



## Executive Committee Electronic Meeting

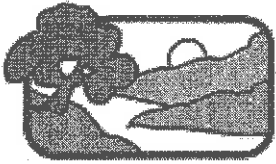
GotoMeeting: <https://global.gotomeeting.com/meeting/join/751407749>

Call in: (647) 497-9371 Access Code: 751-407-749

Date: May 20, 2014  
Time: 8:45 am  
Location: Islands Trust Victoria Boardroom  
200-1627 Fort Street, Victoria, BC

---

	Pages
1. CALL TO ORDER	
2. APPROVAL OF AGENDA	
2.1 Introduction of New Items	
2.2 Approval of Agenda	
3. BUSINESS	
3.1 Gambier Island Local Trust Committee Bylaw No. 125 - Decision	1 - 15
3.2 Draft Agenda for Minister Oakes Meeting Request - Decision	16 - 18
4. NEXT MEETING	
4.1 Tuesday, June 3, 2014, 9:00 am	
5. ADJOURNMENT	



Islands Trust

# Local Trust Committee Bylaws Submission for Executive Committee Approval

Local Trust Committee: Gambier Island Local Trust Committee

Bylaw No: GM-125

Bylaw Type: Land Use Bylaw

Date of resolution referring bylaw to Executive Committee: Apr-10-2014

Bylaw Submission Checklist attached

Policy Statement Checklist attached\*

\* not required for administrative bylaws

Summary of Bylaw Intent Attached

**Received by Islands Trust Secretary:**

Signature: Carmen Shiel  
Secretary

Date: May 13/14

Deadline for Executive Committee decision (one month after receipt by Secretary, as determined pursuant to the *Interpretation Act*):

June 14/14

Date bylaw will appear on Executive Committee agenda:

June 3/14

- a month means "a period calculated from a day in one month to a day numerically corresponding to that day in the following month, less one day;"
- In the calculation of time expressed as clear days, weeks, months or years, or as "at least" or "not less than" a number of days, weeks, months or years, the first and last days must be excluded."

**Distribution:** Executive Committee

Director, LPS

Local Trust Committee:

Planner:

Planning Clerk:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



Islands Trust

---

## Bylaw Submission Briefing Note

Date: April 11, 2014  
To: Executive Committee  
From: Marnie Eggen, Planner 1

**Re: Rezoning application for the marine water adjacent to the Burrard Yacht Club, Gambier Island**

---

The Gambier Island Local Trust Committee submits for your approval the proposed rezoning application for the marine water adjacent to the Burrard Yacht Club, Gambier Island. The purpose of this briefing note is to provide the Executive Committee with a summary of the proposed land use bylaw amendment.

### **Purpose:**

---

The purpose of proposed Bylaw No. 125 is to amend the Gambier Island Land Use Bylaw to re-zone a 0.40 hectare water area adjacent to the upland subject property from 'Marine Park and Recreation (P3)' to 'Yacht Club Outstation (YCO(c))' to allow for the sole use of floating breakwaters and to regulate the extent of the breakwaters through zoning provisions. A re-zoning is required as the current marine zoning does not permit floating breakwaters for yacht club outstation purposes. No OCP amendments are required.

### **Background:**

---

The proposed Bylaw Amendment was triggered by a rezoning application received in the spring of 2013. The resolution directing staff to prepare a draft bylaw to amend the Gambier Island Land Use Bylaw No. 86, 2004 was passed on July 11, 2013.

### **Issues Relating To Provincial Interest:**

---

None. No responses from provincial agencies were received. Assume interests are unaffected.

**Issues Relating To Community Interest:**

---

None. No public submissions have been received.

**Issues Relating To Enforcement:**

---

None.

**Issues Relating To First Nation Interest:**

---

In response to the bylaw referral, the Squamish First Nation expressed concerns about the archaeological and environmental impacts of the breakwater use in this particular location and requested further information from the applicant. Subsequent to Squamish First Nation receiving further information from the applicant, the First Nation had no further concerns about the proposal.

**Recommendations:**

---

THAT the Islands Trust Executive Committee approve proposed Bylaw No. 125 cited as “Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 2, 2013.”



Islands Trust

**Bylaw: GM-125**

---

Trust Area: Gambier Island Local Trust Committee

Type: Land Use Bylaw

Bylaw No: GM-125

Application No: GM-RZ-2013.1

Trust Initiated: No

**Proofread By:**

---

Clerk: Yes

Technical Staff: No

Planner: No

---

First Reading Date: Sep-26-2014

Bylaw Sent to Referrals: Yes

Date Proposed Bylaw to Web: 09/26/2013

**Resolutions:**

---

Resolution Waiving Public Hearing: No

Resolution Authorizing Public Hearing: No

Resolution to Proceed No Further Date:

**Secretary Signature Block:**

---

Secretary's Signature: Lisa Webster-Gibson

Date: 03/28/2014

File complete and ready for Public review: Yes

## Referrals

---

Agency	Sent	Received
Bowen Island Municipality Box 279 : Lalonde , Kathy Comments: Interests Unaffected by Bylaw.	Oct-08-2013	Oct-21-2013
Department of Fisheries and Oceans Fisheries & Oceans Canada : Magnan, Alain Comments:	Oct-08-2013	
Department of Fisheries and Oceans Small Craft Harbours Branch : Madam, Sir/ Comments:	Oct-08-2013	
Ministry of Environment Garibaldi/Sunshine Coast District : Aikman, Jennie Comments:	Oct-08-2013	
Ministry of Environment Planning and Assessment : Nap, Nancy Comments:	Oct-08-2013	
Squamish Nation PO Box 86131 : Wilcox, Lisa Comments: Further to discussion, Squamish Nation has no further concerns. See variety of correspondence.	Oct-08-2013	Feb-03-2014
Islands Trust Fund 200, 1627 Fort Street : Eliason, Jennifer Comments: No link to Trust Fund Board interests.	Oct-08-2013	Oct-10-2013
Islands Trust, Bylaw Enforcement 200 - 1627 Fort Street : Drew, Miles Comments:	Oct-08-2013	
Tsleil-Waututh Nation 3075 Takaya Drive : Coordinator, Referrals Comments:	Oct-08-2013	

## Public Hearings:

---

Location: Gleneagles Community Centre

Proofread By: Lisa Webster-Gibson

---

Legal Paper: Coast Reporter

First Publish Date: 03/28/2014

Second Publish Date: 04/04/2014

Alternate Paper:

First Publish Date:

Second Publish Date:

Mailout Date: 03/28/2014

Deliver Notices:

Date Public Hearing Held: 04/10/2014

Second Reading Date: Apr-10-2014

Third Reading Date: Apr-10-2014

## Executive Committee

---

### Policy Checklist

---

**Checklist Key:**

- Consistent      The bylaw is consistent with the Islands Trust Policy Manual Chapter 2, Section 4, Subsection iv
- Contrary        The bylaw is inconsistent (contrary or at variance) with the Islands Trust Policy Manual Chapter 2, Section 4, Subsection iv
- Not-Applicable    The policy is not applicable with the Islands Trust Policy Manual Chapter 2, Section 4, Subsection iv .

**Executive Committee Legistaltive Role Policy (2.4)**

- Consistent      i            Bylaw is consistent with the object of the Trust
- Consistent      ii           Bylaw is not contrary to or at variance to the Islands Trust Policy Statement
- Consistent      iii          Bylaw does not expose the Islands Trust to unreasonable expense in the administration or enforcement of the bylaw
- Consistent      iv           Bylaw is not enacted without legal authority, including inconsistency with the relevant OCP (based on legal advice)

**Checklist Key:**

- Requires Resources      Staff resources required to assist with administration.
- No Resources Required      No staff resources required.

**The Bylaw has been Examined Against Best Management Practices for Delivery of Local Planning Services as found in Section 5.9 of the Islands Trust Policy Manual**

No Resources Required	B.5	Staff will provide Local Trust Committees (LTC) and Executive Committee with advice regarding proposed Official Community Plan (OCP) amendments that may require additional staff resources for administration or enforcement and will confirm the availability of those resources before bylaw adoption.
No Resources Required	B.10	Staff will provide Local Trust Committees and Executive Committee with advice regarding any proposed Land Use Bylaw (LUB) or other regulatory amendment that may require additional staff resources for administration or enforcement and will confirm the availability of those resources before bylaw adoption.

**Comments:**

---

Completed By: Lisa Webster-Gibson

All administrative procedure bylaws are considered to be in compliance with the policy statement and the object of the Islands Trust.

**Status:**

---

**Date Resolution Referred to Executive Committee:** Apr-10-2014

**Readings:**

**Ministry Adoption**

---

Sent to Minister Date:

Council Appeal Hearing Date:

Minister's Signature on Certificate:

Minister Approval Date: No Minister Approval Date

Adoption Date: No Reading Date

**Certified Copies**

---

Applicant: No

Local Trust Committee: No



Mapping Technician:	No
Planner:	No
Bylaw Enforcement Officer:	No
Regional Planner:	No
Regional District Building Inspector:	No
Highways:	No
Advisory Planning Committee:	No
Legal Counsel:	No
BC Assessment Authority:	No
Health:	No
Other:	No

---

Certified Copies Sent Date:

Amendment Attached to Base Bylaw: No

Bylaw Document Filed Date:

Date Consolidated in Base Bylaw:

Resolution to Proceed No Further Date:

---

Secretary, Islands Trust



Islands Trust

## POLICY STATEMENT DIRECTIVES ONLY CHECK LIST

**Bylaw and File No: GM-RZ-2013.1 (Burrard Yacht Club/Trident Foreshore Lands Ltd., GAMBIER ISLAND)**

### **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
	<b>3.1</b>	<b>Ecosystems</b>
<b>N/A</b>	<b>3.1.3</b>	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.
<b>N/A</b>	<b>3.1.4</b>	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.
✓	<b>3.1.5</b>	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.
	<b>3.2</b>	<b>Forest Ecosystems</b>
<b>N/A</b>	<b>3.2.2</b>	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.
	<b>3.3</b>	<b>Freshwater and Wetland Ecosystems and Riparian Zones</b>
<b>N/A</b>	<b>3.3.2</b>	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.
	<b>3.4</b>	<b>Coastal and Marine Ecosystems</b>
✓	<b>3.4.4</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.
✓	<b>3.4.5</b>	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
	<b>4.1</b>	<b>Agricultural Land</b>
<b>N/A</b>	<b>4.1.4</b>	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.
<b>N/A</b>	<b>4.1.5</b>	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.
<b>N/A</b>	<b>4.1.6</b>	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	<b>Forests</b>
N/A	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.
N/A	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	<b>Wildlife and Vegetation</b>
	4.4	<b>Freshwater Resources</b>
N/A	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.
N/A	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	<b>Coastal Areas and Marine Shorelands</b>
✓	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.
✓	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.
✓	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.
✓	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	<b>Soils and Other Resources</b>
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**

<b>CONSISTENT</b>	<b>NO.</b>	<b>DIRECTIVE POLICY</b>
	<b>5.1</b>	<b>Aesthetic Qualities</b>
✓	<b>5.1.3</b>	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.
	<b>5.2</b>	<b>Growth and Development</b>
✓	<b>5.2.3</b>	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.
✓	<b>5.2.4</b>	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.
✓	<b>5.2.5</b>	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.
<b>N/A</b>	<b>5.2.6</b>	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.
	<b>5.3</b>	<b>Transportation and Utilities</b>
<b>N/A</b>	<b>5.3.4</b>	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.
<b>N/A</b>	<b>5.3.5</b>	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.
<b>N/A</b>	<b>5.3.6</b>	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.
<b>N/A</b>	<b>5.3.7</b>	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.
	<b>5.4</b>	<b>Disposal of Waste</b>
<b>N/A</b>	<b>5.4.4</b>	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
	<b>5.5</b>	<b>Recreation</b>
<b>N/A</b>	<b>5.5.3</b>	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.
✓	<b>5.5.4</b>	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.
✓	<b>5.5.5</b>	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.
✓	<b>5.5.6</b>	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.
<b>N/A</b>	<b>5.5.7</b>	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.
	<b>5.6</b>	<b>Cultural and Natural Heritage</b>
<b>N/A</b>	<b>5.6.2</b>	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.
<b>N/A</b>	<b>5.6.3</b>	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.
	<b>5.7</b>	<b>Economic Opportunities</b>
<b>N/A</b>	<b>5.7.2</b>	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.
	<b>5.8</b>	<b>Health and Well-being</b>
<b>N/A</b>	<b>5.8.6</b>	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.

<b>POLICY STATEMENT COMPLIANCE</b>	
✓	<b>COMPLIANCE WITH TRUST POLICY</b>
	<b>NOT IN COMPLIANCE WITH TRUST POLICY for the following reasons:</b>

**PROPOSED  
 GAMBIER ISLAND LOCAL TRUST COMMITTEE  
 BYLAW No. 125**

\*\*\*\*\*  
**A BYLAW TO AMEND GAMBIER ISLAND LAND USE BYLAW 86, 2004**  
 \*\*\*\*\*

WHEREAS the Gambier Island Local Trust Committee is the Local Trust Committee having jurisdiction on and in respect of the Gambier Island Local Trust Area, pursuant to the *Islands Trust Act*,

AND WHEREAS Section 29 of the *Islands Trust Act* gives the Gambier Island Local Trust Committee the same power and authority of a Regional District under Part 26 except Sections 932 to 937 and 939 of the *Local Government Act*,

AND WHEREAS the Gambier Island Local Trust Committee wishes to amend Land Use Bylaw 86, 2004;

AND WHEREAS the Gambier Island Local Trust Committee has held a Public Hearing;

NOW THEREFORE the Gambier Island Local Trust Committee enacts in open meeting assembled as follows:

- 1. This Bylaw may be cited for all purposes as "Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 2, 2013."
- 2. Gambier Island Land Use Bylaw No. 86, 2004 is amended as follows:

(1) Schedule "A" (Land Use Bylaw Text) is amended by inserting the following text in table 5.20, subsection 5.20 (17):

Site-Specific Zone	Location Description	Site Specific Regulations
YCO(c)	Ekins Point – Burrard Yacht Club (Breakwater)	Despite 5.20 (5) and (13), floating breakwaters are the only permitted structures. The maximum height of a breakwater is 1 metre measured from the surface of the water. The total combined maximum area covered by breakwaters is 1280 square metres.

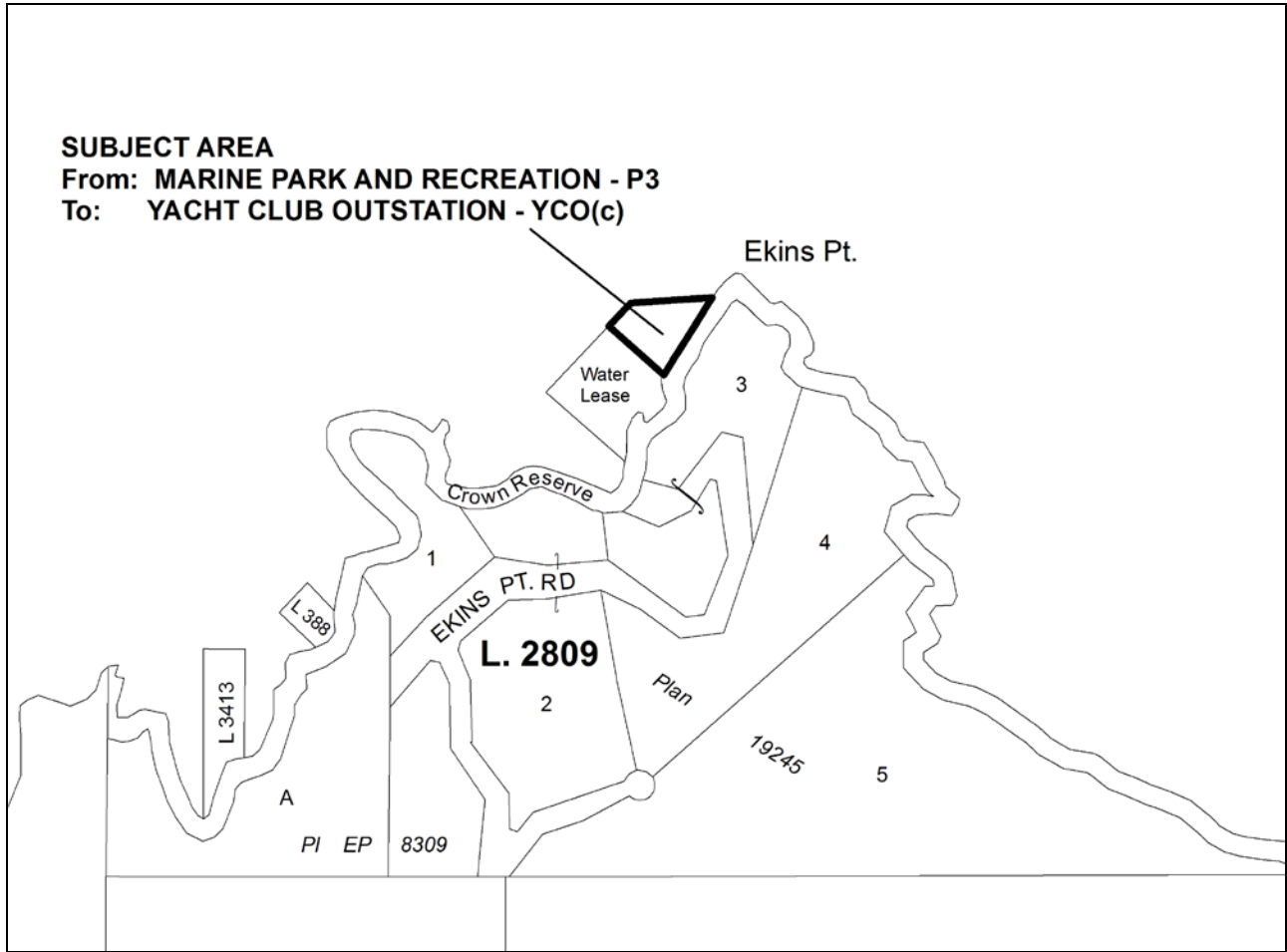
(2) Schedule "B" (Zoning Map) is amended by changing the zoning of the areas indicated on Plan No. 1, attached to and forming part of this Bylaw, from Marine Park and Recreation (P3) zone to Yacht Club Outstation (YCO(c)) zone.

READ A FIRST TIME this    26th                                day of                                September                                , 2013.  
 PUBLIC HEARING HELD this    10th                                day of                                April    , 2014.  
 READ A SECOND TIME this    10th                                day of                                April    , 2014.  
 READ A THIRD TIME this    10th                                day of                                April    , 2014.  
 APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST  
 this    day of    , 2013.  
 ADOPTED this    day of    , 2013.

**PROPOSED**  
**GAMBIER ISLAND LOCAL TRUST COMMITTEE**

**BYLAW No.125**

**PLAN NO. 1**







# Islands Trust

## Meeting of the Islands Trust Executive Committee with the Honourable Coralee Oakes, Minister of Community, Sport and Cultural Development

**Date/Time:** mmm dd, 2014 hh:mm – hh:mm

**Location:** Room #\*\*\*, Parliament Buildings

**Participants:**

Province of British Columbia

Honourable Coralee Oakes, Minister of Community, Sport and Cultural Development

Islands Trust

Sheila Malcolmson, Chair, Islands Trust Council  
David Graham, Vice Chair, Islands Trust Council  
Ken Hancock, Vice Chair, Islands Trust Council  
Peter Luckham, Vice Chair, Islands Trust Council  
Linda Adams, Chief Administrative Officer

### Proposed Agenda

**1. Introductions**

**Purpose:** To introduce the Minister to members of the Islands Trust Executive Committee

**2. Potential for Legislative and Regulatory Changes re Islands Trust Fund Board**

**Purpose:** To discuss the Islands Trust Council's requests regarding potential legislative and regulatory changes regarding the *Islands Trust Act* and *Regulation* and to understand the ministry's time frame and capacity for responding to those requests.

**3. Islands Trust Policy Statement**

**Purpose:** To discuss the background and relevance of the *Islands Trust Policy Statement* regarding current island issues such as changes to ferry services and related suggestions about bridge construction.

# Meeting with Minister Coralee Oakes

Mmm dd, 2014

## Speaking Points

### for Islands Trust Executive Committee

#### 1. Legislative Changes

1. We are also interested in achieving a number of incremental changes to the *Islands Trust Act* that address specific issues as they arise. Our staff have discussed these with ministry staff and would like further information from you as to the potential to move forward with these changes and what timing we might be able to anticipate.

**a. Trust Fund Board Name Change and Corporate Structure (Chair Sheila Malcolmson)**

i. (see separate briefing with speaking notes)

**b. Delegation of administrative planning decisions to staff (Sheila Malcolmson)**

1. This issue has come up during implementation of the *Riparian Areas Regulation*
2. While we can create Development Permit Areas, we don't have the ability to delegate the issuance of permits to staff. This is something that other local governments do to streamline the application process for property owners, while still protecting riparian areas.
3. We would like to request the legislative fix that would enable us to streamline this and similar processes for applicants.
4. The mechanism already exists for municipalities and regional districts, so we are hopeful it could be a relatively straightforward fix.

**c. Size of Islands Trust Executive Committee (Peter Luckham)**

5. We originally requested this change in 2007 and are still interested in it.
6. Decisions regarding the size of our Executive Committee must currently go to Cabinet.
7. We believe the Islands Trust Council can best determine the size of the Executive Committee and should be empowered to make such decisions, which are internal to the workings of the Islands Trust.
8. As an alternative, we would like to request a regulatory change to increase the size of the Executive Committee to five members

#### 2. Islands Trust Policy Statement

1. The Islands Trust Policy Statement is the guiding document of the Islands Trust, originally
  - developed through extensive public communication
  - most recently approved by the minister in 2003
2. It contains many 'advocacy statements' that represent our collective understanding about how to preserve and protect the Islands Trust Area.

3. As the topic of ferries is of great significance to our communities, we would also like to highlight our policy regarding bridges.
- *'Policy 5.3.2 It is Trust Council's policy that no island in the Trust Area should be connected to Vancouver Island, the mainland or another island by a bridge or tunnel, notwithstanding the existing bridge between North and South Pender Islands.'*

*Islands Trust Policy Statement*

- This policy is fundamental to our understanding of the islands we are charged with preserving and protecting.
- *'An important and distinctive aspect of British Columbia would be lost forever if the Gulf Islands were accessed by fixed links rather than ferries. The Gulf Islands are nationally and internationally recognized for their sensitive ecologies and unique lifestyles, and are important to the tourism sector.'*
- *Bridges would negate carefully-prepared community plans, exacerbate existing housing challenges, erode the unique character of island communities (cherished by residents and visitors alike) and create pressures on infrastructure, services and vulnerable island ecologies that have national significance.*
- *These islands are widely loved and valued because they are islands; bridges risk turning them into the outskirts of larger cities.*
- *Bridges perpetuate dependency on cars '*

*Islands Trust Council submission on  
BC Coastal Ferries Consultation and Engagement Process,  
December 2012*

