of Transportation and Infrastructure will close this file in February, 2013 if PLA conditions are not met. Islands Trust staff will also close the file in February 2013. Islands Trust staff sent Notice of PLA non-approval to the Local Trust Committee.

Status Date: Feb-07-2012

Preliminary Layout not approved notice received - There are a number of conditions the applicant has not complied with. Ministry notes if conditions are not complied with, the file will be closed in 1 year.

From: Nicole Ranger

Sent: February-27-13 9:30 AM

To: Aleksandra Brzozowski; Courtney Simpson; Ken Hancock; Peter Luckham; Sue French; Becky McErlean

Cc: Nancy Roggers

Subject: Thetis Expense Report Feb/13

Islands Trust LTC EXP SUMMARY REPORT F2012 Invoices posted to February 28, 2013				
670 Thetis	Invoices posted to February 28, 2013	Budget	Spent	Balance
65000 670	LTC "Trustee Expenses"	1,100.00	462.68	637.32
65200 670	LTC Local Exp LTC Meeting Expenses	1,200.00	1,057.40	142.60
65210 670	LTC Local Exp APC Meeting Expenses	600.00	217.69	382.31
65220 670	LTC Local Exp Communications	500.00	403.95	96.05
65230 670	LTC Local Exp Special Projects	500.00	-	500.00
65240 670	LTC Local Exp Miscellaneous	200.00	-	200.00
TOTAL LTC Local Expense		3,000.00	1,679.04	1,320.96
73001 670 2009	Thetis OCP/LUB	5,000.00	2,448.35	2,551.65
73001 670 2010	Thetis Ruxton Island Associatated OCP/LUB	5,000.00	1,564.91	3,435.09
73001 670 3008	Thetis RAR	2,000.00	135.26	1,864.74
TOTAL Project Expense		12,000.00	4,148.52	7,851.48

Nicole Ranger

Finance Clerk

Islands Trust

200-1627 Fort Street

Victoria, BC V8R 1H8

Phone: (250) 405-5152

Fax: (250) 405-5155

Preserving *Island* communities, culture and environment



Please consider the environment before printing this email

From: Nicole Ranger

Sent: March-26-13 11:55 AM

To: Aleksandra Brzozowski; Courtney Simpson; Ken Hancock; Peter Luckham; Sue French; Becky McErlean

Cc: Nancy Roggers

Subject: Thetis Expense Report March 2013

Islands Trust LTC EXP SUMMARY REPORT F2012 Invoices posted to March 31, 2013					
670 Thetis	Invoices posted to March 31, 2013	Budget	Spent	Balance	
65000 670	LTC "Trustee Expenses"	1,100.00	462.68	637.32	
65200 670	LTC Local Exp LTC Meeting Expenses	1,200.00	1,057.40	142.60	
65210 670	LTC Local Exp APC Meeting Expenses	600.00	217.69	382.31	
65220 670	LTC Local Exp Communications	500.00	403.95	96.05	
65230 670	LTC Local Exp Special Projects	500.00	-	500.00	
65240 670	LTC Local Exp Miscellaneous	200.00	-	200.00	
TOTAL LTC Local Expense		3,000.00	1,679.04	1,320.96	
73001 670 2009	Thetis OCP/LUB	5,000.00	2,448.35	2,551.65	
73001 670 2010	Thetis Ruxton Island Associated OCP/LUB	5,000.00	1,564.91	3,435.09	
73001 670 3008	Thetis RAR	2,000.00	135.26	1,864.74	
TOTAL Project Expense		12,000.00	4,148.52	7,851.48	

Nicole Ranger

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

Preserving *Island* communities, culture and environment



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Memorandum

Date **February 25, 2013** **File Number** **FILE**

To **Local Trust Committees**

From **Local Planning Committee**

Re **Renewable Energy Technologies in the Trust Area – Ocean Based Geo-Exchange Systems**

At its meeting on February 7, 2012, the Local Planning Committee passed a resolution requesting that the attached report be circulated to all Local Trust Committees for information.

The report outlines the ocean loop geo-exchange technology and how it is being permitted currently within the Trust Area. It includes background information on ocean loop geo-exchange systems, the possible impacts and benefits of their use and briefly outlines what is currently being done or proposed on some of the Islands (i.e. North Pender, Saturna, Executive Islands, Galiano, Mayne, Salt Spring, South Pender and Thetis) in accommodating ocean loop geo-exchange systems.

Attachment: Renewable Energy Technologies in the Trust Area – Ocean Loop Geo-Exchange Systems Report

REQUEST FOR DECISION

To: Local Planning Committee

For the Meeting of: February 7, 2013

From: Kris Nichols, Island Planner

Date: January 31, 2013

SUBJECT: RENEWABLE ENERGY TECHNOLOGIES IN THE TRUST AREA - OCEAN LOOP GEO-EXCHANGE SYSTEMS

RECOMMENDATION:

That the Local Planning Committee circulate this report, *Renewable Energy Technologies in the Trust Area - Ocean Loop Geo-Exchange Systems*, dated January 31, 2013, to all Local Trust Committees and planning staff so that they are aware of the implementation options for ocean loop geo-exchange systems and their status in other Local Trust Areas.

CHIEF ADMINISTRATIVE OFFICER COMMENTS: N/A

IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL: Adoption of bylaws to accommodate the utilization of geo-exchange systems will enable owners to implement heating and cooling technology that reduces Greenhouse Gas Emissions and is therefore environmentally responsible.

FINANCIAL: Staff time would be required to develop and implement bylaws or amend existing bylaws to accommodate ocean loop geo-exchange systems.

POLICY: There are six (6) Trust Policy statements to be considered with the accommodation of ocean loop geo-exchange systems into Local Trust Area (LTA) bylaws. All LTA OCPs should contain targets, policies and actions to reduce greenhouse gas emissions (GHG) as a result of changes to the *Local Government Act* and the implementation of bylaws to permit ocean loop geo-exchange supports this.

IMPLEMENTATION/COMMUNICATIONS: The LTC and staff would work with clients to educate them on the options available to accommodate the use of geo-exchange systems within their Local Trust Area.

BACKGROUND

Description of Issue:

At the last Committee meeting a briefing report was reviewed outlining the ocean loop geo-exchange technology and how it is being permitted within the Trust Area currently. The Committee requested some further clarification on the use the ocean loop geo-exchange systems presenting a critical overview of the ocean based geo-exchange approaches being used.

This report will expand on the previous report considered at the November 7, 2012 meeting, presenting background information on ocean loop geo-exchange systems, the possible impacts

and benefits of their use and briefly outlining what is currently being done or proposed on some of the Islands (i.e. North Pender, Saturna, Executive Islands, Galiano, Mayne, Salt Spring, South Pender and Thetis) in accommodating ocean loop geo-exchange systems.

The report is not to be interpreted as an endorsement of this type of system versus the more conventional forms of heating and cooling that are being used based on climate change or any other environmental efficiency or cost saving. The fact is that these systems are becoming more frequent and will likely continue to be so in the future and Local Trust Committees will have to find a way to consider accommodating these new technologies within the current land use regulations. Many of the islands are already accommodating them as the systems are introduced or as bylaws are being updated.

REPORT:

Local Planning Committee has on its Work Program List: "1. Encouraging Green Technologies" with the intent that LPS staff will develop model policy and regulatory wording to address ocean based geo-exchange and draft an RFD for the LPC.

Changes to technology and an increasing demand for the use of this technology has resulted in an increase in proposals within the Islands Trust Area to install ocean based geo-exchange systems, typically for new construction. An ocean based geo-exchange system uses temperature gradients in the ocean to provide heating and cooling. The infrastructure typically consists of pipes containing a heat transfer fluid that are anchored to the seabed and connected to a structure (typically a house, but commercial properties may look at this as well) on the upland property.

Although geo-exchange heating, using latent heat from the ground, and heat pumps using heat from the air, is not new, these systems are typically located on the same lot as the building and thus have not been an issue with respect to zoning. These systems are infrastructure accessory to building (the principal use) and are permitted outright in all zones on the same lot as the principal use (in the same way a septic field would be accessory). Ocean-based loops, however, differ in that the foreshore is generally in a different zone and therefore, that portion of the system is not located on the same lot as the building and thus would not meet the definition of an accessory use. Being partially located on the ocean floor also requires a Crown lease as any dock would.

Technology

The terminology preferred by the industry for this type of installation is a geo-exchange system. The term 'geothermal' is now reserved for larger, higher temperature systems (e.g. neighbourhood heating). These systems are similar to air source heat pumps but geo-exchange systems extract heat from the ground or water and transfer it to the air within a building.

Types of systems include:

- Closed loop vs. open loop:
 - o Open loop uses a conventional well to extract water, which after the heat is extracted the water is then returned to a pond, stream or other well.
 - o Closed loops circulate a heat transfer fluid.
- Vertical vs. horizontal
 - o Horizontal systems typically bury pipes 1.8 to 2.4 metres either below ground or below the winter ice level in a water body or the low tide mark in the ocean
 - o Vertical systems use boreholes 45 to 60 metres. Boreholes for geothermal wells are regulated by the *BC Water Act* and must be constructed by a qualified well driller

Accreditation and Certification of the Technology

The Canadian Geo-exchange Coalition has an accreditation and certification program called the “CGC Global Quality Geo-exchange Program”. CGC ranges from training, to accreditation of an individual, company qualification, and certification of systems. To be accredited there is both the required training and have positive field experience confirmed by customers and manufacturers/distributors recommendations.

‘Certification of systems’ means the system has been designed by an accredited designer, installed by an accredited installer, and any borehole work has involved an accredited vertical loop installer. The system must also meet CSA standard C-448-02, use ISO/CSA approved equipment, and engage such best practices as providing ‘as-builts’, and proper labelling of all pipes and valves.

By meeting the standards established the installation would include meeting Department of Fisheries and Oceans (DFO) guidelines. DFO, typically, does not play a direct role in the approvals of these systems.

The Industry Training Authority (ITA) also provides a Domestic/Residential Certified Geothermal Technician program, which takes approximately 2 years to complete. The International Ground Source Heat Pump Association (IGSHPA) based in the US also provides training to be a ‘Certified Geo-exchange Designer’ (CGD). In addition to taking the required courses and passing an exam, to be eligible for certification one must be:

- An engineer or architect with 3 years of experience in commercial geothermal heat pump, or heating, ventilation and air conditioning (HVAC) experience
- Have a four year non-technical degree with 5 years of experience
- Have a two –year technical degree with 8 years of experience
- Have 10 or more years of experience

KEY ISSUES:

Potential Impacts

This technology is relatively new, but is becoming more popular as residents and businesses look for alternative heating and cooling systems that are less reliant on conventional methods with a desire to be more environmentally responsible.

There are a number of considerations in contemplating changes to regulations to permit ocean loop geo-exchange systems on the foreshore:

1. Use of geo-exchange systems results in reduced Greenhouse Gas (GHG) emissions, particularly as the ocean-based systems are often installed in conjunction with new construction of larger waterfront homes which would otherwise have significant conventional heating and/or cooling requirements. In addition, as passive systems they provide greater local resilience in the sense that owners are not dependant on off-island fuel sources (e.g. propane, oil). From the homeowners’ perspective, they can also provide cost savings over the long term, although usually require additional upfront costs.
2. Although the amount of work on the foreshore is usually minimal, disturbance of sensitive areas such as eelgrass beds or other habitat may be a concern. The Islands Trust has been improving its mapping of the foreshore areas and therefore disturbances become less likely. Guidelines established by DFO also have to be followed. Some islands have DPAs along the foreshore offering another level of protection.
3. Similarly, work required to bury lines immediately upland or in the intertidal area could also result in alteration of existing shorelines or use of materials such as concrete.

Installing systems in conjunction with existing or proposed docks would minimize these impacts.

4. On-going maintenance and concerns over leaks is an issue: the systems are complex and require regular inspection and maintenance by qualified professionals. The type of heat transfer fluid used is also sometimes raised as a concern. Some new systems use water only, as in the system recently approved on North Pender, or use an anti-freeze within the closed loop. The propylene glycol type of fluid sometimes used in these systems is the same as that used as moisturizer in medicines, cosmetics, food, toothpaste and mouthwash and has low toxicity, is highly soluble in water, and readily metabolized by microbes and marine life¹. Higher levels of toxicity have been found from propylene-based Airplane De-icing Fluids (ADF) as a result of additives used in those applications only.
5. Concerns over damage to systems by wave or tides. This is a concern. Proper instalment by a certified installer following established guidelines and procedures. There may be some areas (e.g. narrow channels) where it is impractical to lay a system on the ocean floor due to the flow and tide action.

Potential Benefits:

There is a great deal of research literature that explains the many benefits (e.g. cost, GHG reductions, flexibility, air quality, availability of grants, efficiency, environmentally responsible, etc.) of utilizing these types of systems instead of the conventional methods. If more buildings utilized this type of heating/cooling system the island's electrical system/supply could service a greater number of buildings without requiring costly upgrades. Also, there would be less propane, oil and wood deliveries required, which would reduce wear-and-tear on the road infrastructure. Fewer fuel delivery trucks also reduce transportation GHG emissions, noise and traffic. Two of the most common benefits are listed here:

1. Increased Efficiency and Cost Savings: It is stated through several sources (e.g. www.geoexchange.com , www.earthpointenergy.com , www.geo-exchange.ca) that with these systems two thirds of the energy supplied is from the solar energy stored in the earth/water and 1/3 of the energy is used for servicing the system generally the circulating pump. A large cost of energy supplied to residences is the expense of getting it there – electrical transmission lines, gas lines, oil pipelines, trucks, ferries. These have both direct and indirect costs associated with them. These costs are significantly reduced if not eliminated when using a geo-exchange system. This results in a 25%-50% lower utility bills than conventional systems.

The geo-exchange system used in the North Pender house is a type of water-source heat pump system. It was pointed out in the North Pender example by the engineer (Weir Design and Engineering) the efficiency of these systems as follows:

Heating Efficiency:

The efficiency of a heating system can be defined as the ratio of heat output to energy input. There are many types of heating systems that utilize different equipment with different energy sources. The following is a list of heating systems commonly used in residential applications and their estimated efficiency:

- Wood fireplace - 30 to 50%
- Oil furnace or boiler - 65 to 85%
- Natural gas furnace or boiler - 80 to 95%

¹ Canadian Council of Ministers of the Environment, 2007. Canadian Soil Quality Guidelines for Propylene Glycol: Environmental and Human Health. www.ccme.ca/assets/pdf/1394_pg_rationale_e.pdf
US Environmental Protection Agency Office of Pesticide Programs. Reregistration Eligibility Decision for Polypropylene Glycol. www.epa.gov/oppsrrd1/REDs/propylene_glycol_red.pdf

Propane furnace or boiler - 80 to 95%
Electric heaters or furnace - 100%
Air-source heat pump - 200 to 300%
Water-source heat pump - 300 to 400%

Cooling Efficiency:

This geo-exchange system (used in North Pender) has been designed with “free cooling” where by all cooling will be provided without the use of the heat pumps (the heat pumps only operate when heating is required). This is possible due to the temperature of the ocean during the summer, which sufficiently cools the heat transfer fluid without the use of heat pumps.

Similar to above, the efficiency of a cooling system (air conditioning system) can be defined as the ratio of cooling output to energy input. Cooling efficiency is typically not expressed as a percentage but rather in the form of an Energy Efficiency Ratio (EER). However, for the purpose of comparison within the context of this discussion, the estimated EER for some common residential cooling systems have been converted to percentage:

Air-source heat pump / air conditioner - 300 to 400%
Water-source heat pump (without free cooling) - 400 to 500%
Water-source heat pump (with free cooling) - 3000% or greater

2. **Reduced CO₂ Emissions:** According to data supplied by the Natural resources Canada, a typical residential geo-exchange system produces an average of about one pound less CO₂ per hour of use than a conventional system. To put it into perspective if just 100,000 homes converted to geo-exchange, Canada would reduce its CO₂ emissions by 880,000,000 pounds.

Another example is for every 2.5 hours of use, a geo-exchange system produces one kilogram less CO₂ than a conventional HVAC (heating, ventilation, and air conditioning) system.

RELEVANT POLICY:

Trust Policy Statement: Relevant Directive policies include:

- 3.1.3 - the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area
- 3.1.5 – address the regulation of land use and development to restrict emissions to land, air and water to levels not harmful to humans or other species
- 3.4.4 - the protection of sensitive coastal areas
- 3.4.5 – the planning for and regulation of development in coastal regions to protect natural coastal processes
- 4.5.10 – the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments
- 5.1.3 – the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic values of the Trust Area

OCP Policy: policies within the OCPs could be updated as part of the basis of the GHG reduction policies if not already accommodated through general wording in these sections. In addition some OCPs specifically mention using a DPA to manage energy conservation in commercial development. Designation of a DPA to regulate installation of the system could be considered both on the grounds of protection of the natural environment and energy conservation and therefore could be made applicable in a shoreline or foreshore DPA. By requiring a DP it would ensure safe and appropriate installation. As an example, the North Pender OCP contains a requirement that an environmental report be submitted to indicate that there is no impact to the foreshore.

Local Government (Green Communities) Statutes Amendment Act (Bill 27, 2008), which amended the Local Government Act, introduced changes that enable local governments to address climate action in their communities. Among the changes is a requirement for local governments to have targets, policies and actions to reduce GHG emissions. Therefore all OCPs must contain these targets and policies for GHG emission reduction. The Bill 27 also allows for development permit areas that promote energy and water conservation, and reduce greenhouse gases at the single family dwelling level.

Zoning options: amending zoning bylaws to permit ocean loop geo-exchange systems as a permitted use in one or more of the current marine zones or as some islands have permitted in all zones would be required. This would vary depending on the zoning. A recent amendment to the zoning on a site-specific basis in the North Pender LUB provided for both the use and a definition. This use and definition, with relevant modifications, would provide a good basis for a suitable amendment to a zoning bylaw. Currently, zoning is the main tool for regulating use.

Building Inspection: for those islands that have building inspection, ocean loop geo-exchange systems are not subject to building inspection. However, building inspection does currently require that an engineer certify the HVAC system where an ocean loop geo-exchange system provides heating and cooling.

Crown tenure: ocean loop geo-exchange systems are required to obtain approval from the province for tenure over the foreshore. The applications are referred to the Islands Trust for review of zoning compliance.

Climate Change Adaptation and Mitigation: use of renewable or other energy sources that are an alternative to fossil fuels is a recognized mitigation strategy. Ocean loop geo-exchange systems could, depending upon the type of conventional heating and size of the dwelling, provide significant emission reductions. See the previous discussion on potential benefits and CO2 reductions.

CURRENT LOCAL TRUST AREA IMPLEMENTATION

Island Updates

Eight of the 13 Islands Trust Islands have begun or completed implementing changes to their land use bylaws to accommodate the use of ocean loop geo-exchange systems.

Mayne Island: Supports ocean loop geo-exchange through its OCP Policy dealing with Climate Change (4.7.9) which states: *"The LTC should consider amending zoning regulations to permit or facilitate small scale renewable energy production, such as solar collectors, wind turbines and geothermal heating."* The LUB permits ocean loop geothermal in all zones except the W1 zone.

North Pender Island: Has permitted a site specific rezoning for a water based ocean loop geo-exchange.

South Pender Island: Is considering permitting ocean loop geo-exchange in all zones. They are holding a CIM to discuss this and other land use bylaw amendments in February.

Saturna Island: The LTC has given reading to a bylaw that would amend the Land Use Bylaw to include a definition of ocean loop geo-exchange systems and to add ocean loop geo-exchange systems as a permitted use in the marine zones. It is scheduled for a public hearing in February.

Galiano Island: Staff have been directed to draft an OCP amendment to alter the existing DPA (Shoreline and Marine DPA) to provide for guidelines for ocean loop geo-exchange. As a complement staff have also been requested to review the zoning bylaw to permit the ocean loop geo-exchange structures within the Marine zones and the setback to the sea for private residential use.

Thetis Island: In June 2012, the APC was directed to consider a couple of options to add to the work program a review of OCP policies and LUB regulations and in the meantime that any requests for ocean loop geo-exchange be dealt with as a rezoning. Subsequently, the Thetis LTC has dropped this issue and it appears it may have been application driven and no application has been made.

Ballenas-Winchelseas: The draft OCP contains the wording to permit the use of geo-exchange for individual dwellings. Within the proposed Shoreline Development Permit Area there are guidelines for the installation of ocean loop geo-exchange systems:

Ocean-loop geo-exchange systems will only be considered if they are closed-loop systems using only freshwater as the circulating heat transfer fluid; if they meet or exceed the Canadian CSA design standards CAN/CSA-448-02; and if they are designed and installed by a Registered System Designer.

The draft LUB permits an ocean loop geo-exchange within the Residential zone and the Marine General zones and contains the definition:

"Ocean-loop geo-exchange" means a renewable geothermal heat exchange system that utilizes the naturally occurring temperature of the ocean for heating and cooling that:

- a. is a closed-loop system using only freshwater as the circulating heat transfer fluid,*
- b. meets or exceeds the Canadian CSA design standards CAN/CSA-448-02, as amended from time to time, and*
- c. is designed and installed by a Registered System Designer accredited by the Canadian Geo-exchange Coalition, or the International Ground Source Heat Pump Association.*

Salt Spring Island: In the LUB's Shoreline Zones geothermal heating equipment is permitted in tidal water only.

SUMMARY

Currently, eight (8) of the 13 Local Trust Committees either have regulations and policies or have them proposed to permit ocean loop geo-exchange systems. The proposals by the LTCs to accommodate geo-exchange loops are considered for the main islands and not for their associated islands currently. The approach enacted or proposed is varied and tailored to meet the needs for the Island or as a result of a specific application or the desire of the LTC to be proactive in anticipating the need. Most contain policies that permit the geo-exchange systems either in general in the OCP (GHG policies) or through specific DPA guidelines. Complementary to that would be changes to the LUB to permit the use within specific zones and to define the use.

In addressing their implementation, the two primary concerns are to ensure that the systems are installed professionally by a certified installer and that any impacts on sensitive shoreline or foreshore ecosystems are addressed.

Building Inspection has the authority to establish standards for installation of the systems and to carry out inspections or obtain certifications, but most have not included these systems in the scope of their building bylaws. This could change, as some jurisdictions are becoming involved in permitting and inspecting land based systems. Conventionally, Fisheries and Oceans Canada has reviewed all foreshore applications for impacts on habitat however, changes to staffing and to the legislation seem to be reducing that agency's role and ability to respond to referrals. They have established guidelines which all installers are to follow.

The use of a clear and specific definition for the use can address some of the concerns that the systems meet specified standards for example using fresh water within the closed loop system as is stated in the North Pender bylaw. Impacts on habitat could be addressed through the designation of a DPA; however, it would have to be general in many areas as there is not

currently mapping available that identifies sensitive shoreline and foreshore features such as eelgrass beds, although such mapping should be available in the future.

There are three basic ways for a Local Trust Committee to address the ability of residents to utilize this new technology:

1. Site specific rezoning (e.g. North Pender)
2. Permit their use but regulate (e.g. OCP through DPAs)
3. Permit their use outright (e.g. Saturna, Salt Spring Island, Mayne)

DESIRED OUTCOME:

It is recommended that an Islands Trust model bylaw or policy not be established. Eight of the 13 Local Trust Committees already have amended bylaws or are contemplating regulations or policies related to ocean loop geo-exchange systems. Each LTC has a unique set of bylaws to which model provisions may or may not be applicable. For instance, some may not have DPAs currently and may want to address this issue through other forms regulation. Some may want to deal with amendments on a site specific basis thereby not contemplate any new regulations or policies. The current approach by LTCs appears to be working well based on demand and the desire of LTCs to add it to their work programs as a proactive measure. There are a range of options already developed at the LTC level and which are summarized in this report. It is recommended that this report be circulated to ensure that all LTCs and planners are aware of the issues and the options that are being used to address the potential use of these systems by a number of LTCs.

RESPONSE OPTIONS

Recommended:

That the Local Planning Committee circulate this report, *Renewable Energy Technologies in the Trust Area - Ocean Loop Geo-Exchange Systems*, dated January 31, 2013, to all Local Trust Committees and planning staff so that they are aware of the implementation options for ocean loop geo-exchange systems and their status in other Local Trust Areas

Alternative:

That the Local Planning Committee receive the report as information and take no further action.

Prepared By: Kris Nichols, Island Planner

Reviewed By/Date: David Marlor, Director of Local Planning Services
February 1, 2013

Linda Adams, Chief Administrative Officer



Memorandum

700 North Road Gabriola BC V0R 1X3

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

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

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

Date April 8, 2013 File Number 3050-01

To Thetis Island Local Trust Committee

From Aleksandra Brzozowski
Island Planner
Northern Office

Re Advisory Planning Commission Appointments

This memorandum is to inform the Thetis LTC that two appointments to the Thetis Advisory Planning Commission (APC) expired on November 19, 2012 and three further APC appointments are set to expire on May 23, 2013.

Pursuant to the Thetis Island Local Trust Committee Advisory Planning Commission Bylaw, 2000, the APC may consist of no fewer than 5 and no more than 7 members. Should the LTC wish to refer any matters to the APC following May 23, 2013, those referrals would need to wait until the LTC appoints at least three members to the APC.

The two APC appointments that expired on November 19, 2012 are:

- Noah Bond
- Laurel March

The three APC appointments expiring on May 23, 2013 are:

- Mary Forbes (Secretary)
- Patrick Mooney (Vice Chair)
- David Steen (Chair)

The two APC members whose terms will continue until May 23, 2014 are:

- Anne-Marie Koeppen
- Wilf Scheuer



Islands Trust

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

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Population (2011):

Approximately 340

Size:

1,129 hectares (2,789 acres)

Location:

7 kilometres north of Chemainus on Vancouver Island.

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Thetis Island Local Trust Committee

Latest News

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

March 2013

- [Greening our Shores - follow up information](#)
- [Greening our Shores Workshop Program](#)
- [Greening our Shores Workshop – Integrated Shoreline & Watershed Maps](#)

February 2013

- [Associated Islands Community Plan Newsletter #2](#)
- [Please complete the Community Plan Goals Survey - DEADLINE FEBRUARY 28, 2013](#)

November 2012

- [Adopted minutes of the September 1, 2012 special meeting on Ruxton Island are available](#)

August 2012

- [A Ruxton Island Advisory Planning Commission has been appointed to advise the Local Trust Committee on a new Community Plan.](#)

July 2012

- [Community Information Meeting scheduled for Ruxton Island on September 1st, 2012 regarding the Community Plan project](#)

June 2012

- [The Local Trust Committee launches a Community Plan Review for the Associated Islands with a newsletter and survey mailed to property owners.](#)

February 2012

- [Thetis Island owners have options to provide lasting protection for properties](#)

Committee Links

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[Land Use Application Forms](#)

Local Trust Committee Projects and Resources

Thetis Island General

- [Thetis Island Sustainability Guide](#)
- [Thetis Island Community Profile](#)
- [Thetis Island Draft Development Potential Map -August 2009](#)

Note: Subdivision requirements or restrictions not taken into exhaustive account for the purposes of this map include restrictive covenants, park dedication, road dedication, steep slope, and lot width to length ratios, and may occur.

Thetis Island Work Program Top Priorities

The following Work Program Top Priorities are projects that have been prioritized by the Local Trust Committee and for which resources are available or anticipated to be available shortly.

1. Associated Islands Official Community Plan and Land Use Bylaw Creation

2. Riparian Areas Regulation Implementation
3. Shoreline Development Permit Area

Community Plan Project for Associated Islands

Including Ruxton, Reid, Pylades, Hudson, Scott, Dayman, Bute and Dunsmuir Islands

Communication and consultation:

- [Newsletter - June, 2012](#)
- [Report on Summer 2012 Survey](#)
- [Addendum to report on Summer 2012 Survey](#)
- [Community Plan Goals Survey - DEADLINE FEBRUARY 28, 2013](#)
- [Newsletter #2 - January 2013](#)

Staff reports and project documents:

- [Project Terms of Reference](#)
- [Preliminary Staff Report for April 18, 2012 Meeting](#)
- [Staff Report for May 23, 2012 Meeting](#)
- [UPDATED Community Profile -September, 2012](#)

Ruxton Island - specific:

- [Ruxton Advisory Planning Commission Terms of Reference](#)
- [Ruxton Island Advisory Planning Commission membersip](#)

Ruxton Island Advisory Planning Commission Minutes

- [October 19, 2012](#)

Riparian Areas Regulation Implementation

- [Staff Report dated May 24, 2011](#)
- [Staff Report dated July 21, 2010](#)
- [RAR Stream Identification of the Ralston Creek Watershed, March 2011](#)
- [Map showing RAR streams with property lines](#)
- [Map showing RAR streams with buffers for Streamside Protection and Enhancement Area](#)
- [Provincial Riparian Areas Regulation website](#)

Thetis Island Standing Resolutions

Marine Shorelands

- [DRAFT Marine Shorelands Development Permit Area, April 30, 2011](#)
- [Staff Report re: Marine Shorelands Development Permit Area and Sea Level Rise - January 26, 2011](#)
- [Staff Report re: Marine Shorelands Development Permit area - January 6, 2011](#)
- [Staff Report re: Shoreline Management - November 18, 2010](#)
- [Review of Thetis Island Shoreline Classification and Recommendations for Shoreline Development - March 31, 2010, Archipelago Marine Research Ltd.](#)
- UBC Pilot Study on Thetis Shoreline Classification - maps and presentation boards:
 - [Distribution of Coastline Types](#)
 - [Coastal and Watershed Systems: Sediment Sources, Movement, Sinks and Ecosystems](#)
 - [Relative Energy Zones & Shoreline Dynamics](#)
 - [Coastal Types & Shoreline Characteristics](#)
 - [Coastal Types & Siting in Response to Systems](#)
 - [Coastal Design Strategies](#)

Advisory Planning Commission

- [Advisory Planning Commission Minutes](#)

Bylaw Enforcement Notice System

The Bylaw Enforcement Notice and Dispute Adjudication system provides a simple, fair and cost-effective method for dealing with straightforward bylaw violations. It is much less costly, complex and time-consuming than a system in which tickets can be disputed only by going to court.

- [Brochure on the Bylaw Enforcement Notice \(BEN\) system](#)

Community Housing

- [Community Housing in the Islands Trust Area](#)

Food Security

- [Food Security in the Islands Trust Area](#)

Climate Change Action

- [Staff Report dated October 6, 2009](#)
- [Memorandum dated August 17, 2009](#)
- [Climate Wise Islands](#)
- [Newsletter - November 2009](#)
- [Fact Sheets](#)

Valdes Island

- [Brochure for Building Permit information on Valdes Island](#)

[^ top](#)

