



**Sallas Forest Strata
Annual General Meeting
May 28, 2016**

SALLAS FOREST STRATA COMMUNITY PLANNING DOCUMENT

A Short History and Introduction to the Community Planning Document

In 2008, Sidney Island strata council conducted a survey of owners with the purpose of creating a vision statement that was the first step in the development of a community plan. As well, in that survey, we asked you to identify actions/ acquisitions/ projects etc. that you thought were important to the enhancement of the Sidney Island community, in both the short and longer term. For a number of reasons, this process, although instructive to council, did not evolve into any specific and shared plan for the future.

In 2014, as there had been a significant change in the island community, we asked you to review the proposed vision statement, to provide comments, and to give us feedback on the various ideas for SI, proposed in 2008. Although fewer owners completed the 2014 survey, the responses were informative and identified both the strong commonalities in priorities and, predictably, some differences.

With information from the two surveys and wide ranging discussions among owners on the content, Strata Council has been able to move along in the planning process to produce this document that includes a vision, values statements, plus priorities and goals for the next five years.

We did not use the typical strategic planning process to produce this document as time and convenient access to members of our community for discussions made that process prohibitive. Members of council have been involved in the document development and there is little in the document that has not been included in our council and committee discussions and/or has been identified in the surveys or is in process.

The main purposes of this Community Planning Document are to:

- i. Establish a planning framework for each strata council to consult after election at the annual general meeting.
- ii. Enhance communications with owners and to keep them informed of priorities and goals of each council and their progress towards these goals.
- iii. Guide strata council decisions with a document that has been endorsed by owners.
- iv. Improve the transparency of council decisions
- v. Provide a flexible plan that will enhance effective strata council operations

PLEASE NOTE-APPROVAL OF THE PLAN DOES NOT INDICATE APPROVAL FOR A FINANCIAL COMMITMENT TO ACHIEVE THE GOALS. OWNERS WILL BE CONSULTED AND APPROVAL FOR ANY FINANCIAL COMMITMENT TO ACHIEVE ANY GOAL WILL BE SOUGHT, AS IS OUR USUAL PRACTICE.

The Sallas Forest Strata (SFS) Community Planning Document

Note: Certain words, phrases, and statements are hyperlinked to a [Q and A document](#) that follows the planning document. Using the hyperlinks may answer your questions about what is intended or to provide clarification of terms.

The Community Planning Document has four sections:

- The vision for SFS sets the overall direction of the plan for our community
- Values statements describe the general principles that will inform our actions leading to the vision for SFS,
- Priorities describe the areas of action that we agree on for SFS and, in this document, the priorities are applicable to a 5-year timeframe, 2016-2021.
- Aligned goals are specific actions for the 5-year timeframe and are grouped under the related priority.

Part 1

[The Vision](#) for Sallas Forest: A Strata Island Community

Sallas Forest Strata on Sidney Island is the most desirable and sustainable residential and recreational property in the Gulf Islands of British Columbia.

Part 2 [Values Statements for Sallas Forest Strata](#)

- We value a [healthy natural environment](#) for the enjoyment of current and future members of the SFS community and are guided in its recovery and preservation by our commitment to [sustainable practices](#).
- We value the development of a well-planned, environmentally sensitive, safe, and secure [built environment](#) for residential and recreational use and are guided in this development by [sustainable practices](#).

- We value a community with a strong social network that is inclusive of all owners and respects the diversity of motivations for being an owner
- We value the safety and security of our community and our island environment
- We value [the history of our island](#).
- We value a collaborative, responsive, and efficient governance structure that respects community views, encourages active participation of owners, and functions in a fiscally responsible manner.
- We value owners' rights to privacy and autonomy on their property, consistent with the legal structure of a bare land strata in British Columbia and other measures including our own bylaws.

Part 3 Priorities

Please note that, in this document, priorities have equal weight. It will be the decision of each incoming council to determine the priorities that will be prominent in their plan for their year of governance.

Suggested Priorities for the Period 2016-2021

- Continued recovery, and preservation of the natural environment, in particular, of forests, ponds, and plant life, for the enhanced enjoyment of the island by owners
- Sustainable development of island infrastructure and procedures to support enjoyable, safe, and secure residential and recreational use of our island
- Development of our community's social, recreational and volunteer opportunities and networks.
- Development of strata council processes that improves the transparency of decision-making procedures and communications of such procedures and outcomes of decision-making

Part 4 Aligned Goals

Please note that, in this document, the goals are weighted equally. Each incoming council will decide, based on their chosen priorities and the time and/or resources available, the goals that they hope to achieve during their governance year.

Goals are grouped under the priority statement with which they are aligned.

Aligned Goals for the Five-Year Period 2016 -2021

Priority Statement: Continued recovery and preservation of the natural environment, in particular, of forests, ponds, and plant life.

Aligned Goals:

- Manage fallow deer herd numbers, through hunting (recreational and professional) and collection/cull, as required, to facilitate the recovery of the natural environment.
- Provide programs and/or information to advance knowledge of, and engagement in, environmental activities by owners to promote the health and diversity of indigenous plant life.
- Manage the forests towards the recovery of a healthy state, pending approved five-year plan that is currently under development.
- Recover the healthy state of the large ponds for the purposes of:
 - Preservation of bird habitat (Dragonfly)
 - Maintenance of sufficient water for fire suppression (Kingfisher) and orchard irrigation (Dragonfly)
 - Recreation and owner enjoyment (all ponds)
- Build accommodation for contracted personnel who will be necessary to support recovery, maintenance and preservation efforts. This accommodation will also support activities on the island related the development of infrastructure.
- Maintain our heritage orchard and plant additional fruit trees of heritage varieties.

- **Priority Statement:** Sustainable development of island infrastructure and procedures to support enjoyable, safe, and secure residential and recreational use of our island

Aligned Goals:

- Build a rubble breakwater in Miners Bay, allowing for safe access to the island throughout the year
- Expand dock facilities to ensure adequate moorage for owners' boats
- Develop a plan for long-term road maintenance and determine the logistics and costs of such a plan
- If the roads show significant deterioration and owners indicate support for the long term maintenance plan, advance on the plan for repair and long-term maintenance
- Employ sufficient support personnel with the essential skill sets for required island tasks, guided by the outcome of the 2016/2017 analysis of island needs
- Replace strata equipment, as required, guided by the 2015 depreciation report, to ensure continued support of the activities of the island caretaker and contracted personnel and to improve response to accident and/or fire
- Improve beach access for owners
- Enhance fire prevention and fire response processes.
- Expand education and preparation of owners for fire prevention and property fire suppression and for effective responses to fire and medical emergencies
- Expand education opportunities for owners on the history of the island and the impact of that history on our island
- Maintain trails and develop new trails, as required or requested
- Maintain the health of the swimming pond (Kingfisher Pond) and install safety equipment, as required.

Priority Statement: Development of the community's social, recreational and volunteer networks.

Aligned Goals:

- Investigate support for a community hall structure in which owners can meet for social, recreational, educational events and community organization meetings

- Given strong owner support for a community hall structure, advance on an investigation of the affordability and a timeframe to build such a structure
- Establish the position of volunteer coordinator(s) to activate and coordinate volunteer activities on Sidney Island
- Engage in annual recruitment of volunteers for committees and special activities
- Identify and report volunteer contributions
- Prepare quarterly newsletters for owners on island activities

Priority Statement: Development of strata council processes that ensure the transparency of decision-making procedures and communications of such procedures.

Aligned Goals:

- Discuss and document SFS priorities and goals at the annual AGM
- Communication of the annual priorities and goals of Strata Council to owners within one month of the AGM in which the council was elected
- Prepare quarterly report from Strata Council on progress towards annual goals
- Increase the frequency of communication between Strata Council and Strata Committees through reports from committees on the progress towards their annual goals
- Prepare committee budgets supported by committee priorities and goals for the subsequent year and a rationale for both the goals and associated budget

Questions and Answers to Provide Intentions and Clarification on Terms

Q1. What is a vision statement and why do we need it?

A1. A vision statement is the optimal desired future state - the mental picture of what we, as an island bare land strata, want to achieve over time. It provides guidance and inspiration as to what we will focus on achieving in five, ten, or more years.

Q2. What is a values statement?

A2. These are statement of principles that guide decision-making in a community or organization. These statements help us to identify common points of strong agreement. If we subscribe to a common set of values, the community can deal with issues within this framework in a united fashion.

Values statements are useful in guiding the identification of priorities and goals. They are intended to expand the understanding of our vision statement and help us frame our priorities.

Please note that the last two values statements relate to governance and property use and are limited by a legal framework (Strata Property Act of BC) and our own bylaws. The intention of including these statements is to reflect our community's values in our approach to these important parts of the property act.

Q3. Why is the island environment addressed so strongly in the values?

A3. Without a 'healthy' island environment, further development of the built environment (infrastructure) and of the community would be compromised. The environmental aesthetics that attract owners could be diminished. Water for fire suppression would become in short supply and recreational activities, reduced. The island's environmental health is critical to our enjoyment of the island.

Q4. What is a built environment?

A4. The term built environment is used when referring to those surroundings created for humans, by humans, and to be used for human activity. On our island, this would include such things as roads, trails, docks, airplane runway, fencing, and supplementary buildings.

Q5. Why is there such an emphasis on environmental sustainability and sustainable practices in the environment and development?

A5. Sustainability has been defined as "a condition of balance, resilience, and interconnectedness that allows (a community) to satisfy its needs while neither exceeding the capacity of its supporting ecosystems to continue to regenerate the services necessary to meet those needs nor by our actions diminishing biological diversity."

So, in stating this in our vision, we are committed to ensuring that the island is not only for us but for future owners, as well.

Q6. What is the history of Sidney Island?

A6. Before there was a Sallas Forest Strata, this island was home to many people of various heritages. We hope that owners will be interested in becoming aware of these previous inhabitants and what their relationships were to this island.

There is a history of human habitation on the island that is over 1500 years old. Prior to the mid-1800s First Nations used Sidney Island regularly as a site for crabbing, shellfish harvest, and fishing. The middens in the banks on the south and southwest sides of the island, for example, are evidence of FN activity on the island.

In more recent time (late 1800s and early 1900s), a family from Britain made their home on the island and created many of the 'built' spaces, such as the orchard, open fields used for the growing of crops and fencing of large spaces for pasturing of sheep, that we can readily identify as we walk through the middle of the island.

Even more recently (middle 1900's), the Tod and Wilson families of Victoria enjoyed our island for various recreational purposes. The ponds, airstrip, some meadows and even the peacocks are result of the activities of these more recent owners.

This is a very cursory overview of the history of our island and does not reflect the richness of this history. It is included to give you just a general sense of why we think this history deserves inclusion in our vision.

This statement in our vision suggests that as owners we are interested in that history and that we may consider the island history in our decision-making about the island.

Q7. Does everything we do on the island have to conform to these values? What about cutting down trees to dig out gravel, as an example? We are doing that now and for good financial reasons.

A7. Both the vision and the values statements have been developed for guidance to Strata Council and owners. They will help us to reflect on the processes and activities that we undertake on the island. For example, we might want to consider how much gravel we need to extract for island use and what are other more environmentally sensitive ways we can get gravel for building and the roads. There is always a balance between our vision and values, including our need to be fiscally responsible, and our need to respond to issues in a timely manner (among other pressures).

Q8. Where did these priorities come from? Who had input?

A8. Two major surveys of owners, soliciting their views on a vision and priorities for the island, were conducted in 2008 and again in 2014. The majority of owners responded in the first survey but fewer responses in 2014. None-the-less, the responses on priorities in 2014 reinforced the priorities stated in 2008 As well, information from other sources (input from owners at the AGM's, Strata council discussions, and committee input) is reflected in the priorities identified in this document.

Q9. Are we limited to activities that are consistent with these priorities?

A9. The priorities are in place to help in communications to owners, accountability of the strata council activities to owners, and as a planning tool for strata council. However, unexpected demands or opportunities will arise to which we must or could respond. The vision of the island and the values statements are paramount in determining how and if we respond to these unanticipated demands or opportunities.

Q10. How do you define ‘aligned goals’ and how were they developed?

A10. Goals are specific statements of what we hope to do in the next five years in order to advance towards the vision for Sidney Island. These goals were chosen as a consequence of, and in alignment with the expressed priorities and will be enacted in a manner that considers our vision and values statements. Therefore, they are referred to as aligned goals.

Specifically, they were developed from input from owners through the surveys, Strata Council, and standing and project committees.