



Memorandum

Date: March 7, 2022

File Number: GL-RZ-2014.1 (Crystal Mountain)

To: Galiano Island Local Trust Committee

From: Brad Smith, Island Planner
Southern Team

CC: Robert Kojima, Regional Planning Manager

Re: GL-RZ-2014.1 (Crystal Mountain) – Application Updates and LTC Information Requests

Purpose

The purpose of this staff memo is to provide an update to the Galiano Island Local Trust Committee (LTC) on application GL-RZ-2014.1 (Crystal Mountain), and to provide responses to LTC information requests.

Application Updates

BL 257 – Definition of Retreat User

At the December 6, 2021 LTC meeting, the LTC directed staff to include a definition of *retreat user* in proposed Bylaw No. 257. An amended Bylaw No. 257 is included as Attachment 1 with this definition added.

Restrictions on Maximum Day Use

At the December 6, 2021 LTC meeting, the LTC directed staff to draft language for Bylaw 257 to set daily visitor use at 35 subject to a once-a-year exception where notification to the community is provided in advance.

If the LTC decides to include this limit on day use, staff suggest the following bylaw amendments:

Permitted Density

- 8.7.4 Permanent structures are not to exceed a total area of 1063 m²
- 8.7.5 Total lot coverage is not to exceed 1.55 %.
- 8.7.6 Overnight accommodation for retreat users is not to exceed 17 sleeping huts and 5 tent platforms, nor exceed a total of 22 persons.
- 8.7.7 **Daily visitor use is not to exceed 35 persons, including retreat users, subject to a once-a-year exception where written notification to the Local Trust Committee is provided in advance.**
- 8.7.7.8 Not more than one accessory dwelling is permitted with a maximum floor area of 80 m².

The applicant has submitted a request to the LTC to consider expanding the number of days where a 35 person limit can be exceeded to six days per year instead of one (Attachment 2).

It is now up to the LTC to decide 1) if day use limits are to be included in proposed Bylaw No. 257 and 2) if consideration will be given to allowing for up to six days/year where a 35 person maximum can be exceeded instead of only one day/year.

Section 219 Covenant

Staff have worked with the applicant and legal counsel to develop a s.219 covenant based on the direction provided by the LTC (Attachment 3). The scope of the proposed conditions consider:

- Recommendations of ecological assessment reports;
- Recommendations of water study reports and draft Water Management Plan;
- Maintenance of forest cover;
- Tree protection zone mapping;
- Site plan including list of structures; and,
- Demonstration of potable water requirement prior to development of upper hooked lot.

The summary table included as Attachment 4 describes how these items are addressed in the draft covenant.

Groundwater Data Logger Report

As directed by LTC in September 2021, the applicant has completed a data logger well monitoring study for the proposed source well.

The study was conducted between September 17, 2021 and January 3, 2022. The study included data logger installation in Observation Well WID 23229 and Central Well WID 23227, which is the proposed water source for the development. The summary report of findings is included as Attachment 5.

The report reaches four conclusions:

1. Water levels in both wells behaved in a similar fashion rising approximately 3.5 m during the monitoring period in response to the cumulative effects of fall and early winter rains. Individual precipitation events do not appear evident in the water level hydrographs.
2. Water levels in Observation Well WID 23229 showed periodic tidal effects of about 5 cm.
3. On close examination, water levels in the Central Well WID 23227 showed periodic variations with fluctuations ranging from 4 to 8 cm. These did not correspond to any tidal influence. The cyclic nature of these fluctuations may reflect minor effects of pumping from neighbouring wells in the region.
4. The monitoring results obtained are consistent with the observations, assumptions and results reported on the pumping test carried out on the Central Well WID 23227 in 2015.

The report provides no further recommendations for additional groundwater study.

Water Management Plan

The applicant has submitted an amended version of their WMP with updates based on comments provided by staff in December 2021. Staff have not had a detailed review of this version, but the staff comments are reflected, and all of the important plan components that staff have been seeking now appear in the plan.

Staff will provide any further comments to the applicant shortly and a further revised draft will be brought to LTC at that time, likely with specific recommendations for additional WMP requirements to be considered in the s. 219 covenant. LTC could also provide comment at this time on the current draft version.

The latest draft Water Management Plan, including appendices, can be accessed [here](#).

Statutory Right of Way Update

The applicant is still in consultation with the Capital Regional District (CRD) on securing terms of a statutory right of way (RoW) for emergency access across the lands including consideration of long-term maintenance.

A draft agreement will be brought to LTC for consideration when agreed to by the applicant and the CRD.

Islands Trust Policy Statement Checklist

The Islands Trust Policy Statement Checklist was presented to LTC with a staff recommendation for endorsement at the September 7, 2021 LTC meeting. At that time, the LTC decided to hold off on endorsing the checklist, citing questions remaining, in particular with respect to water supply and the potential impact of habitat fragmentation due to the proposed hooked lot configuration.

Staff include the ITPS checklist in this memo, as Attachment 6, in case the LTC wants to further consider whether to endorse the ITPS checklist at this time. LTC could also direct the applicant and/or staff to collect more information before the ITPS checklist is considered again.

NEXT STEPS

With direction from LTC, staff will:

- Provide further comments to the applicant on draft water management plan
- Make any required amendments to proposed Bylaw 257

Attachment 1. Bylaw No. 257

Attachment 2. Request from Applicant re: Day Use Limit

Attachment 3. Draft s219 Covenant

Attachment 4. Summary Spreadsheet – Covenant Conditions

Attachment 5. February 2022 Hydrogeologist Report

Attachment 6. ITPS Checklist

PROPOSED

GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 257

A BYLAW TO AMEND GALIANO ISLAND LAND USE BYLAW 127, 1999

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

1. Citation

This bylaw may be cited for all purposes as “Galiano Island Land Use Bylaw 127, 1999, Amendment No. 1, 2016”.

2. Galiano Island Land Use Bylaw 127, 1999, is amended as follows:

2.1 Part 4 (Creation and Extension of Zones) Section 4.1 is amended by:

- 1) inserting a new zone in Column 1 named “Crystal Mountain Spiritual Education Retreat” directly below ‘Community Housing 1’ and directly above ‘Utility Service’
- 2) Inserting a new zone abbreviation in Column 2 named “(SE1)” directly below ‘(CH1)’ and directly above ‘(U)’

2.2 The following is inserted after section 8.6, as a new Section 8.7:

“8.7 Crystal Mountain Spiritual Education (SE1) Zone

Permitted Uses

8.7.1 The following uses and no others are permitted in the SE1 Zone:

- 8.7.1.1 contemplative, spiritual or meditative education retreat uses
- 8.7.1.2 contemplative, spiritual or meditative educational activities and facilities with accessory overnight accommodation and camping
- 8.7.1.3 accessory dwelling unit for a person or persons acting as a caretaker for the spiritual education retreat.

Buildings and Structures

8.7.2 The following buildings and structures and no others are permitted in Area A on Schedule D – Plan 6:

- 8.7.2.1 2 sleeping huts, each with a maximum floor area of 21 square metres;
- 8.7.2.2 12 sleeping huts, each with a maximum floor area of 15 square metres;
- 8.7.2.3 one meditation hall restricted to contemplative, spiritual or meditative education uses only with a maximum floor area of 125 square metres;

- 8.7.2.4 one dining/kitchen building with a maximum floor area of 125 square metres;
 - 8.7.2.5 one communal bathroom and laundry building with a maximum floor area of 70 square metres;
 - 8.7.2.6 one storage/workshop structure with a maximum floor area of 80 square metres;
 - 8.7.2.7 one office with a maximum floor area of 70 square metres;
 - 8.7.2.8 one accessory dwelling unit with a maximum floor area of 80 square metres, and
 - 8.7.2.9 five tent platforms, each with a maximum floor area of 14 square metres.
- 8.7.3 The following buildings and structures and no others are permitted in Area B on Schedule D – Plan 6:
- 8.7.3.1 three sleeping huts, each with a maximum floor area of 21 square metres;
 - 8.7.3.2 one communal kitchen/bathroom/laundry building with a maximum floor area of 36 square metres; and
 - 8.7.3.3 one storage building with a maximum floor area of 10 square metres.

Permitted Density

- 8.7.4 Permanent structures are not to exceed a total area of 1063 m²
- 8.7.5 Total lot coverage is not to exceed 1.55 %.
- 8.7.6 Overnight accommodation for retreat users is not to exceed 17 sleeping huts and 5 tent platforms, nor exceed a total of 22 persons.
- 8.7.7 Not more than one accessory dwelling is permitted with a maximum floor area of 80 m².

Permitted Height

- 8.7.8 The maximum height of an accessory dwelling unit is 9 metres.
- 8.7.9 The maximum height of a sleeping hut, or a building or structure other than an accessory dwelling unit, is 5 metres in height.

Minimum Setbacks

- 8.7.10 All buildings and structures must be sited
 - 8.7.10.1 at least 7.5 metres from front and rear lot lines; and
 - 8.7.10.2 at least 6.0 metres from interior and exterior side lot lines.

Minimum Lot Size

- 8.7.11 No lot having an area less than 6.1 hectares may be created by subdivision.

Parking

8.7.12 Despite Section 14.1, the minimum number of off-street parking spaces is as follows:

- 8.7.12.1 1 parking space per sleeping hut or tent platform; and
- 8.7.12.2 2 parking spaces per accessory dwelling unit.”

2.2 Section 17 (Definitions) is amended by inserting the following as new definitions in alphabetical order and re-numbering subsequent subsections accordingly:

“retreat user” means a person that is a registered participant in a contemplative, spiritual or meditative educational program at a spiritual education retreat who typically stays at the facility for a period of at least 3 days, but in no case for more than 6 months, and is accommodated in a sleeping hut or tent platform.

“spiritual education retreat” means a facility that provides contemplative, spiritual or meditative educational opportunities for retreat users who typically stay at the facility for a period of at least 3 days, but in no case for more than 6 months, and are accommodated in sleeping huts or tent platforms, but does not include, offer, or provide any form of commercial short term or temporary accommodation for the travelling public, or any restaurant or other forms of food service to the general public.

“sleeping hut” means a single-occupancy hut with a maximum floor area of 21 square metres for sleeping, shelter and the practice of contemplative, spiritual or meditative educational activities, but does not include a kitchen or any cooking or food preparation facilities, or any plumbing fixtures.

“tent platform” means a single-occupancy platform with a maximum floor area of 14 square metres for the erecting of a tent for sleeping, shelter and the practice of contemplative, spiritual or meditative educational activities, but does not include a kitchen or any cooking or food preparation facilities, or any plumbing fixtures, or any semi-permanent or permanent walls and roof coverings.

- 2.3 Schedule “A” – Zoning Map, is amended by changing the zoning classification of Lot 9, District Lot 90, Galiano Island, Cowichan District, Plan 31200 from Rural 2 (R2) to Nature Protection (NP), as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “A” to Bylaw No. 127 as are required to effect this change.
- 2.4 Schedule “A” – Zoning Map, is amended by changing the zoning classification of Lot A, Districts Lots 88 and 89, Galiano Island, Plan VIP68079 from Forest 1 (F1) to Crystal Mountain Spiritual Education Retreat (SE1) and to Nature Protection (NP), as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “A” to Bylaw No. 127 as are required to effect this change.
- 2.5 Schedule D is amended by inserting the plan attached to and forming part of this bylaw as Plan No. 2 as a new “Plan 6”.

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

READ A FIRST TIME THIS 7TH DAY OF SEPTEMBER 2021.

PUBLIC HEARING HELD THIS _____ DAY OF _____ 20____

READ A SECOND TIME THIS _____ DAY OF _____ 20____

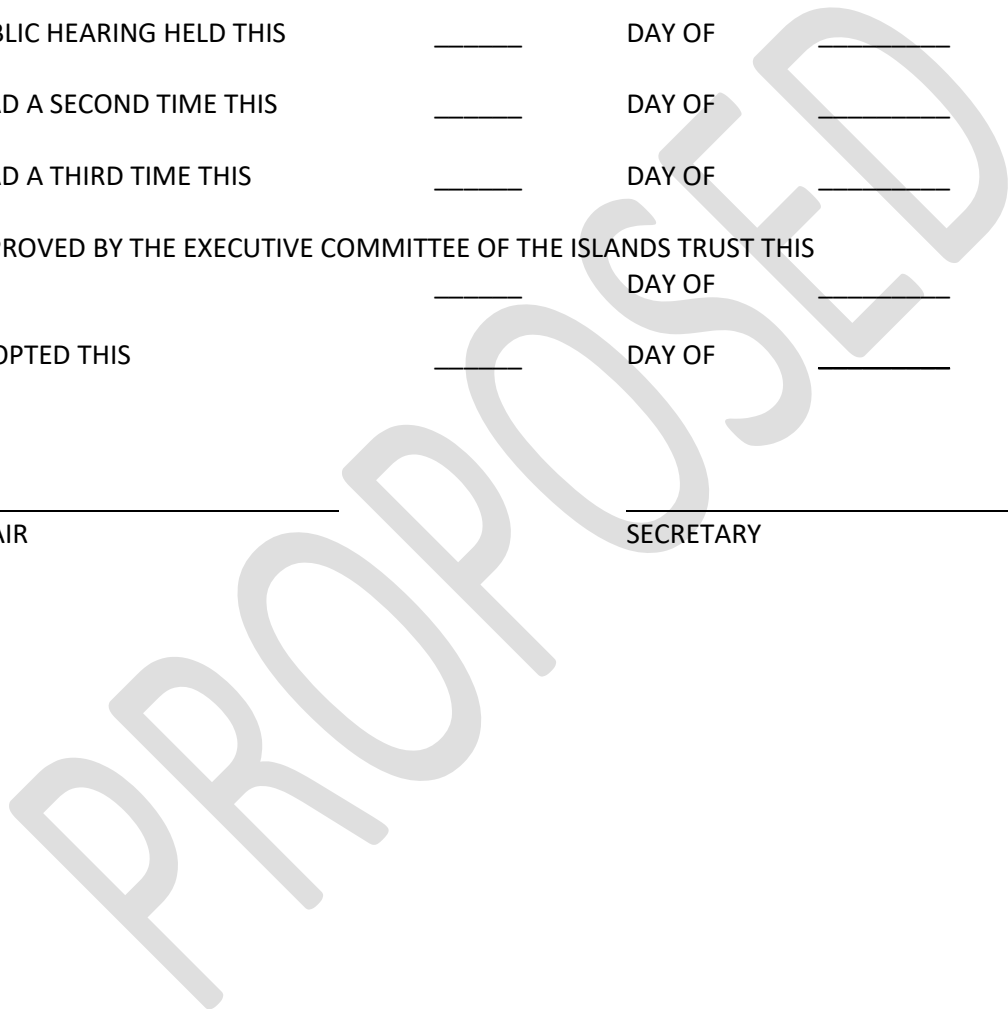
READ A THIRD TIME THIS _____ DAY OF _____ 20____

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS
_____ DAY OF _____ 20____

ADOPTED THIS _____ DAY OF _____ 20____

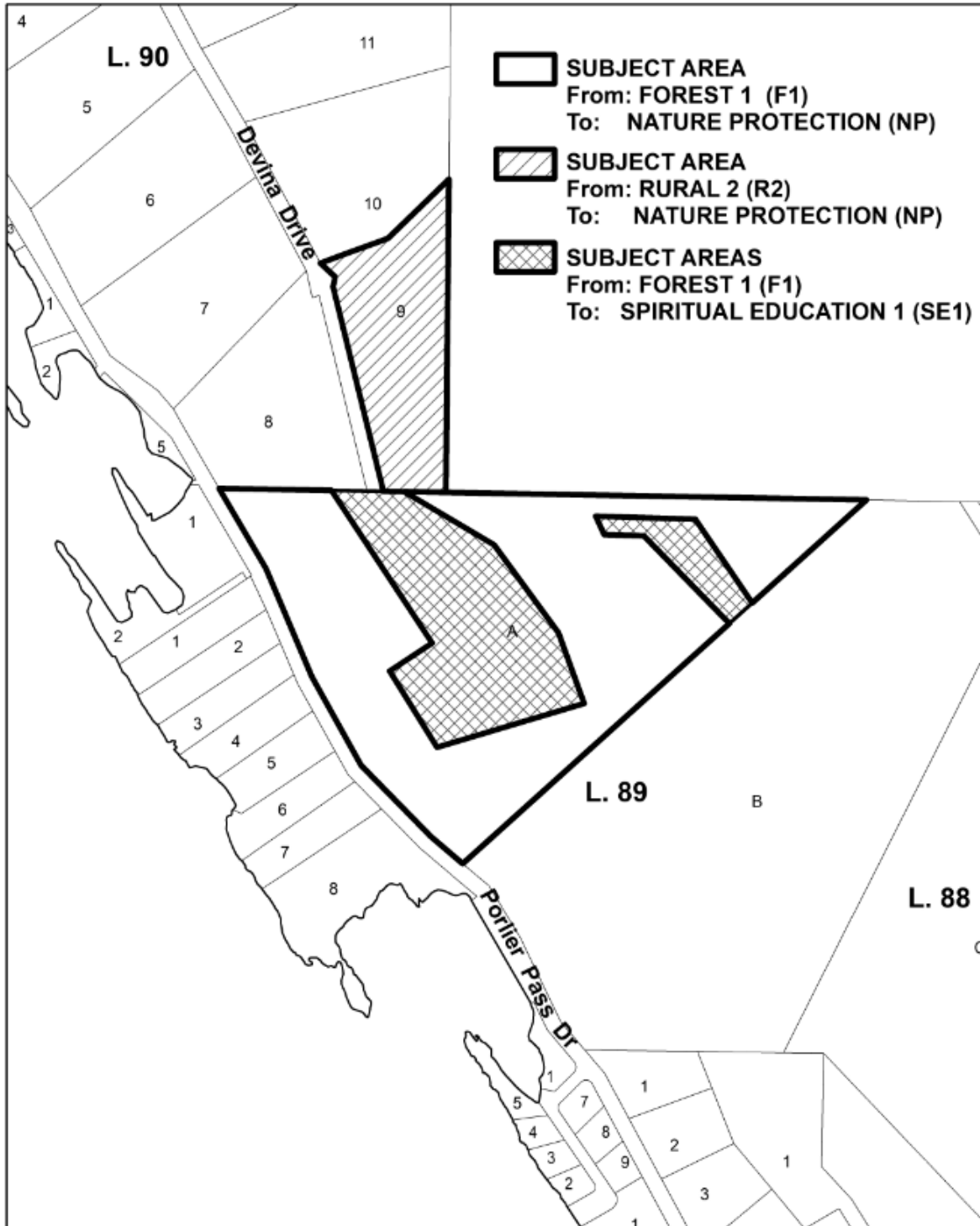
CHAIR

SECRETARY



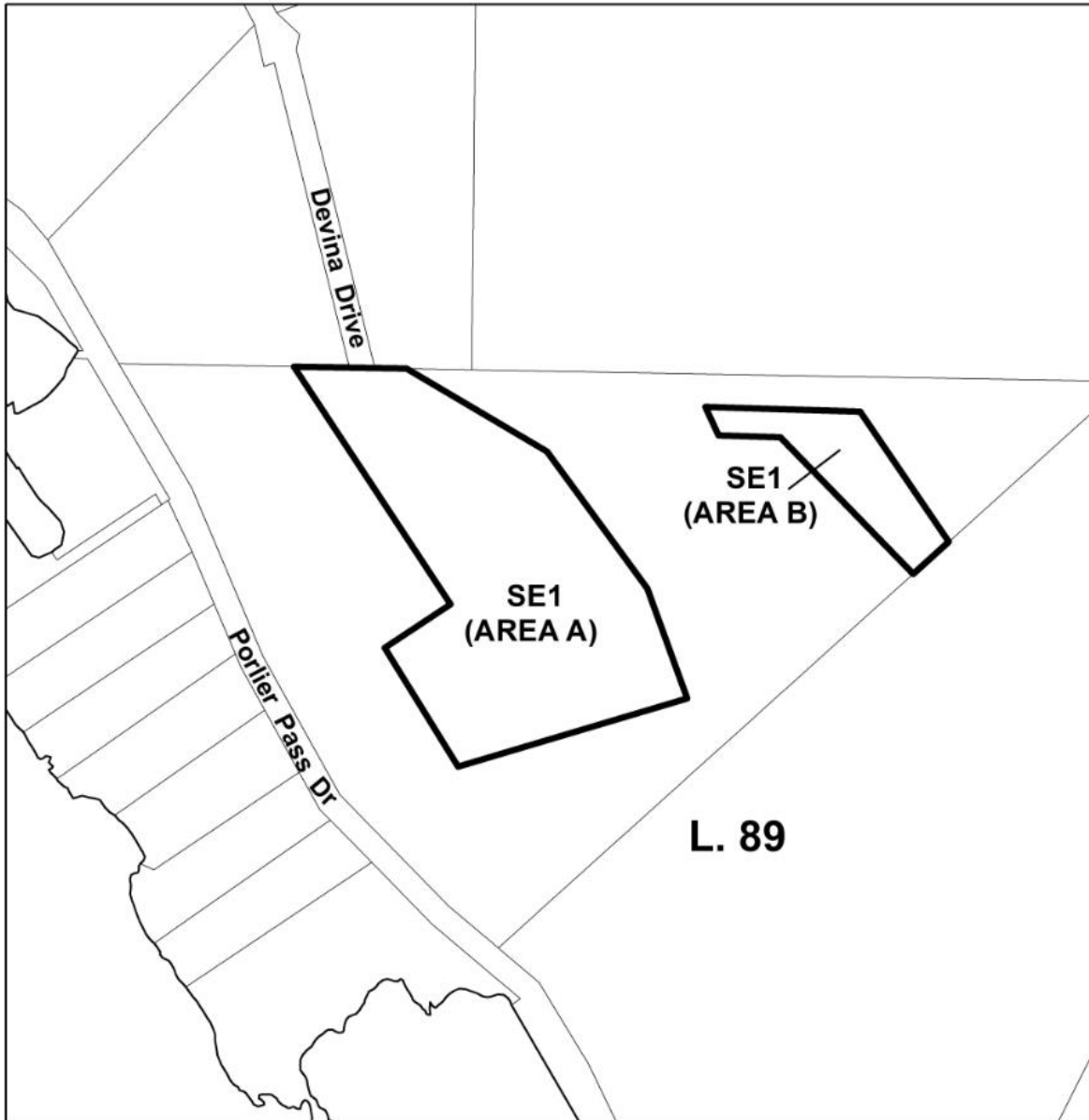
GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 257

Plan No. 1



GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 257

Plan No. 2



From: j oakley <naturealwaysgetsherway@gmail.com>
Sent: Wednesday, February 2, 2022 3:42 PM
To: Dan Rogers
Cc: Tahirih Rockafella; Jane Wolverton; Brad Smith; Leslie Cain; Keith Erickson; Morning Beach
Subject: Crystal Mountain Society Proposal

Hello Trustees and Planner Smith,

In response to the request for a motion brought forward on Dec 6, 2021 regarding day use for the CMS rezoning “*That the LTC staff draft language for bylaw 257 to set daily visitor use at 35 subject to a once a year exception where notification to the community is provided in advance.*”

For special occasions beyond a day use limit of 35, *Crystal Mountain Society proposes that the number of days for permitted special events in the bylaw be 6 per year.*

For the Crystal Mountain Society board and membership, 6 days is adequate to meet future potential needs for such events as special teachings and knowledge sharing that would be in support of the spiritual education mandate of the society.

**Thank you,
Janice Oakley, Leslie Cain, Libby McClelland**

PART 2 – TERMS OF INSTRUMENT

SECTION 219 COVENANT

This Agreement dated for reference the ____ day of _____, 2022 is

AMONG:

CRYSTAL MOUNTAIN - A SOCIETY FOR EASTERN AND WESTERN STUDIES (Incorporation No. S12799), c/o 300B - 2555 Cook Rd, Galiano Island, BC V0N 1P0

(the "Owner")

AND:

GALIANO ISLAND LOCAL TRUST COMMITTEE
Suite 200, 1627 Fort Street, Victoria, British Columbia, V8R 1H8

(the "Trust Committee")

GIVEN THAT:

A. The Owner is the registered owner in fee simple of land more particularly described as:

NOTE: This section will be updated to include new legal descriptions before covenant is finalized

PID: 000-851-035

Legal Description: LOT 9 DISTRICT LOT 90 GALIANO ISLAND COWICHAN DISTRICT PLAN 31200

PID: 024-351-041

Legal Description: LOT A DISTRICT LOTS 88 AND 89 GALIANO ISLAND COWICHAN DISTRICT PLAN VIP68079

(the "Lands");

B. The Owner has applied to the Trust Committee to amend the Galiano Island Land Use Bylaw to authorize a year-round Spiritual Education centre development on the Lands.

C. Section 219 of the *Land Title Act* (British Columbia) provides that there may be registered as a charge against the title to land a covenant, whether of a negative or positive nature, in respect of the use of land;

D. The Owner wishes to grant and the Trust Committee wishes to accept this covenant over the Lands, restricting the use of the Lands in the manner specified.

This Agreement is evidence that in consideration of the premises and covenants herein contained, the payment of two dollars (\$2.00) by the Trust Committee to the Owner, and other good and valuable

consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree pursuant to s. 219 of the *Land Title Act* as follows:

Definitions

1. In this Agreement:
 - (a) “Ecological Assessment Report” means the report prepared by Keith Erickson and dated March 2021, a copy of which is attached to this Agreement as Schedule A.
 - (b) “Natural Forest Cover” means areas characterized by forest in which natural tree canopy cover is greater than 30%, areas subject to natural disturbance such as disease or landslide, or areas characterized by naturally open ecosystems such as a marsh or meadow.
 - (c) “Protected Tree” means any tree marked as a “Protected Live Tree” or a “Protected Dead Standing Tree (dbh > 50 cm)” on the Tree Protection Map.
 - (d) “Root Protection Zone” means, in relation to a Protected Tree, any area of land within a distance equal to 12 times the diameter of the trunk of the tree, measured at breast height, or is within a distance a professional arborist determines is necessary to protect the health of the tree.
 - (e) “Sensitive Ecosystem Areas” means the areas of the Lands shown on the Site Plan as “Old Forest, Moist Forest, Wetlands, Ridges, Cliffs”; “30m Stream Buffer”, or “Stream”.
 - (f) “Site Plan” means the proposed plan for the use and development of the Lands attached to this Agreement as Schedule B.
 - (g) “Tree Protection Plan” means the map titled “Covenant Schedule 2 – Protected Trees” and dated January 2022, a copy of which is attached to this Agreement as Schedule C.

Permitted Structures: Siting and Size

2. The Owner shall not construct on or develop any buildings or structures on the Lands except in accordance with the Site Plan, and in the case of a building or structure shown on the Site Plan that is also included in the list of buildings and structures attached to this Agreement as Schedule D, subject to the maximum size set out in that list.

Ecological Protection Measures

3. The Owner shall not construct on or develop the Lands, or otherwise use or alter the Lands, except in accordance with the recommendations of the Ecological Assessment Report, and in particular but without limitation the Owner shall:
 - (a) not construct or develop any structures within any of the Sensitive Ecosystem Areas, except that the proposed meditation hall may be sited within the portion of the Sensitive

Ecosystem Areas that is currently occupied by the existing meditation platform, as shown on the Site Plan;

- (b) not construct any roads on the Land other than the Roads shown on the Site Plan;
- (c) not construct utilities unless constructed along existing roads and designated utility routes as shown on the Site Plan;
- (d) not trim, prune, cut down, damage, destroy, move, or remove any Protected Tree, unless a professional arborist has first certified in writing that the Protected Tree poses a risk of harm to people or property, in which case the Owner may prune or cut down the Protected Tree but only to the extent necessary to address the risk;
- (e) not alter, construct or develop within any Root Protection Zone; and
- (f) utilize existing compacted soil areas for siting structures whenever possible.

Maintenance of Forest Cover

- 4. The Owner shall maintain at least 60 percent of the Lands as Natural Forest Cover.

Groundwater Use Restrictions and Monitoring

- 5. The central well located on the Lands, with the well identification number 23227, shall be equipped with a totalizing flow meter and the Owner must maintain records of the total amount of water produced each month. The Owner shall keep these records and shall submit them to the Trust Committee upon request.
- 6. The well located on the Lands, with the well identification number 23229, shall be registered and maintained as a provincial observation well.

Water Storage and Management

- 7. The Lands must not be used or occupied for residential purposes until and unless the owner has installed a dedicated water storage with a capacity of at least 54,600 litres to meet the storage demand requirement.

Potable Water

- 8. The Owner shall not construct on or develop on the upper portion of the hooked lot, identified as "CMS Area 2" on the Site Plan, unless the Owner demonstrates a potable water source that supplies at least 284 liters of water per day.

Costs

- 9. The Owner covenants and agrees to perform all requirements and obligations of this Agreement at the Owner's sole cost and expense.

No Effect on Laws or Powers

10. This Agreement does not:
- (a) affect or limit the discretion, rights, duties or powers of the Trust Committee or the Capital Regional District under any enactment or at common law, including in relation to the use or subdivision of the Lands;
 - (b) impose on the Trust Committee or the Capital Regional District any duty of care or other legal duty of any kind to the Owner or to anyone else;
 - (c) oblige the Trust Committee to enforce this Agreement, which is a policy matter within the sole discretion of the Trust Committee;
 - (d) affect or limit any enactment relating to the use or subdivision of the Lands;
 - (e) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

Limitation on Obligations

11. The Owner is only liable for breaches of this Agreement caused or contributed to by the Owner or which the Owner permits or allows. The Owner is not liable for the consequences of the requirements of any enactments or law or any order, directive, ruling or government action thereunder. The Owner is liable only for breaches of this Agreement which occur while the Owner is the registered owner of any interest in the Lands and then only to the extent of that interest.

Indemnity

12. Pursuant to section 219(6) of the *Land Title Act*, the Owner hereby indemnifies and saves harmless the Trust Committee and its elected and appointed officials, officers, employees and agents, from and against all loss, damage, cost, actions, suits, debts, expenses and harm of any kind whatsoever which the Trust Committee may at any time suffer or incur arising out of or related to this Agreement or any breach of it.

No Liability in Tort

13. The parties agree that this Agreement creates only contractual obligations. The parties agree that no tort obligations or liabilities of any kind exist between the parties in connection with the performance of or any default under or in respect of this Agreement. The intent of this section is to exclude tort liability of any kind and to limit the parties to their rights and remedies under the law of contract.

Covenant Runs with the Lands

14. Every obligation and covenant of the Owner in this Agreement constitutes both a contractual obligation and a covenant granted under section 219 of the *Land Title Act* (British Columbia) in respect of the Lands. This Agreement burdens the Lands and runs with it and binds the successors in title to the Lands. This Agreement burdens and charges all of the Lands and any parcel into which it is subdivided by any means and any parcel into which the Lands is consolidated.

Registration

15. The Owner agrees to do everything necessary, at the Owner's expense, to ensure that this Agreement is registered against title to the Lands with priority over all financial charges, liens and encumbrances registered or pending registration in the Land Title Office at the time of application for registration of this Agreement.

Waiver

16. An alleged waiver of any breach of this Agreement is effective only if it is an express waiver in writing of the breach. A waiver by the Trust Committee of a breach of this Agreement by the Owner does not operate as a waiver of any other breach of this Agreement.

Priority

17. The Owner shall cause this Agreement to be registered in the applicable land title office against title to the Land with priority over all financial liens, charges and encumbrances, and any leases and options to purchase, registered or pending registration at the time of application for registration of this Agreement, including by causing the holder of each such lien, charge, encumbrance, lease or option to purchase to execute an instrument in a form required by the Trust Committee under which such holder postpones all of the holder's rights to those of the Trust Committee under this Agreement in the same manner and to the same extent as if such lien, charge, encumbrance, lease or option to purchase had been registered immediately after the registration of this Agreement.

Modification

18. This Agreement may not be modified except by an agreement or instrument in writing signed by the Owner or its successors in title and the Trust Committee or a successor or assignee.

Severance

19. If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.

No Other Agreements

20. This Agreement is the entire agreement between the parties regarding its subject and it terminates and supersedes all other agreements and arrangements regarding its subject.

Binding of Successors

21. This Agreement binds the parties to it and their respective successors, heirs, executors and administrators.

Further Acts

22. The Owner must do everything reasonably necessary to give effect to the intent of this Agreement, including execution of further instruments.

Governing Law

23. This Agreement shall be governed by and constructed in accordance with the law of the Province of British Columbia, which shall be deemed to be the proper law hereof.

Deed and Contract

24. By executing and delivering this Agreement the Owner intends to create both a contract and a deed executed and delivered under seal.

Execution in Counterparts & Electronic Delivery

25. This Agreement may be executed in any number of counterparts and delivered by e-mail, each of which shall be deemed to be an original and all of which taken together shall be deemed to constitute one and the same instrument, provided that any party delivering this Agreement by e-mail shall also deliver to the other party an originally executed copy of this Agreement.

As evidence of their agreement to be bound by the terms of this instrument, the parties each have executed the Land Title Office Form C which is attached hereto and which forms part of this Agreement.

INSERT SCHEDULES

Schedule A – Ecological Assessment Report

Schedule B– Site Plan

Schedule C – Tree Protection Plan

Schedule D – List of Structures and Cumulative Lot Coverage

INSERT PRIORITY AGREEMENT(s) (if required)

[as of Feb 14, no priority agreements required]

Covenant Topic	Requirement/Recommendation	Staff Rec	Covenant section reference	Source/Report	Staff Comments
List of Structures	List of structures with maximum floor area	Yes	2		To include associated table listing permitted structures for both upper and lower hooked lot portions
Ecological Protection	No structures are permitted in sensitive ecosystems (as defined and shown in this report)	Yes	3(a)	Ecological Assessment Report	
	The existing meditation platform is located on the boundary of an area characterized by a mature forest ridge ecosystem (sensitive). When this existing structure is replaced by the proposed Meditation Hall, siting of the hall will utilize existing footings or be moved away from the ridge (to the northeast).	Yes	3(a)	Ecological Assessment Report	
	b. Two existing meditation huts on the property are in areas characterized by moist soils and are outside of the proposed Crystal Mountain parcel boundaries. These huts will be removed, and their current sites will be remediated (rough and loose decompaction and planting) prior to rezoning.	No		Ecological Assessment Report	covenant will not be registered until rezoning is complete - this work will already be completed
	Minimize hydrological impacts by utilizing existing roads, created by historical logging activities that pre-date Crystal Mountains ownership, for access.	Yes	3(b)	Ecological Assessment Report	Addressed in site plan

	Locate utility corridors (power and water lines) along existing roads that are also used as access routes, whenever possible.	Yes	3(c)	Ecological Assessment Report	Applicant would prefer to add a 'wherever possible' type clause to provide some flexibility, staff are reticent due to enforceability concerns
	Protect remnant old forest structures that were not degraded or removed during the most recent clear-cut. At a minimum, establish critical root protection zones (RPZ) around trees where no buildings may be located, or soil disturbance may occur. The RPZ radius can be calculated using the 'tree diameter method' employing a 12 to 1 ratio – 12 units in radius for every 1 unit in tree diameter at breast height, or, as otherwise advised by an arborist. Significant structures to be protected include: • Mature or old-growth	Yes	3(d) and (e)	Ecological Assessment Report	Applicant to provide schedule 2 tree protection map. Can be a placeholder for now
	Generally, cluster structures together as much as possible and minimize the 'spread' of development into the forest. It is recognized that this criterion will be weighed against development criteria #2 above.	No		Ecological Assessment Report	Addressed in site plan
	Utilize existing compacted soil areas for siting structures whenever possible.	Yes	3(f)	Ecological Assessment Report	Applicant thinks this is too general and not appropriate for a covenant
Maintenance of Forest Cover	Maintenance of % of forest cover	Yes	4	N/A	LTC has directed to proceed with this condition as proposed by applicant. Applicant to provide baseline report for inclusion in covenant. A placeholder can be added for now.

Groundwater Report	All potential sources of contamination in the vicinity of the central well such as grey water discharge from the kitchen, the existing outdoor shower and the outhouse (pit latrine) should be removed and any remaining excavation filled in with clean fill, such as sand and gravel, glacial till or clay, with no boulders.	No		Groundwater Report - 2015	Addressed in Island health regulations
	When put into operation for the new facilities, the central well (WID 23227) should be equipped with a totalizing flow meter and records should be kept of the total amount of water produced each month. These records should also be reviewed on an annual basis to ensure that no excessive water demands are being placed on the well	Yes	5	Groundwater Report - 2015	
	The other two wells at the centre should be retained as observation wells and water levels in these wells taken and compiled on a minimum monthly basis. Wells that are no longer being used, for example, would need to be deactivated or closed in compliance with the Ground Water Protection Regulation (Ministry of Environment, 2015c). This would require filling the well with clean materials such as sand, clay and an effective sealant.	Yes	6	Groundwater Report - 2015	2nd well is on lot 9 which will be transferred to ITC. No well require deactivation

	As a precautionary measure against any future potential sources of coliform bacteria, water from the existing well source should be treated with an appropriately designed and maintained ultraviolet irradiation (UV) or chlorination treatment system.	No		Groundwater Report - 2015	Addressed in Island health regulations
	Water quality from the well should be monitored for bacteria and chemical quality on a regular basis (minimum of once a year) and as directed by the local health authority to detect any changes that might occur with time that may require additional treatment.	No		Groundwater Report - 2015	Addressed in Island health regulations
Water Management Plan	Minimum 54,600 L of dedicated water storage to meet rainwater storage demand requirement	Yes	7		WMP still in draft form - conditions may be alltered and additional conditions may be required as document evolves - placeholder can be added for
	System shall include totalizing water flow meter on well discharge to monitor well usage with a water level sounding tube installed for taking periodic water level measurements in the well.	Yes	5		May be redundant with Line 14 above
Potable Water - Upper Hooked Lot	No development in upper hooked lot until demonstration of minimal potable water supply of 284 l/day	Yes	8		MDD calculated in applicants water report for upper hooked lot
Schedule 1 Site Plan	Development to be consistent with LTC approved site plan. Site plan to be included as a schedule to covenant.	Yes	2		Plan includes surveyed features: existing structures, road centrelines, well locations, utility routes, site plan 'building zones', sensitive ecosystem boundaries

Schedule 2 - Tree Protection Zone map	Tree Protection Zone map	Yes	3(d) (e)		See line 8 above
Schedule 3 - Baseline Report	A baseline report will show the Natural Forest Cover vs. Management areas at the time the covenant is registered. This provides a starting point for monitoring of the Forest Cover clause	Yes	9, 10		

File: 1508141

January 20, 2022

Crystal Mountain Society
Galiano Island BC V0N 1P0

Re: Groundwater Level Monitoring, Crystal Mountain Retreat Centre, Observation Well WID 23229 and Central Well WID 23227, Galiano Island

Monitoring Installation

As requested, arrangements were initially made to install a datalogger in the Central Well WID 23227 on September 17, 2021. Due to a blockage of pump wiring near the top of the well it was not possible to safely install the instrument in WID 23227. It was subsequently decided to install the datalogger in Observation Well WID 23229. A sounding tube was eventually installed in the Central Well WID 23227 later that month to enable a datalogger installation.

Observation Well WID 23229

A Diver™ datalogger Serial No. DG945 was installed in the above well on September 17, 2021 by Hy-Geo Consulting. Well WID 23229 is a 6 inch (15.24 cm) diameter bedrock well, that was drilled in 1994 to a depth of 183 feet (55.78 m) and completed in grey sandstone. The recording interval was set at 10 minutes to detect any water level variations from neighbouring pumping wells and tidal effects. The corrected water level in the well at 9:50 am on September 17, 2021 was 18.460 m below ground. A second Diver™ datalogger Serial No. DF612 was also set near the well to record variations in barometric pressure at the same recording interval of 10 minutes synchronized with datalogger Serial No. DG945.

On January 3, 2022 the above dataloggers were retrieved by Keith Erickson at 11:35 am and delivered to Hy-Geo Consulting on January 4 for downloading, data analysis and interpretation. The corrected water level in the well at 11:30 am on January 3, 2022 was 14.773 m below ground.

Central Well WID 23227

A Diver™ datalogger Serial No. A4482 was installed in the above well on October 7, 2021

by Hy-Geo Consulting. This is a 6 inch (15.24 cm) diameter bedrock well, that was drilled in 1994 to a depth of 125 feet (38.10 m) and completed in shaley and grey sandstone. It is the prime production well for the facility and is equipped with a pump. The recording interval was set at 10 minutes to detect any water level variations from neighbouring pumping wells and tidal effects. The corrected water level in the well at 8:00 am on October 7, 2021 was 12.248 m below ground. The Diver™ datalogger Serial No. DF612 on site was utilized to record variations in barometric pressure at the same recording interval of 10 minutes synchronized with datalogger Serial No. A4482.

On January 3, 2022 datalogger Serial No. A4482 was retrieved by Keith Erickson at 11:15 am and delivered to Hy-Geo Consulting on January 4 for downloading, data analysis and interpretation. The corrected water level in the well at 11:10 am on January 3, 2022 was 8.956 m below ground.

Precipitation Data 2021-22

With the absence of a current climate station on Galiano Island, the Mayne Island climate station may be considered representative of the general longer-term (monthly) precipitation patterns on Galiano Island (Government of Canada, 2022a). The most recent (2021-22) precipitation data for the region is available for climate station 1015638 on North Pender Island (Government of Canada, 2022b).

Precipitation in 2021 as observed at climate station 1015638 on North Pender Island was well below normal from February to August as shown in Table 1.

Table 1. Monthly 2021 precipitation data for North Pender climate station (Climate ID.1015638) compared to 1981-2010 normals for Mayne Island.

Month	Precipitation in 2021 (mm)	Monthly Precipitation Normal (mm)	Percent of Normal	Cumulative Percent of Normal
January	134.1	129.9	103.2	103.2
February	63	87.7	71.8	90.6
March	15	75.4	19.9	72.4
April	17.4	55.3	31.5	65.9
May	22.4	44	50.9	64.2
June	23.9	36.9	64.8	64.3
July	0	21.2	0	61.2
August	10.6	23.8	44.5	60.4
September	66.0	28	235.7	70.2
October	91.8	79.9	114.9	76.3
November	252.1	135.4	186.2	97.0
December	93.3	124.5	74.9	93.8
Total:	789.6	842		

Data from Government of Canada (2022a and 2022b).

Heavy rains beginning in September through November resulted in above normal monthly precipitation. Overall precipitation in 2021 of 789.6 mm was 93.8 percent of the annual normal (842 mm) for Mayne Island.

Monitoring Results

Observation Well WID 23229, September 17, 2021 to January 3, 2022

Given the frequent recording interval of 10 minutes chosen for the monitoring project, a large dataset of over 15,560 water level readings was generated for the above period. A separate hydrograph for this period was prepared to process the large data set and precipitation data was subsequently plotted on a separate graph for comparative purposes.

Figure 1 shows the water level below ground in Well WID 23229 from September 17 to January 3, 2022 compared with precipitation data from the North Pender Island climate station (Climate ID.1015638). Water level data shown has been corrected for barometric effects. The raw data for the September 17 to January 3, 2022 monitoring period is provided in Excel[®] spreadsheet titled "Crystal Mtn Obs Well September to Jan2022.csv".

The hydrograph in Figure 1 shows water levels relatively static in September and then rising steadily about 3.7 m through October to late December. Individual rain events do not appear evident in the water level hydrograph. Water levels in the well likely respond to the cumulative effects of the fall rainfall events.

Figure 2 in more detail, shows the water level fluctuations and trend in Observation well WID 23229 from September 30 to October 7, 2021 compared with predicted tidal fluctuations. There is a good visual correlation between the rising water levels and daily tidal fluctuations. The effect of the tidal fluctuation on the water level in the well is only about 5 cm. This relationship in well WID 23229 was reported previously (Kohut, 2015).

Central Well WID 23227, October 7, 2021 to January 3, 2022

Given the frequent recording interval of 10 minutes chosen for the monitoring project, a large dataset of over 12,600 water level readings was generated for the above period. A separate hydrograph for this period was prepared to process the large data set and precipitation data was subsequently plotted on a separate graph for comparative purposes.

Figure 3 shows the water level below ground in Well WID 23227 from October 7, 2021 to January 3, 2022 compared with precipitation data from the North Pender Island climate station (Climate ID.1015638). Water level data shown has been corrected for barometric effects. The raw data for the October 7, 2021 to January 3, 2022 monitoring period is provided in Excel[®] spreadsheet titled "Crystal Mtn Central Well October to Jan2022.csv".

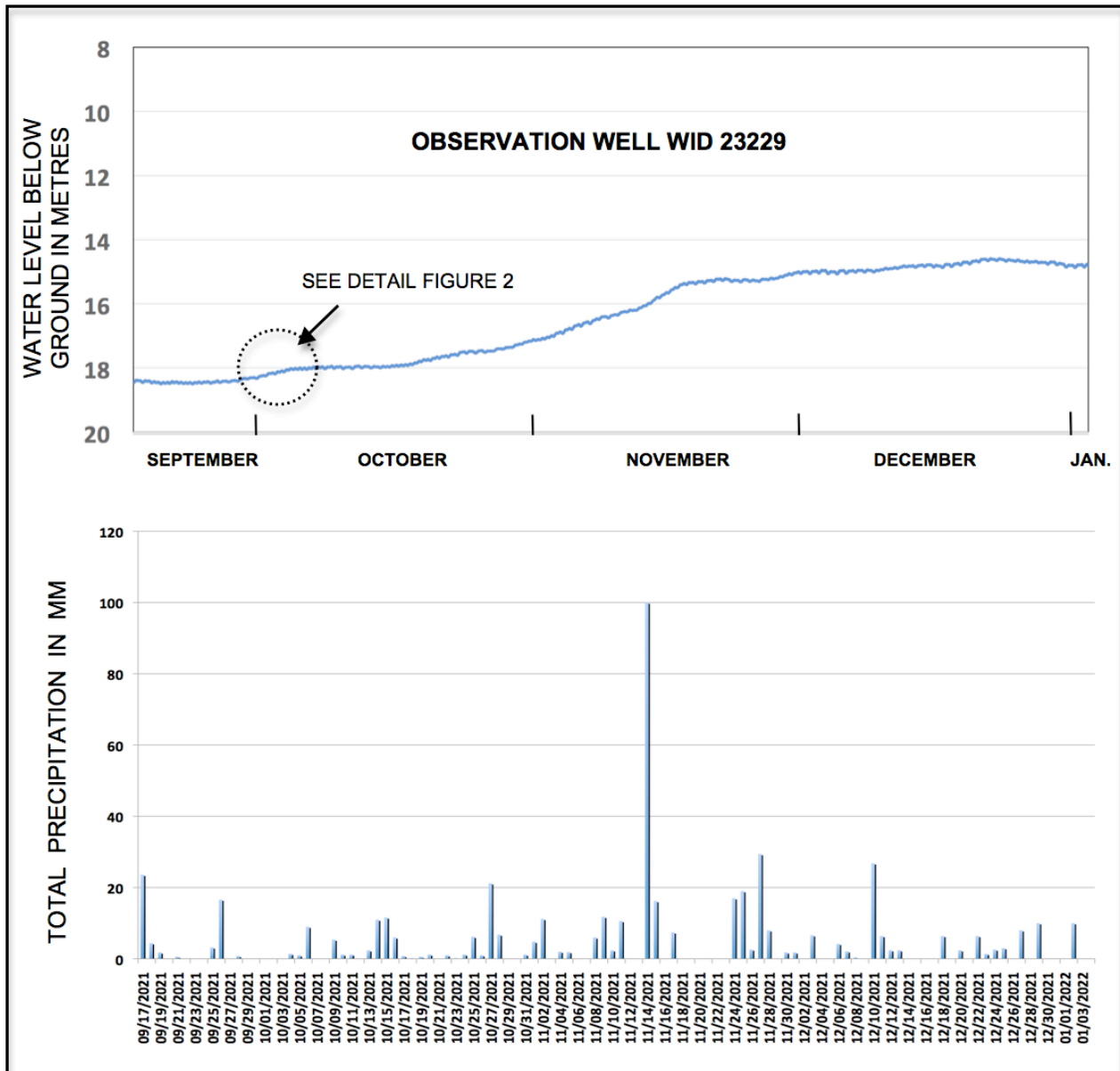


Figure 1. Water level below ground in Observation Well WID 23229 from September 17 to January 3, 2022 compared with precipitation data from North Pender Island climate station (Climate ID.1015638).

The hydrograph in Figure 3 for the Central well shows a very similar long-term trend with the water levels in the Observation well with water levels rising steadily about 3.5 m through October to late December. Individual rain events do not appear evident in the water level hydrograph. Water levels in the well likely respond to the cumulative effects of the fall rainfall events.

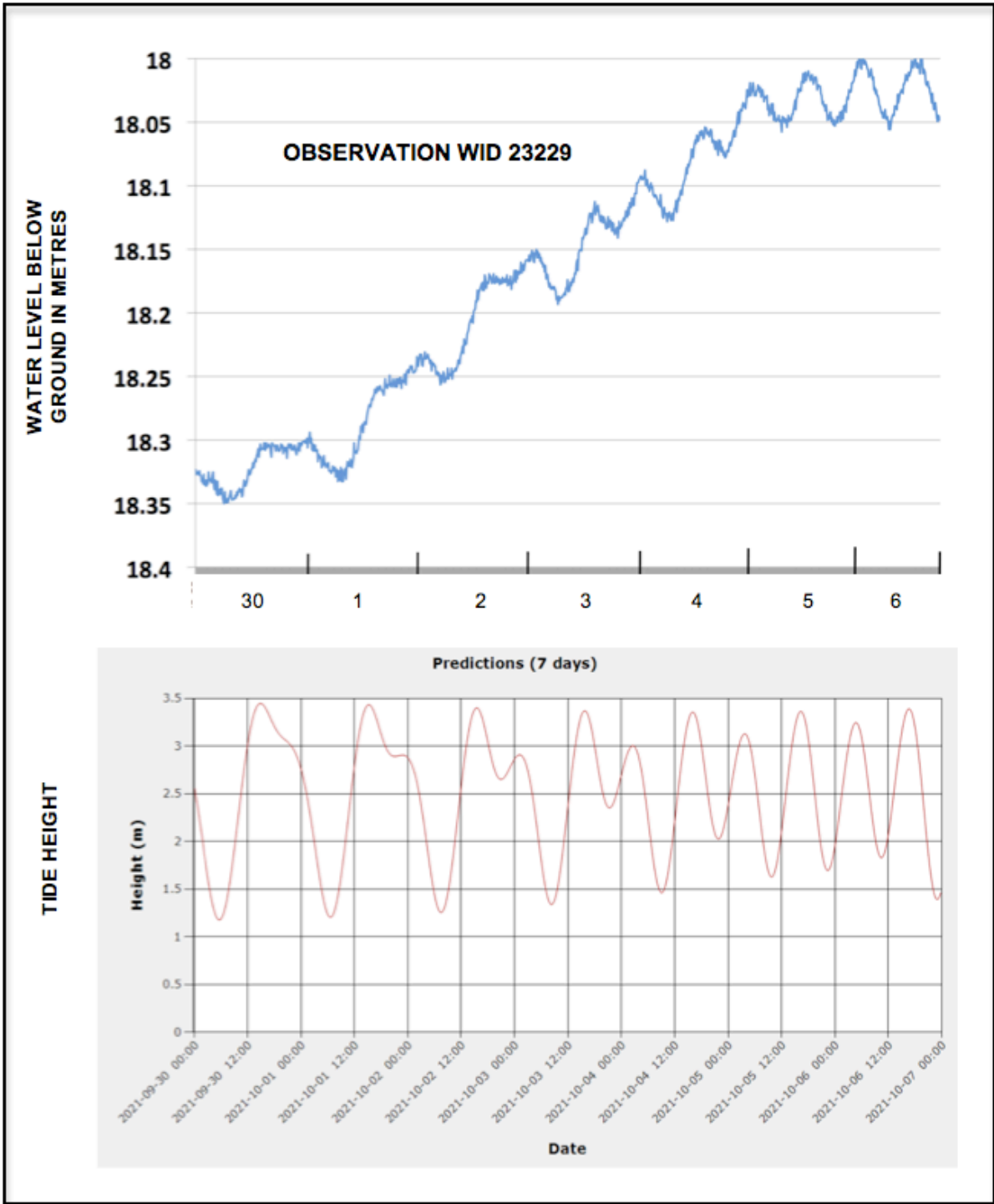


Figure 2. Comparison of water level fluctuations in Observation Well WID 23299 from September 30 to October 7, 2021 with predicted tidal fluctuations at Montague Harbour. Tidal graph adapted from Government of Canada, 2022c.

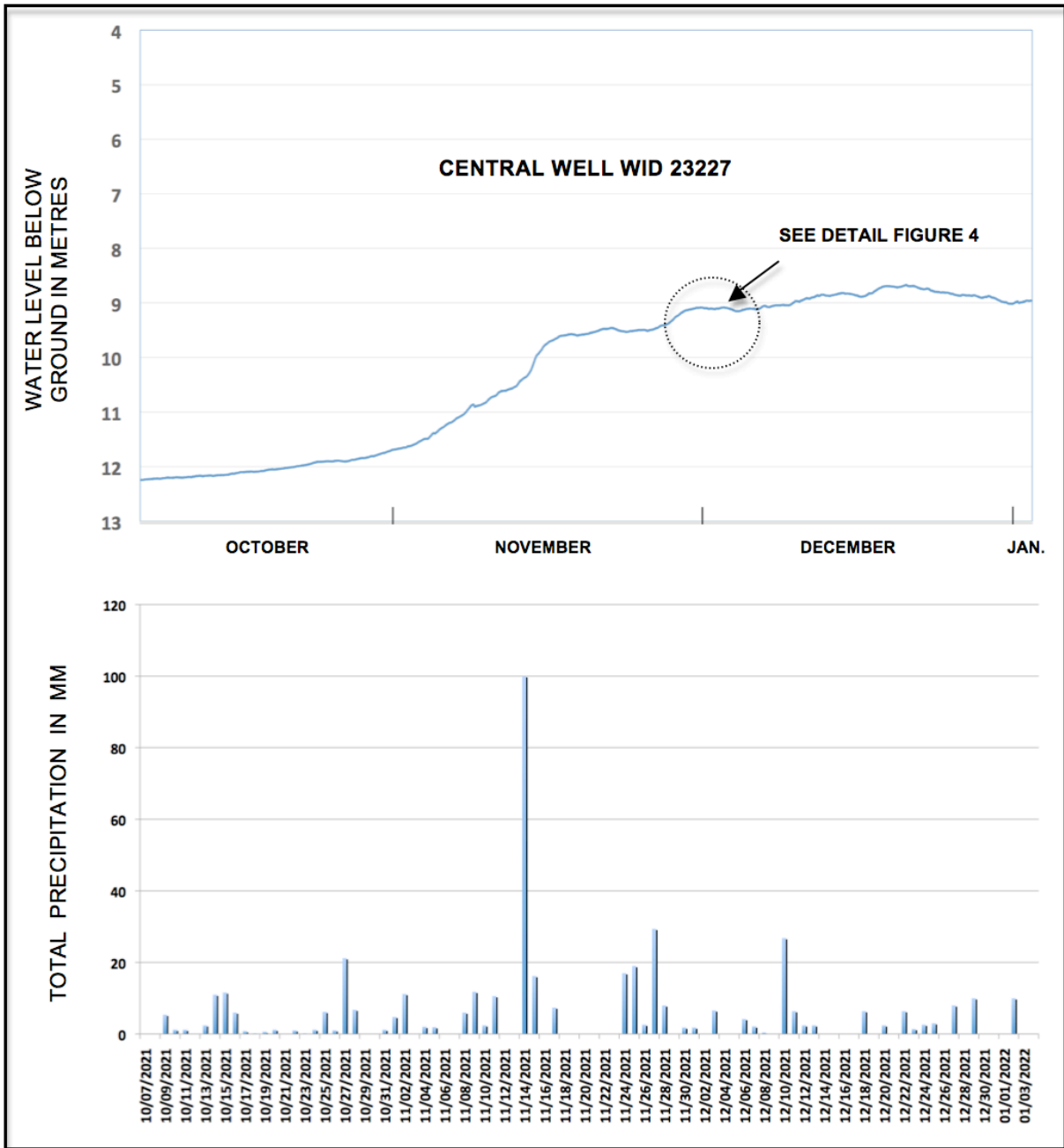


Figure 3. Water level below ground in Central Well WID 23227 from October 7 to January 3, 2022 compared with precipitation data from North Pender Island climate station (Climate ID.1015638).

Figure 4 in more detail, shows the water level fluctuations and trend in the Central well from November 30 to December 7, 2021 compared with predicted tidal fluctuations for the same period. There appears to be some periodic fluctuations ranging from 4 to 8 cm in the water levels although they do not correspond to any tidal influence. The cyclic nature of these fluctuations may reflect minor effects of pumping from neighbouring wells in the region.

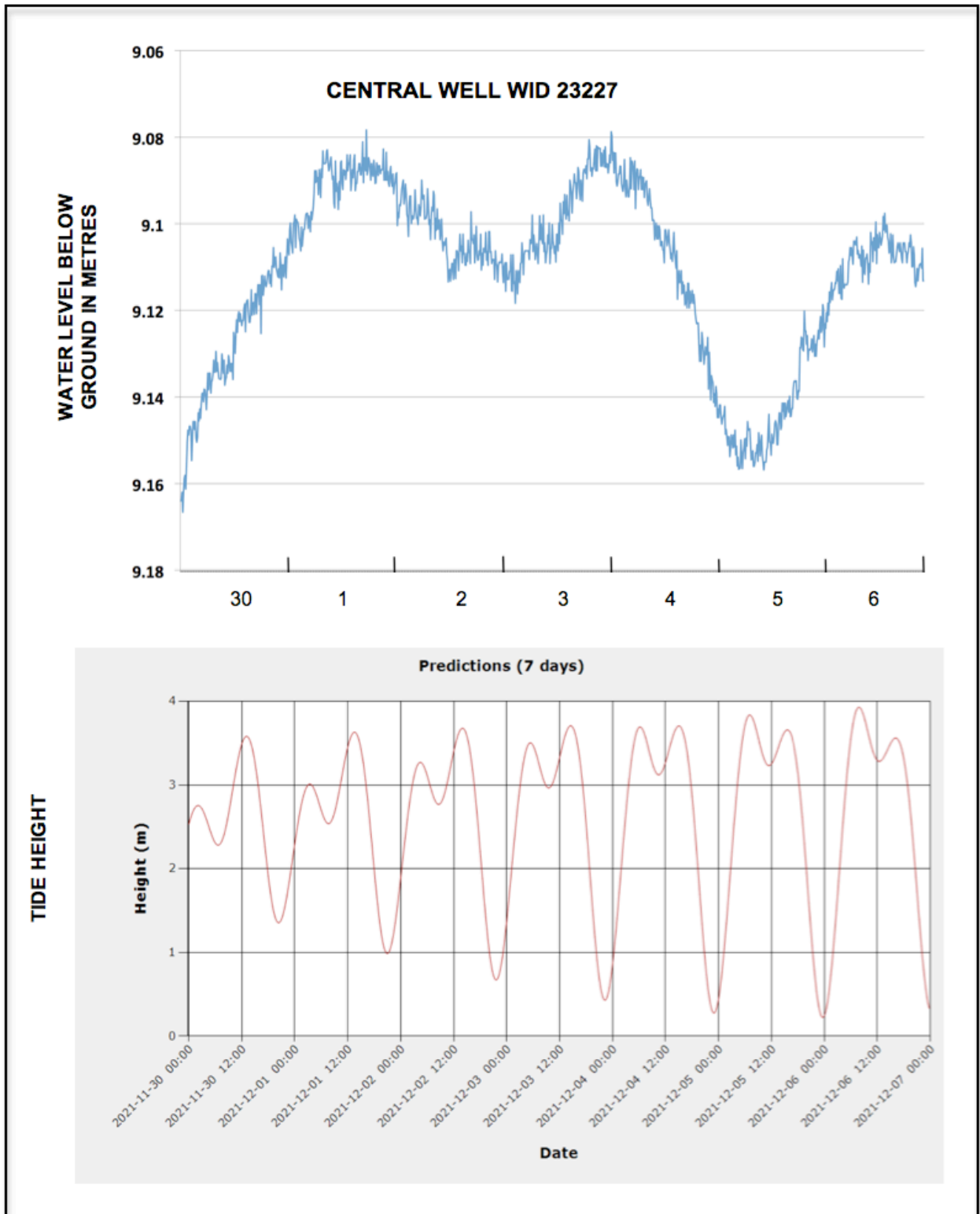


Figure 4. Comparison of water level fluctuations in Central Well WID 23227 from November 30 to December 7, 2021 with predicted tidal fluctuations at Montague Harbour. Tidal graph adapted from Government of Canada, 2022c.

The overall, non-pumping behaviour of the water level in Observation Well WID 23229 and the Central Well WID 23227 during the September 2021 to January 2022 monitoring period is consistent with previous monitoring observed at this site (Kohut, 2015). The monitoring results obtained above are also consistent with the observations, assumptions and results reported on the pumping test carried out on the Central Well WID 23227 in 2015 (Kohut, 2015).

Conclusions

Based on the water level monitoring conducted on Observation Well WID 23229 and the Central Well WID 23227 between September 2021 and January 3, 2022, the following conclusions can be made:

1. Water levels in both wells behaved in a similar fashion rising approximately 3.5 m during the monitoring period in response to the cumulative effects of fall and early winter rains. Individual precipitation events do not appear evident in the water level hydrographs.
2. Water levels in Observation Well WID 23229 showed periodic tidal effects of about 5 cm.
3. On close examination, water levels in the Central Well WID 23227 showed periodic variations with fluctuations ranging from 4 to 8 cm. These did not correspond to any tidal influence. The cyclic nature of these fluctuations may reflect minor effects of pumping from neighbouring wells in the region.
4. The monitoring results obtained are consistent with the observations, assumptions and results reported on the pumping test carried out on the Central Well WID 23227 in 2015.

Respectfully submitted:

A.P. Kohut
Jan 20/22

A circular professional seal for Alan P. Kohut, a Professional Engineer in the Province of British Columbia. The seal contains the text: "PROFESSIONAL PROVINCE OF A. P. KOHUT #10194 BRITISH COLUMBIA ENGINEER".

Alan P. Kohut, PEng
Senior Hydrogeologist

Hy-Geo Consulting
Permit to Practice Number: 1001034

References

Government of Canada. 2022a. *Canadian Climate Normals*. 1981-2010 Climate Normals & Averages. Internet website http://climate.weather.gc.ca/climate_normals/index_e.html

Government of Canada. 2022b. *Historical Climate Data*. Internet website <http://climate.weather.gc.ca/>

Government of Canada. 2022c. *7 Days Tidal Predictions*. Fisheries and Oceans Canada. Internet website <https://www.tides.gc.ca/eng/station?type=0&date=2021%2F07%2F29&sid=7420&tz=PST&pres=0>

Kohut, A.P. 2015. *Groundwater Assessment Report For Crystal Mountain Retreat Centre, Galiano Island*. Report prepared of Crystal Mountain Society. Hy-Geo Consulting, Victoria, British Columbia.



Islands Trust

POLICY STATEMENT DIRECTIVES ONLY CHECK LIST

Bylaw and File No: 278 (LUB)
SA-6500-20 LUB Technical Amendments
LTC Endorsement:

PURPOSE

To provide staff with the Directives Only Checklist to highlight issues addressed in staff reports and as a means to ensure Local Trust Committee address certain matters in their official community plans and regulatory bylaws and Island Municipalities address certain matters in their official community plans and to reference any relevant sections of the Policy Statement.

POLICY STATEMENT

The Policy Statement is comprised of several parts. Parts I and II outline the purpose, the Islands Trust object, and Council's guiding principles. Parts III, IV and V contain the goals and policies relevant to ecosystem preservation and protection, stewardship of resources and sustainable communities.

There are three different kinds of policies within the Policy Statement as follows:

- Commitments of Trust Council which are statements about Council's position or philosophy on various matters;
- Recommendations of Council to other government agencies, non-government organizations, property owners, residents and visitors; and
- Directive Policies which direct Local Trust Committees and Island Municipalities to address certain matters.

DIRECTIVES ONLY CHECK LIST

The Policy Statement Directives Only Checklist is based on the directive policies from the Policy Statement (Consolidated April 2003) which require Local Trust Committees to address certain matters in their official community plans and regulatory bylaws and Island Municipalities to address certain a matters in their official community plans in a way that implements the policy of Trust Council.

Staff will use the Policy Statement Checklist (Directives Only) to review Local Trust Committee and Island Municipality bylaw amendment applications and proposals to ensure consistency with the Policy Statement. Staff will add the appropriate symbol to the table as follows:

- ✓ if the bylaw is **consistent** with the policy from the Policy Statement, or
- ✘ if the bylaw is **inconsistent (contrary or at variance)** with a policy from the Policy Statement, or
- N/A** if the policy is not applicable.

Part III Policies for Ecosystem Preservation and Protection

CONSISTENT	NO.	DIRECTIVE POLICY
	3.1	Ecosystems
✓	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.
✓	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.
✓	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.
	3.2	Forest Ecosystems
✓	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.
	3.3	Freshwater and Wetland Ecosystems and Riparian Zones
✓	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.
	3.4	Coastal and Marine Ecosystems
N/A	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.
N/A	3.4.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.

PART IV: Policies for the Stewardship of Resources

CONSISTENT	NO.	DIRECTIVE POLICY
	4.1	Agricultural Land
N/A	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.
N/A	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.
N/A	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 affects on agricultural land.

CONSISTENT	NO.	DIRECTIVE POLICY
N/A	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
N/A	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.
N/A	4.1.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.
	4.2	Forests
✓	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.
✓	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.
N/A	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.
	4.3	Wildlife and Vegetation
	4.4	Freshwater Resources
✓	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.
✓	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
	4.5	Coastal Areas and Marine Shorelands
N/A	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.
N/A	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.
N/A	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.
N/A	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.
	4.6	Soils and Other Resources
N/A	4.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of productive soils.

PART V: Policies for Sustainable Communities

CONSISTENT	NO.	DIRECTIVE POLICY
	5.1	Aesthetic Qualities
✓	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.
	5.2	Growth and Development
✓	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.
✓	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.
✓	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.
✓	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.
	5.3	Transportation and Utilities
N/A	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.
✓	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.
N/A	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.
N/A	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.
	5.4	Disposal of Waste
N/A	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.

CONSISTENT	NO.	DIRECTIVE POLICY
	5.5	Recreation
N/A	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.

N/A	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.
N/A	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.
N/A	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.
N/A	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.
	5.6	Cultural and Natural Heritage
N/A	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.
N/A	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.
	5.7	Economic Opportunities
✓	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.
	5.8	Health and Well-being
✓	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.

POLICY STATEMENT COMPLIANCE	
✓	COMPLIANCE WITH TRUST POLICY
	NOT IN COMPLIANCE WITH TRUST POLICY for the following reasons: