

Purpose: To compare the revised and existing Trust Policy Statement “Directive Policies for Local Trust Committees and Island Municipalities”.

Trust Policy Statement (TPS):

The TPS has 3 primary policies entitled respectively “Commitments of Trust Council”, “Directive Policies for Local Trust Committees and Island Municipalities” and “Coordination Policies for Trust Council”.

“Commitments of Trust Council” (Commitments): these are the high-level regional commitments, positions, priorities, and approaches related to the Islands Trust Object and its implementation.

“Directive Policies for Local Trust Committees and Island Municipalities” (Directives): these are Trust Council’s regional policies and approaches local trust committee must include in their Official Community Plan and land use bylaws to carry out the Trust Object. Local Trust Committee Official Community Plans and land use bylaws must be submitted to Trust Council’s Executive Committee for approval and such approval is dependent on the bylaw’s consistency with the Directives.

“Coordination Policies for Trust Council” (Coordination Policies) reflect Trust Council’s role in coordinating, advocating, and engaging with a host of other parties.

Trust Council Commitments and Coordination Policies are not considered by Executive Committee when reviewing local land use bylaws submitted for approval. In addition, it should be noted that the TPS includes a policy whereby a local trust area bylaw may be approved by Executive Committee despite being inconsistent with a Directive if reasons acceptable to Executive Committee for not doing so are provided.

This document only focuses on Directives as it is Directives that Local Trust Committees must consider when developing land use regulation (ie local bylaws).

Table layout:

Each cell of the Table contains, in the following order:

- (a) the revised Policy Statement Directive,
- (b) the current Policy Statement Directive or if none: “NEW DIRECTIVE”, (in purple lettering) and
- (c) a “comments” section identifying any apparent differences in wording or scope.

Note: Red, underlined words in the revised Policy Statement Directives indicate the mandatory aspects of the directive.

Note: The document was prepared by Kees Langereis and any opinions/interpretations within the document are his alone. The document is not an official document of the Islands Trust and is not intended to represent the opinions/interpretations of the other Gabriola Island Local Trustees or Trust Council.

<p>PART 3: REGIONAL GOVERNANCE</p>
<p>3.1 Regional Governance Policies</p> <p>Directive Policies for Local Trust Committees and Island Municipalities</p>
<p>3.1.12 Local trust committees and island municipalities SHALL in their official community plans and regulatory bylaws, place priority on the integrity of the environment and Indigenous cultural heritage in all decision-making and limit the rate and scale of growth and development in their planning area.</p> <p><i>NEW DIRECTIVE: rephrasing of and amendments to Trust Council’s Guiding Principles #2 and 4 of the current Policy Statement as an LTC Directive.</i></p> <p style="padding-left: 20px;"><i>2 When making decisions and exercising judgment, Trust Council will place priority on preserving and protecting the integrity of the environment and amenities in the Trust Area.</i></p> <p style="padding-left: 20px;"><i>4 Trust Council believes that to achieve the Islands Trust object, the rate and scale of growth and development in the Trust Area must be carefully managed and may require limitation.</i></p> <p><u>COMMENTS:</u> The amendments to the two Guiding Principles are:</p> <ul style="list-style-type: none"> (a) the 2 Trust Council principles are now an LTC Directive (b) the term “amenities” is replaced with “indigenous cultural heritage”, (c) the phrase “may require limitation” is replaced with “limit”, thereby requiring limitation, and (d) the phrase “carefully managed” is deleted, although to limit something may well include the idea of careful management.
<p>3.1.13 Local trust committees and island municipalities SHALL in their official community plans and regulatory bylaws, ground decision-making in the best available area-based mapping, science, social science, local knowledge, and Indigenous ways of knowing.</p> <p><i>NEW DIRECTIVE (rephrasing of and amendments to the Guiding Principle # 3 of the current Policy Statement as an LTC Directive:</i></p> <p style="padding-left: 20px;"><i>3 Trust Council will seek information from a broad range of sources in its decision-making processes, recognizing the importance of local knowledge in this regard.</i></p> <p><u>COMMENTS:</u> The amendment defines “a broad range of sources” as being local knowledge, indigenous ways of knowing, mapping and sciences.</p>
<p>3.1.14 Local trust committees and island municipalities SHALL in the development and implementation of official community plans and regulatory bylaws, provide opportunities for public engagement and collaboration.</p> <p><i>NEW DIRECTIVE: the current Trust Council Commitment section 5.8.2 is now an LTC directive.</i></p>

Section 5.8.2 It is the position of Trust Council that local trust committees and island municipalities should, in establishing their official community plans and regulatory bylaws, provide opportunities for public input.

COMMENTS:

The concept of collaboration is added. The current policy recommendation (ie should) is now a mandatory provision.

3.1.15 Local trust committees and island municipalities **SHALL** in their official community plans and regulatory bylaws, **seek** meaningful engagement with First Nations and strive to align decision- making with the principles of the Declaration on the Rights of Indigenous Peoples Act that fall within their jurisdiction.

NEW DIRECTIVE

COMMENTS:

Reconciliation directive.

PART 4: ECOSYSTEM PRESERVATION AND PROTECTION

4.1 Environmental Integrity Policies

Directive Policies for Local Trust Committees and Island Municipalities

4.1.6 Local trust committees and island municipalities **SHALL** in their official community plans and regulatory bylaws, **identify, establish, and maintain** a network of protected areas of sufficient size and distribution to preserve the environmental integrity of ecosystems in their planning area.

Based on current LTC directive:

Section 3.1.4 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the planning, establishment, and maintenance of a network of protected areas that preserve the representative ecosystems of their planning area and maintain their ecological integrity.

COMMENTS:

The current directive is amended by replacing “planning” with “identify”. Also, the specific factors of “sufficient size and distribution” are added.

4.1.7 Local trust committees and island municipalities **SHALL** in their official community plans and regulatory bylaws, and in collaboration with the Islands Trust Conservancy Board, **identify, preserve, protect, and support the restoration of** the following elements in their planning area, utilizing the best available quantitative and qualitative data, inclusive of Indigenous ways of knowing and community input:

- sensitive ecosystems (cliff, freshwater, herbaceous, old and mature forest, riparian, wetland, and woodland ecosystems)
- contiguous, unfragmented forests and associated ecosystems
- freshwater networks and groundwater recharge areas
- eelgrass meadows, kelp forests, and forage fish spawning areas
- species and ecosystems at risk
- Indigenous cultivation and harvesting areas such as clam gardens, camas meadows, and other areas as identified by First Nations

Based on current LTC directive:

Section 3.1.3 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.

COMMENTS:

The directive amends the current directive by:

- replacing “*environmentally sensitive areas and significant natural sites, features and landforms*” specific elements, including First Nation cultivation and harvesting areas, that need to be protected.
- adding in “preserve and support the restoration of”.
- adding in “collaboration with Islands Trust Conservancy”.

4.1.8 Local trust committees and island municipalities **SHALL** in their official community plans and regulatory bylaws, **regulate** land use and development to reduce emissions to air, land, and water.

Based on current LTC directive:

Section 3.1.5 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, 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.

COMMENTS:

The directive amends the current LTC directive by:

Replacing the words “restrict emissions to land, air and water to levels not harmful to humans or other species” with “reduce emissions to land, air and water”.

From WIKI (<https://wikidiff.com/reduce/restrict> part quote): **restrict** is to limit; while **reduce** is to bring down the size, quantity, to diminish, to lower.

4.1.9 Local trust committees and island municipalities **SHALL** in their official community plans and regulatory bylaws, **identify means to** reduce climate vulnerability and **support** climate adaptation measures for ecosystems within their planning area.

NEW DIRECTIVE

COMMENTS:

New climate change directive.

4.2 Freshwater Stewardship Policies
Directive Policies for Local Trust Committees and Island Municipalities

4.2.6 Local trust committees and island municipalities **SHALL** in their official community plans and regulatory bylaws, **identify means to prevent** further loss or degradation of watershed ecosystems, freshwater networks, groundwater recharge areas, and freshwater aquatic species in their planning area.

Based on current LTC directive:

Section 3.3.2 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or watercourses, wetlands and riparian zones and to protect aquatic wildlife.

COMMENTS:

A rephrasing of current LTC directive 3.3.2 with an amendment adding in “groundwater recharge areas”.

4.2.7 Local trust committees and island municipalities **SHALL** in their official community plans and regulatory bylaws, **ensure:**

- that neither the density nor intensity of land use is increased in groundwater regions where the quality or quantity of the supply of freshwater is likely to be inadequate or unsustainable;
- that existing, anticipated, and seasonal water demand and supply projections are considered and allowed for; and

SHALL strive to ensure:

- that freshwater quality is maintained; and
- that islands are self-sufficient in their supply of freshwater

Based on a current LTC directive (4.4.2) and the new Trust Council policy (ie 4.4.1):

Section 4.4.1: It is Trust Council’s policy that islands in the Trust Area should be self-sufficient in regard to their supply of freshwater.

Section 4.4.2 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure:

- *neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater,*
- *water quality is maintained, and*
- *existing, anticipated and seasonal demands for water are considered and allowed for.*

COMMENTS:

The new Trust Council policy 4.4.1 is unchanged with the exception of replacing “should be” with “shall strive to”.

The current LTC directive 4.4.2 is amended as follows:

- LTCs must ensure that density of land use is based on “adequacy or sustainability” rather than “known to have a water problem”, and
- Freshwater quality maintenance is something “to strive for” rather than “ensure”.

4.2.8 Local trust committees and island municipalities **SHALL** in their official community plans and regulatory bylaws, **strive to ensure** that freshwater use is not to the detriment of in-stream uses such as: fish and fish habitat uses; Indigenous cultural and spiritual use; aesthetic and recreational uses; and, the maintenance of water quality in lakes, streams, and wetlands.

Based on current LTC directive:

Section 4.4.3 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses.

COMMENTS:

Amends current directive by

- providing examples of in-stream uses, including indigenous cultural and spiritual uses.
- Replacing “ensure” with “shall strive to ensure”.

4.2.9 Local trust committees and island municipalities **SHALL** in their official community plans and regulatory bylaws, **prohibit new** desalination plants in the Trust Area.

NEW DIRECTIVE

COMMENTS:

LTC bylaws must prohibit desalination units. Existing desalination units would not be impacted.

4.3 FOREST STEWARDSHIP POLICIES

Directive Policies for Local Trust Committees and Island Municipalities

4.3.6 Local trust committees and island municipalities **SHALL** in their official community plans and regulatory bylaws, **prioritize** the environmental integrity of the Trust Area by protecting unfragmented forest ecosystems, on a scale of forest stands and landscapes, from the potentially adverse impacts of growth, development and land use.

Based on two current LTC directives:

Section 3.2.2: Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the protection of unfragmented forest ecosystems within their local planning areas from potentially adverse impacts of growth, development and land-use.

Section 4.2.6: Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the need to protect the ecological integrity on a scale of forest stands and landscapes.

COMMENTS:

The directive 4.3.6 combines two current LTC directives with a key amendment being LTCs must “prioritize” the environmental integrity of the trust area.

4.3.7 Local trust committees and island municipalities **SHALL** in their official community plans and regulatory bylaws, **retain** large land holdings and parcel sizes to enable sustainable forest harvesting practices and **direct the location of** roads and utility corridors to minimize the fragmentation of forests.

Based on current LTC directive:

Section 4.2.7 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address:

- *the retention of large land holdings and parcel sizes for sustainable forestry use, and*
- *the location and construction of roads, and utility and communication corridors to minimize the fragmentation of forests.*

COMMENTS:

There is a rephrasing of the current LTC directive but no apparent substantive change to policy.

4.3.8 Local Trust Committees and Island Municipalities **SHALL** in their Official Community Plans and regulatory bylaws, **designate** protected forest ecosystem reserves where the preservation of native biodiversity and corridors is especially critical and where there should be no extraction.

Based on current LTC directive:

Section 4.2.8 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the designation of forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity.

COMMENTS:

There is a rephrasing of current LTC directive with the amendments being: adding in a reference to “corridors” and establishing protected forest ecosystems is especially critical. The current Directive does not include the “criticality” factor.

4.4. Agricultural Land Stewardship Policies
Directive Policies for Local Trust Committees and Island Municipalities

4.4.3 Local trust committees and island municipalities **SHALL** in their official community plans and regulatory bylaws, **identify and preserve** appropriate areas for agricultural land to support small- scale, sustainable, regenerative agriculture, while carefully considering downstream impacts, wildlife habitat, and adjacent properties.

Based on one current Trust Council policy (4.1.3) and two current LTC directives (4.1.4 and 4.1.6):

Section 4.1.3 It is Trust Council's policy to encourage agricultural management practices that are compatible with sustaining wildlife habitat

Section 4.1.4 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.

Section 4.1.6 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the use of adjacent properties to minimize any adverse effects on agricultural land.

COMMENTS:

The current Trust Council policy related to wildlife impact is added as an LTC Directive

The two trust committee directives are amended by:

- Requiring agricultural land identified and preserved to be an “appropriate” location,
- Introduces the concept of small-scale farming that is based on regenerative and sustainable farming practices and consider downstream impacts, and
- The current trust committee directive (4.1.6) requires policies to ensure adjacent property uses have a minimal impact on agriculture. The amendment states policies are to “consider adjacent properties”. The revised Directive is less clear and could include how agriculture affects adjacent land uses.

4.4.4 Local trust committees and island municipalities **SHALL** in their official community plans and regulatory bylaws, **direct** the location and construction of roads and utility corridors to minimize fragmentation of agricultural lands.

Based on current LTC directive:

Section 4.1.7 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the design of road systems and servicing corridors to avoid agricultural lands unless the need for roads outweighs agricultural considerations, in which case appropriate mitigation measures shall be required to derive a net benefit to agriculture.

COMMENTS:

The new directive amends the current directive by:

- Replacing the requirement that roads and utility corridors avoid agricultural lands with a requirement that there is minimal fragmentation.
- Replacing “design of road systems and servicing corridors” with “location and construction of roads and utility corridors”.
- The current directive reference to weighing the needs for the roads against agricultural considerations and determining a net benefit for agriculture is deleted.

4.4.5 Local trust committees and island municipalities **SHALL** in their official community plans and regulatory bylaws, **encourage** sustainable farming and consider land uses and activities that support the economic viability of farms without compromising the agricultural capability of agricultural land.

Based on two current LTC directives:

Section 4.1.5 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the preservation, protection and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses.

Section 4.1.8 *Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the economic viability of farms without compromising the agriculture capability of agricultural land.*

COMMENTS:

The directive does not appear to make substantive changes to the current directives. The reference to “relationship of farming to other land uses” in the current directive presumably refers to adjacent property uses is deleted but appears to have been reintroduced in the new directive section 4.4.3.

4.5 SOIL AND MINERAL STEWARDSHIP POLICIES

Directive Policies for Local Trust Committees and Island Municipalities

4.5.5 Local trust committees and island municipalities **SHALL** in their regulatory bylaws related to soil removal and deposit, **include policies that foster** the preservation, protection, and restoration of productive soils in the Trust Area.

Based on current LTC directive:

Section 4.6.3 Local trust committees and island municipalities shall, in local bylaws relating to soil removal and deposit, address the protection of productive soils.

COMMENTS:

The substantive change is the inclusion of the need for the “preservation” and “restoration” of productive soils.

4.5.6 Local trust committees and island municipalities **SHALL** in their official community plans and regulatory bylaws, **prohibit** the removal or excavation of soil or fill from middens or foreshore areas that have been identified as culturally significant areas.

NEW DIRECTIVE

COMMENTS:

Reconciliation directive.

4.6 Coastal and Marine Stewardship Policies

Directive Policies for Local Trust Committees and Island Municipalities

4.6.8 Local trust committees and island municipalities **SHALL** in their official community plans and regulatory bylaws, **identify** appropriate locations for marine dependent land uses and **means to prevent** further loss or degradation of coastal and marine ecosystems in their planning area.

Based on two current LTC directives:

Section 3.4.4: Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas

Section 4.5.8: Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.

COMMENTS:

The new directive amends:

- the current directive 4.5.8 by focusing on the appropriateness of areas for marine dependent uses and removes reference to “needs” although “appropriateness” may include concept of “needs”.
- the current directive 3.4.4 of “protecting sensitive coastal areas” is amended to one of “preventing further loss or degradation of coastal and marine ecosystems”.

4.6.9 Local trust committees and island municipalities **SHALL** in their official community plans and regulatory bylaws, **include** policies that preserve, protect, and support the restoration of eelgrass meadows, kelp forests, forage fish spawning areas, tidal salt marshes, mud flats, and coastal wetlands, acknowledging their multifaceted roles in supporting carbon capture and storage, soft shoreline protection, and the provision of habitats and spawning areas for coastal and marine aquatic species.

NEW DIRECTIV

COMMENTS:

New directive on climate change and ecosystem protection.

4.6.10 Local trust committees and island municipalities **SHALL** in their official community plans and regulatory bylaws, **direct the location** of buildings and structures such that they do not:

- adversely impact sensitive coastal and marine ecosystems, naturally occurring stocks of shellfish, eelgrass meadows, kelp forests, forage fish spawning areas, tidal salt marshes, mud flats, coastal wetlands, middens, or archaeological sites;
- interfere with natural coastal processes;
- restrict First Nations’ access to traditional coastal and marine harvesting sites;
- restrict public access to, from, or along the marine shoreline

Based on current LTC directive:

Section 4.5.10: Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address 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.

COMMENTS:

The directive rephrases and amends the current directive by expanding on aspects of coastal areas to protect and continues the requirement that public access to the marine shoreline is maintained.

The current directive refers to minimizing impacts of buildings and structures; the new directive requires the location of buildings and structures to not adversely impact the marine area.

4.6.11 Local trust committees and island municipalities **SHALL** in their official community plans and regulatory bylaws, **direct the location and operation** of commercial aquaculture tenures away from:

- areas of cultural, spiritual, archaeological, or recreational significance;
- areas where an aquaculture operation would conflict with established or designated upland land uses, anchorages or moorages

Based on current Trust Council policy

Section 4.5.6: It is Trust Council's policy that aquaculture should be directed to sites away from:

- *areas of recreational significance,*
- *areas where an aquaculture operation would conflict with established or designated upland land uses, and*
- *areas where an aquaculture operation would conflict with established or designated anchorage or moorage.*

COMMENTS:

The current Trust Council Commitment is now a LTC directive and amended by adding references to cultural, spiritual and archaeological significant areas

4.6.12 Local trust committees and island municipalities **SHALL** in their official community plans and regulatory bylaws, **direct the location, size, and nature of** marinas such that they do not compromise the environmental integrity of the coastal and marine environment, Indigenous cultural heritage, or community character in their planning area.

Based on current LTC directive

Section 4.5.9: Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas.

COMMENTS:

The current directive reference to “compatibility” between marines and ecosystems is replaced with “not compromising” ecosystems, community character and indigenous cultural heritage by marinas, with indigenous cultural heritage being a new factor.

4.6.13 Local trust committees and island municipalities **SHALL** in their official community plans and regulatory bylaws, **identify opportunities** for the sharing of facilities such as docks, wharves, floats, jetties, boathouses, boardwalks, and causeways.

Based on current LTC Directive

Section 4.5.11 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.

COMMENTS:

No change to current directive.

4.6.14 Local trust committees and island municipalities SHALL in their official community plans and regulatory bylaws, prohibit new private docks except where properties are boat-access only.

NEW DIRECTIVE

COMMENTS:

Local trust committee bylaws must prohibit new private docks unless the property is boat-access only.

4.6.15 Local trust committees and island municipalities SHALL in their official community plans and regulatory bylaws, consider the current and anticipated impacts of sea level rise and determine shoreline buffers and setbacks accordingly.

NEW DIRECTIVE

COMMENTS:

Climate change provision. Local trust committee bylaws must consider current and future impacts of sea level rise.

4.6.16 Local trust committees and island municipalities SHALL in their official community plans and regulatory bylaws, prohibit the use of seawalls and other hard shoreline armouring in the Trust Area and include policies that foster soft shoreline protection.

NEW DIRECTIVE

COMMENTS:

Local trust committee bylaws must prohibit the placement of hard seawalls and include policies fostering soft shoreline protections.

PART 5: HERITAGE PRESERVATION AND PROTECTION

5.1 Heritage Preservation and Protection Policies

Directive Policies for Local Trust Committees and Island Municipalities

<p>5.1.3 Local trust committees and island municipalities SHALL in their official community plans and regulatory bylaws, identify, preserve, protect, and support the restoration of natural heritage sites in their planning area.</p> <p>NEW DIRECTIVE</p> <p>COMMENTS: Local trust committee bylaws must provide policies related to natural heritage sites.</p>
<p>5.1.4 Local trust committees and island municipalities SHALL in their official community plans and regulatory bylaws, identify, preserve, protect, and support the restoration of Indigenous cultural heritage in their planning area in cooperation with First Nations and other government agencies.</p> <p>Based on current LTC directive <i>Section 5.6.3: Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the preservation and protection of the heritage value and character of historic coastal settlement patterns and remains.</i></p> <p>COMMENTS: Indigenous cultural heritage is added as well as “identify” and “support”.</p>
<p>5.1.5 Local trust committees and island municipalities SHALL in their Official Community Plans and regulatory bylaws, identify, preserve, protect, and support the restoration of local community heritage in their planning area.</p> <p>Based on current trust committee directive <i>Section 5.6.2: Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the identification, protection, preservation and enhancement of local heritage.</i></p> <p>COMMENTS: Rephrasing of current directive. The term “enhancement” is replaced with “support”.</p>
<p>PART 6: SUSTAINABLE AND RESILIENT COMMUNITIES</p>
<p>6.1 Rural Island Planning Policies Directive Policies for Local Trust Committees and Island Municipalities</p>
<p>6.1.8 Local trust committees and island municipalities SHALL in their official community plans and regulatory bylaws, ensure that growth and development, of any scale or for any purpose, is compact, energy-efficient, sustainable, and appropriately situated in order to minimize greenhouse gas emissions and safeguard protected area networks, freshwater sustainability, a healthy marine environment, and Indigenous cultural heritage in the Trust Area</p>

NEW DIRECTIVE**COMMENTS:**

Local trust committee bylaws must have policies requiring growth and development to be small-scale, sustainable and located appropriately for the purposes set out.

6.1.9 Local trust committees and island municipalities **SHALL** in their official community plans and regulatory bylaws, **prioritize** the protection of tree cover, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.

Based on two current LTC directives:

Section 5.1.3: Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.

Section 5.2.2: Trust Council holds that tree cover on the islands is of great importance and should be preserved.

COMMENTS:

The new directive combines both current directives with the policy change being that it is to be “prioritized”.

6.1.10 Local trust committees and island municipalities **SHALL** in their official community plans and regulatory bylaws, **include** policies related to the aesthetic, environmental, and social impacts of development.

Based on current LTC directive

Section 5.2.3: Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.

COMMENTS:

No change in policy.

6.1.11 Local trust committees and island municipalities **SHALL** in their official community plans and regulatory bylaws, **ensure that** land use is compatible with preservation and protection of the environment, natural amenities, resources, and community character.

Based on current LTC directive

Section 5.2.4: Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.

COMMENTS:

The only change is the removal of a reference to “potential growth rate and strategies for growth management”.

6.1.12 Local trust committees and island municipalities **SHALL** in their official community plans and regulatory bylaws, **establish** appropriate density limits for efficient and sustainable use of the land base that help to safeguard protected area networks, freshwater sustainability, a healthy marine environment, and Indigenous cultural heritage in the Trust Area.

Based on current LTC directive

Section 5.2.5: Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.

COMMENTS:

Bylaws must now establish appropriate density limits. The current directive references density limits but only so far to require compliance with any density limit in the bylaws. Current policy does not require a density limit but also does not preclude it from being established. Other changes are (1) adding in reference to “sustainable” use and (2) adding in qualifiers of safeguarding “protected area networks, freshwater sustainability, a healthy marine environment, and Indigenous cultural heritage”.

6.1.13 Local trust committees and island municipalities **SHALL** in their official community plans and regulatory bylaws, **identify** areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.

Based on current LTC directive

Section 5.2.6: Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.

COMMENTS:

There is no policy change.

6.1.14 Local trust committees and island municipalities **SHALL** in their official community plans and regulatory bylaws, **identify** appropriate locations, types, and safe public access to:

- recreational facilities;
- bicycle, pedestrian, and equestrian trail systems; and
- community marinas, boat launches, docks, and anchorages that are small scale, sustainable, and that do not compromise the integrity of protected areas, terrestrial and aquatic ecosystems, Indigenous cultural heritage, or Indigenous access to coastal and marine harvesting areas.

Based on 4 current LTC directives:

Section 5.5.4: Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address:

- *the location and type of recreational facilities so as not to degrade environmentally sensitive areas, and*
- *the designation of locations for marinas, boat launches, docks and anchorages so as not to degrade sensitive marine or coastal areas.*

Section 5.5.5: Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address:

- *the identification of sites providing safe public access to beaches,*
- *the identification and designation of areas of recreational significance, and*
- *the designation of locations for community and public boat launches, docks and anchorages.*

Section 5.5.6: Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.

Section 5.5.7: Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the planning for bicycle, pedestrian and equestrian trail systems.

COMMENTS:

The new directive combines most of the scope of the 4 current directives with some modifications. The current Directive 5.5.6 is removed (ie support low-impact recreation and discourage high-impact recreation).

The reference to safe beach access in section 5.5.5 is excluded but possibly incorporated into recreational facilities.

The current reference in section 5.5.5 about identification of areas of recreational significance is not included but may be included in “recreational facilities”. The new directive’s use of “appropriate” could include references in the current directives referring to “so as to not degrade environmentally sensitive land and marine areas”.

Generally, the new directive appears to cover most of the original intent of the 4 current directives.

6.1.15 Local trust committees and island municipalities **SHALL** in their official community plans and regulatory bylaws, **prohibit** destination gaming facilities such as casinos and commercial bingo halls.

Based on current LTC directive

Section 5.5.3: Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.

COMMENTS:

There is no policy change.

6.1.16 Local trust committees and island municipalities **SHALL** in their official community plans and regulatory bylaws, **include** policies addressing economic opportunities that are compatible with sustainability and protection of community character.

Based on current LTC directive

Section 5.7.2: Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.

COMMENTS:

The directive is a rephrasing of and amendment to the current LTC directive. A reference to “sustainability” is added and the phrase “conservation of resources” is deleted.

6.1.17 Local trust committees and island municipalities **SHALL** in their official community plans and regulatory bylaws, **include** policies addressing their community’s long-term needs for educational, institutional, community, and health-related facilities and services, as well as cultural and recreational facilities and services.

Based on current LTC directive

Section 5.8.6: Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address their community’s current and projected housing requirements and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services.

COMMENTS:

The new directive removes the reference to “community’s current and projected housing requirements”.

6.1.18 Local trust committees and island municipalities **SHALL** in their official community plans and regulatory bylaws, **identify means to** reduce the climate vulnerability of communities, including nature-based solutions and actions that prioritize:

- protection of the carbon capture and storage capacity of natural areas;
- low-carbon housing, buildings, transportation, and agriculture;
- preservation, protection, and restoration of biodiversity;
- freshwater sustainability;
- soft shoreline and foreshore protections; and
- wildfire risk mitigation

NEW DIRECTIVE

COMMENTS:

New directive requires bylaws to include policies to address climate change actions that prioritize the specific objectives listed.

<p>6.2 Housing Policies Directive Policies for Local Trust Committees and Island Municipalities</p>
<p>6.2.4 Local trust committees and island municipalities SHALL in their official community plans and regulatory bylaws, strive to address housing needs in their planning area by identifying appropriate locations where density increases could support safe, secure, and affordable housing, while safeguarding protected area networks, freshwater sustainability, a healthy marine environment, and Indigenous cultural heritage</p> <p>NEW DIRECTIVE</p> <p><u>COMMENTS:</u> New LTC directive that requires bylaws to “strive to” address housing needs while safeguarding the environment and indigenous cultural heritage.</p>
<p>6.2.5 Local trust committees and island municipalities SHALL in their official community plans and regulatory bylaws, identify and assess the impacts of short-term rentals of dwellings on the availability of safe, secure, and affordable housing in their planning area and, where necessary, regulate and limit the number of short-term rentals accordingly.</p> <p>NEW DIRECTIVE</p> <p><u>COMMENTS:</u> The new directive requires bylaws to determine impacts of STVRs on available housing and if necessary, regulate and limit the number.</p>
<p>6.2.6 Local trust committees and island municipalities SHALL in their official community plans and regulatory bylaws, identify appropriate floor area and lot coverage limits for residential development in their planning area, in order to effectively minimize greenhouse gas emissions, cumulative effects, biodiversity loss, climate vulnerability, and destruction of Indigenous cultural heritage.</p> <p>NEW DIRECTIVE</p> <p><u>COMMENTS:</u> The new directive requires bylaws to establish house floor areas limits, adjust lot coverage in order to reduce ghg emissions etc and lessen impacts on biodiversity, indigenous cultural heritage etc.</p>
<p>6.3 Transportation Policies Directive Policies for Local Trust Committees and Island Municipalities</p>
<p>6.3.4 Local trust committees and island municipalities SHALL in their official community plans and regulatory bylaws, foster the establishment of appropriately situated public and active transportation networks, including but not limited to bicycle paths and other local and inter- community</p>

transportation systems that reduce dependency on private automobile use and support a transition to electric vehicle and electric bicycles.

Based on current LTC directive

Section 5.3.7: Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private automobile use.

COMMENTS:

The general policy intent seems to be the same as the current Directive with the reference to “encourage” being replaced with “foster”.

6.3.5 Local trust committees and island municipalities **SHALL** in their official community plans and regulatory bylaws, **strive to ensure** that road location, design, construction, and systems do not adversely impact the integrity of protected area networks, contiguous forests, watershed ecosystems, freshwater networks, groundwater recharge areas, agricultural lands, coastal and marine areas, or Indigenous cultural heritage in the Trust Area.

Based on current LTC directive

Section 5.3.5: Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.

COMMENTS:

The new directive provides more detail on what is to be protected from road development. Also, the current LTC directive is mandatory whereas the revised directive refers to “strive to ensure”.

6.3.6 Local trust committees and island municipalities **SHALL** in their official community plans and regulatory bylaws, **develop** a classification system of rural roadways, including scenic or heritage road designations, in recognition of the Islands Trust Object.

Based on current LTC directive

Section 5.3.4: Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.

COMMENTS:

There is no policy change.

6.3.7 Local trust committees and island municipalities **SHALL** in their official community plans and regulatory bylaws, **identify** appropriate areas for the landing of emergency helicopters

Based on current LTC directive

Section 5.3.6: Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.

COMMENTS:

The new directive makes some minor wording changes: “designation” is replaced with “areas” and a new condition of “appropriateness” is added.

6.4 Waste Disposal Policies

Directive Policies for Local Trust Committees and Island Municipalities

6.4.4 Local trust committees and island municipalities **SHALL** in their official community plans and regulatory bylaws, **identify** acceptable locations for the disposal of solid waste.

Based on current LTC directive

Section 5.4.4: Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.

COMMENTS:

There is no policy change.