



**Gambier Island
Local Trust Committee
Public Hearing Record**

**REGARDING PROPOSED BYLAW NO. 148 (GAMBIER ISLAND OFFICIAL COMMUNITY PLAN) CITED AS
“GAMBIER ISLAND OFFICIAL COMMUNITY PLAN, BYLAW NO.73, 2001, AMENDMENT NO. 1, 2018”**

AND

**PROPOSED BYLAW NO. 149 (GAMBIER ISLAND LAND USE BYLAW) CITED AS “GAMBIER ISLAND LAND
USE BYLAW, 2004, AMENDMENT NO. 1, 2018”**

Date: July 25, 2019
Time: 7:30 pm
Location: Gambier Island Community Centre
Andy’s Road, Gambier Island, BC

Members Present: Sue Ellen Fast, Chair
Dan Rogers, Local Trustee
Kate-Louise Stamford, Local Trustee

Staff Present: Sonja Zupanec, Island Planner
Diane Corbett, Recorder

Others Present: Eight (8) members of the public were in attendance.

1. CALL TO ORDER

Chair Fast called the meeting to order at 7:35 pm. She acknowledged that the meeting was being held in the territory of the Coast Salish First Nations, welcomed the public, and introduced Trustees, Staff and Recorder.

2. PROPOSED BYLAW NOS. 148 (OCP) AND 149 (LUB)

Chair Fast read aloud from a prepared statement that explained that the Public Hearing was being convened pursuant to Section 465 of the *Local Government Act* in order to consider:

- Proposed Bylaw 148 cited as “Gambier Island Official Community Plan, Bylaw No.73, 2001, Amendment No. 1, 2018”; and
- Proposed Bylaw 149 cited as “Gambier Island Land Use Bylaw, 2004, Amendment No. 1, 2018”.

Chair Fast outlined the process pertaining to the conduct of the public hearing, and noted that documents received by the Local Trust Committee in consideration of the proposed bylaws were available for review on a table at the side of the room. Written submissions would be received by the Local Trust Committee prior to the close of the hearing; no further submissions to the Local Trust Committee could be received after the close of the hearing.

Chair Fast introduced Island Planner Zupanec to summarize the public hearing notice, key points of the bylaw and referral agency responses.

The Island Planner announced that a copy of the public hearing notice was advertised in two consecutive editions of the **COAST REPORTER** on **July 12, 2019** and **July 19, 2019**. All notification requirements under the *Local Government Act* had been completed.

The purpose of Proposed Bylaw No. 148, if adopted, is to amend the Gambier Island Official Community Plan Bylaw No. 73, 2001 to:

- include language that justifies protection of watercourses and wetlands on Gambier Island that are not classified as fish bearing streams under the provincial Riparian Areas Regulation (RAR);
- address technical issues with the existing Development Permit Area (DPA) No. 3 – Riparian Areas; and
- amend the development approval information section to require a Qualified Environmental Professional (QEP) report when development is proposed adjacent to “non-RAR” watercourses and wetlands.

The purpose of Proposed Bylaw No. 149, if adopted, is to amend the Gambier Island Land Use Bylaw No 86, 2004 DPA 3 – Riparian Areas to:

- include guidelines for development proposed near “non-RAR” watercourses and wetlands;
- include guidelines for subdivision design that are sensitive to riparian areas;
- address technical issues with the existing DPA; and
- require a DPA for a broader range of proposed development types (beyond only residential, commercial, and industrial development).

The Proposed Bylaws were referred to: **5** Provincial Agencies, **1** Municipality, **1** Regional District, **2** Non Agencies, **1** School District and **3** First Nations. The following comments and responses were received by the Local Trust Committee:

- Sunshine Coast Regional District – interests unaffected;
- Ministry of Transportation and Infrastructure – interests unaffected;
- Agricultural Land Commission – reminder that for land within the Agricultural Land Reserve, the *Agricultural Land Commission Act* trumps regulations pertaining to the *Riparian Areas Regulation*; and
- Four (4) pieces of public correspondence were received as of July 24, 2019.

3. PUBLIC COMMENTS

Chair Fast invited members of the public who wished to speak to raise their hand and state their name prior to commenting. She noted she would call three times for speakers before closing the hearing, at which point no further written or oral submissions could be made.

Camilla Barry announced she had no ethical objection to the bylaws, and thought they were necessary. Believed there would be a lot challenges with compliance and enforcement. It is frustrating when government bodies do not follow the same guidelines.

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Joley Switzer reiterated the frustration with enforcement and the hierarchy with jurisdictions. Water is so important with climate change and droughts. This is really important. Frustrated with what trumps what, hierarchical issues.

Chair Fast asked if there were any more speakers.

Mike Stamford applauded this move, noting that finally the amphibians were getting help from the regulations. Finally we are getting some regulations around these highly bio-diverse areas, which are especially important on the islands.

Chair Fast asked if there were any more speakers.

Chair Fast asked again if there were any more speakers.

Chair Fast asked a third time if there were any more speakers.

Hearing none, the Chair closed the Public Hearing and noted that no additional submissions pertaining to the proposed bylaws would be accepted by the Local Trust Committee.

Chair Fast announced that the Local Trust Committee would reconvene in Special Meeting.

4. ADJOURNMENT

By general consent the Public Hearing was adjourned at 7:49 pm.

I CERTIFY THAT THIS IS A FAIR AND ACCURATE SUMMARY OF THE NATURE OF REPRESENTATIONS RESPECTING THE MEETING HELD:

Diane Corbett, Recorder