



Gambier Island Local Trust Committee

Regular Meeting Agenda

Date: May 19, 2016
Time: 10:45 am
Location: Gambier Island Community Centre
Andy's Bay Road, Gambier Island, BC

Pages

1. CALL TO ORDER 10:45 AM - 10:45 AM
"Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."
2. APPROVAL OF AGENDA
3. TOWN HALL AND QUESTIONS
4. COMMUNITY INFORMATION MEETING 11:00 AM - 11:45 AM
Riparian Areas Regulation on Gambier Island - Presentation by Planner Brzozowski
5. PUBLIC HEARING - none
6. MINUTES 11:45 AM - 12:00 PM
 - 6.1 Local Trust Committee Meeting dated March 17, 2016 for adoption 4 - 13
 - 6.2 Section 26 Resolutions-Without-Meeting Report dated May 12, 2016 14 - 14
 - 6.3 Advisory Planning Commission Minutes - none
7. BUSINESS ARISING FROM MINUTES 12:00 PM - 1:00 PM
 - 7.1 Follow-up Action List dated May10, 2016 15 - 16
 - 7.2 Howe Sound Community Forum - discussion
 - 7.3 Community to Community Forum - discussion
 - 7.4 Industrial Applications in Howe Sound
 - 7.4.1 Memorandum dated May 9, 2016 17 - 18
 - 7.5 Trustee Rogers' Report on Salish Sea Conference
8. DELEGATIONS

9. CORRESPONDENCE

(Correspondence received concerning current applications or projects is posted to the LTC webpage)

10. BREAK 1:00 PM - 1:30 PM

11. APPLICATIONS AND REFERRALS

12. LOCAL TRUST COMMITTEE PROJECTS 1:30 PM - 2:15 PM

12.1 Gambier Island Riparian Areas Regulation (RAR)

12.1.1 Staff Report dated April 11, 2016 19 - 37

12.2 Riparian Areas Regulation for Keats, Anvil, Bowyer and Thormanby Islands - verbal update

12.3 Gambier Island Official Community Plan Review - discussion

13. REPORTS 2:15 PM - 2:30 PM

13.1 Work Program Reports

13.1.1 Top Priorities Report dated May 10, 2016 38 - 38

13.1.2 Projects List Report dated May 10, 2016 39 - 39

13.2 Applications Report dated May 10, 2016 40 - 42

13.3 Trustee and Local Expense Report - March, 2016 43 - 43

13.4 Adopted Policies and Standing Resolutions 44 - 44

13.5 Local Trust Committee Webpage

13.6 Chair's Report

13.7 Trustee Reports

13.8 Electoral Area Director's Report

13.9 Trust Fund Board Report

14. NEW BUSINESS 2:30 PM - 3:00 PM

14.1 Letter to Province regarding Halkett Bay Marine Park Expansion - discussion

14.2 Request for Decision - 2015/16 Annual Report - to be distributed

14.3 Changes to 2016 Meeting Schedule - for discussion

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Thursday, July 28, 2016 at 10:45 am
at Keats Camp, Keats Island, BC

16. TOWN HALL

17. CLOSED MEETING - none

18. ADJOURNMENT

3:00 PM - 3:00 PM



Gambier Island Local Trust Committee Minutes of Regular Meeting

Date: March 17, 2016
Location: Gleneagles Community Centre
6262 Marine Drive, West Vancouver, BC

Members Present Susan Morrison, Chair
Dan Rogers, Local Trustee
Kate-Louise Stamford, Local Trustee

Staff Present Aleksandra Brzozowski, Island Planner
Diane Corbett, Recorder

Also Present Members of the Public – 3

1. CALL TO ORDER

Chair Morrison called the meeting to order at 10:44 a.m. She acknowledged that the meeting was being held in the traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 14.7 Letter to the Province regarding expansion of Halkett Bay Marine Park
- 11.3.2 Current Woodlot on Gambier Island

By general consent the agenda was approved as amended.

3. TOWN HALL AND QUESTIONS – none

4. COMMUNITY INFORMATION MEETING – none

5. PUBLIC HEARING – none

6. MINUTES

6.1 Local Trust Committee Meeting Minutes dated January 21, 2016

The following amendments to the minutes were presented for consideration:

- Item 2, bullet 2: insert “at Folger Creek” after “log dump”;
- Item 4.1, last sentence: insert “existing” before “subdivision”.

By general consent, the Local Trust Committee meeting minutes of January 21, 2016 were adopted as amended.

6.2 Local Trust Committee Public Hearing Record dated January 21, 2016

Received.

6.3 Local Trust Committee Special Meeting Minutes dated February 19, 2016

By general consent, the minutes were adopted as presented.

In reference to the recent Development Variance Application for Keats Island, Trustee Rogers discussed issues that had arisen for this construction project regarding recycling of construction and demolished materials.

Staff noted that policies around recycling construction materials could be something to include as an advocacy policy in the Keats Island Official Community Plan (OCP).

6.4 Section 26 Resolutions-Without-Meeting Report dated March 9, 2016

Received.

6.5 Advisory Planning Commission Minutes – none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated March 9, 2016

Received.

7.2 Community-to-Community Forum

Trustees and staff discussed the logistics and agenda for the Community-to-Community Forum with the Squamish Nation scheduled to be held on Gambier Island on March 31, 2016.

Chair Morrison recessed the meeting at 11:07 a.m. and reconvened the meeting at 11:13 a.m.

8. DELEGATIONS – none

9. CORRESPONDENCE

(Correspondence received concerning current applications or projects is posted to the LTC webpage)

Chair Morrison moved item 11.1 to before item 10.1.

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Riparian Areas Regulation

11.1.1 Staff Report dated March 6, 2016

Island Planner Brzozowski gave an overview of the staff report on Implementation of Riparian Areas Regulation in the Gambier Local Trust Area, and responded to questions from trustees.

GM-2016-011

It was MOVED and SECONDED,

THAT the Gambier Island Local Trust Committee Bylaw No. 131, cited as “Gambier Associated Islands Official Community Plan, 2009, Amendment No.1, 2015”, be amended as follows:

- i. Section 2.3 is deleted in its entirety and replaced with the following:
“2.3 SCHEDULE E – DEVELOPMENT PERMIT AREAS is added as shown on Plans 1, 2, and 3, which are attached to and form part of this bylaw.”

CARRIED

GM-2016-012

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request staff to refer Bylaw No. 131, as amended, to the following agencies for comment: *Islands Trust Fund, Islands Trust – Bylaw Enforcement, Ministry of Transportation and Infrastructure, Ministry of Forests, Lands, and Natural Resource Operations – Ecosystems Branch, Agricultural Land Commission, Sunshine Coast Regional District, Bowen Island Municipality, Fisheries and Oceans Canada, Squamish Nation, and Tsleil-Waututh Nation.*

CARRIED

Trustees and staff considered the scheduling of public hearings on the Riparian Areas Regulation (RAR) related bylaws.

Staff will connect a member of the public in attendance, Kurt Shepherd, of Keats Island, present at previous Local Trust Committee (LTC) discussions on RAR, with a contact person at the Ministry of Forests, Lands and Natural Resource Operations (FLNRO).

The first draft of Gambier Island's RAR bylaw will come to the LTC in May.

10. APPLICATIONS AND REFERRALS

10.1 Amendment to Gambier Island Local Trust Committee Development Procedure Bylaw No. 50

10.1.1 Staff Report dated February 12, 2016

Trustees received a staff report describing needed updates to the Gambier Island Local Trust Committee Development Procedure Bylaw No. 50, to accommodate developments in the Trust Area since the bylaw came into effect in 1992.

GM-2016-013

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee Bylaw No. 139, cited as the "Gambier Island Development Procedure Bylaw No. 50, 1992, Amendment No. 1, 2016", be read a first time.

CARRIED

GM-2016-014

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee Bylaw No. 139, cited as the "Gambier Island Development Procedure Bylaw No. 50, 1992, Amendment No. 1, 2016", be read a second time.

CARRIED

GM-2016-015

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee Bylaw No. 139, cited as the "Gambier Island Development Procedure Bylaw No. 50, 1992, Amendment No. 1, 2016", be read a third time.

CARRIED

GM-2016-016

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee Bylaw No. 139, cited as the "Gambier Island Development Procedure Bylaw No. 50, 1992, Amendment No. 1, 2016", be forwarded to the secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

Chair Morrison recessed the meeting at 11:57 a.m. and reconvened the meeting at 12:16 p.m.

11. LOCAL TRUST COMMITTEE PROJECTS

(11.1 Riparian Areas Regulation was discussed before 10.1.)

11.2 Gambier Island Official Community Plan Review

11.2.1 Memorandum dated March 8, 2016

Island Planner Brzozowski gave an update on the Gambier Island Official Community Plan Review. Staff requested direction from trustees regarding potential participation with the Coastal Douglas-fir Conservation Strategy, and feedback on OCP Review project scheduling.

Discussion ensued. Topics included:

- Engagement phase for the Gambier Island OCP review
- Possibility of collaboration with the SCRD Parks department
- SCRD Parks community survey on parks and trails in the southwest peninsula of Gambier and potential stakeholder meeting
- Meeting with Squamish Nation
- Timing of events and availability of information
- Public survey for Gambier Island OCP engagement phase
- Establishing a Gambier Island Advisory Planning Commission (APC)

GM-2016-017

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee begin the process of developing an Advisory Planning Commission for the purpose of reviewing specific aspects of the Gambier Island Official Community Plan review.

CARRIED

GM-2016-018

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request staff to prepare a letter for the signature of the Chair advising the Coastal Douglas-fir Conservation Strategy Steering Committee that the Local Trust Committee will not provide any funding to the test case, but can provide letters of support for additional grant funding.

CARRIED

11.3 Response to Howe Sound Industrial Applications

11.3.1 Memorandum dated March 8, 2016

Received.

11.3.2 Proposed Woodlot Plan renewal on Gambier Island

There was comment from the public and subsequent discussion of what is happening regarding the current woodlot plan renewal on Gambier Island, and the uses noted in the Wilderness Conservation zoning.

12. CLOSED MEETING

12.1 Motion to Close the Meeting

That the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1)(d) and s.90(1)(f) for the purpose of considering Adoption of In-Camera Meeting Minutes dated January 21, 2016 and Discussion regarding Bylaw Enforcement and that the recorder and staff attend the meeting.

By general consent, the Local Trust Committee moved to *in camera* at 1:03 p.m.

12.2 Recall to Order

By general consent, the Local Trust Committee reconvened in open meeting at 1:15 p.m.

12.3 Rise and Report

Chair Morrison stated that the minutes of the January 21, 2016 Closed Meeting were adopted.

13. REPORTS

13.1 Work Program Reports

13.1.1 Top Priorities Report dated March 9, 2016

Received.

13.1.2 Projects List Report dated March 9, 2016

Received.

GM-2016-019

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee add to the Projects List:
that the Local Trust Committee review the Madrone reports and consider
addressing other sensitive ecosystems on the islands identified in reports.

CARRIED

GM-2016-020

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee amend the Projects List
by deleting the term "OCP" in the second to last project.

CARRIED

GM-2016-021

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee remove number 2 from
the Projects List.

CARRIED

13.2 Applications Report dated March 9, 2016

Received.

13.3 Trustee and Local Expense Report dated February, 2016

Received.

13.4 Adopted Policies and Standing Resolutions

Received.

13.5 Local Trust Committee Webpage

The following items will be added to the Local Trust Committee webpage:

- Madrone report
- Memo on Response to Howe Sound Industrial Applications
- Trustee reports

13.6 Chair's Report

Chair Morrison gave the following updates:

- Preparation for Trust Council, including:
 - Budget;
 - Executive Committee request for a foreshore/marine advisor/First Nations specialist;
 - First Nations workshop;
 - Review of Trust Council meeting processes.

13.7 Trustee Reports

Trustee reports were distributed via email by trustees and will be posted to the website.

13.8 Electoral Area Director's Report – none

13.9 Trust Fund Board Report – March 2016

Received.

14. NEW BUSINESS

14.1 Review of Priorities and Projects Lists

Discussed under item 13.1.

14.2 Coopers Green Park (Halfmoon Bay) Access for Thormanby Island Residents

There was discussion on the ramp use situation at Coopers Green Park in Halfmoon Bay. Solutions to the current arrangement are being sought to enable

Thormanby Islanders to transport equipment and materials to their islands. This work will be handled by Islands Trust trustees and SCRD area directors.

14.3 Land Use Consultation for Radio Communication Utilities

14.3.1 Memorandum dated January 5, 2016

Chair Morrison noted this item will be going to Trust Council.

14.4 Logistics for Howe Sound Community Forum

Trustee Stamford outlined the agenda and logistics for the Howe Sound Community Forum to be held on April 29 at Camp Fircom, Gambier Island.

Trustees wished to thank the Executive Committee for their additional financial assistance.

14.5 Public Notice of Crown Land Applications

The public process around Crown land referrals was discussed. Concern was expressed that trustees be advised when a Crown land application is filed so that trustees can assist constituents with accessing public consultation information.

GM-2016-022

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request staff to advise trustees of any Crown land referrals upon receipt of the referral.

CARRIED

14.6 Review of Regular Business Meeting Start Time

GM-2016-023

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee amend the start time for meetings to 10:45 a.m.

CARRIED

14.7 Letter to the Province Regarding Expansion of Halkett Bay Marine Park

Staff was requested to add to the next agenda discussion of a letter to the Province regarding Halkett Bay Marine Park expansion.

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Thursday, May 19, 2016 at 10:45 a.m. at Gambier Island Community Centre, Andy's Bay Road, Gambier Island, BC

16. TOWN HALL – none

17. ADJOURNMENT

By general consent the meeting was adjourned at 2:00 p.m.

Susan Morrison, Chair

Certified Correct:

Diane Corbett, Recorder



Islands Trust

Print Date: May 12, 2016

Resolutions Without Meeting

Gambier Island

Resolution #	Action	Resolution Description	Resolution Date
2016-04	In Favour	"That the Gambier Island Local Trust Committee participate as a co-signatory, along with other local governments within the Sea to Sky Corridor, on a letter to Prime Minister Trudeau to express our opposition to the proposed Wood Fibre Liquid Natural Gas project due to threats to human safety and marine health in Howe Sound."	05-May-2016
2016-02	In Favour	"THAT the Gambier Island Trust Local Trust Committee request staff to schedule a Special Business Meeting for the purpose of considering Development Variance Permit GM-DVP-2016.1 (CONVENTION OF BAPTIST CHURCHES) on Friday, February 19, 2016, at Keats Camp, Keats Island".	05-Feb-2016
2016-03	In Favour	"THAT the Gambier Island Trust Local Trust Committee approve a change of venue for the Special Meeting to be held February 19, 2016 from Keats Camp, Keats Island to Eric Cardinal Hall, 930 Chamberlain Road, Gibsons, BC	05-Feb-2016
2016-05	In Favour	"That the Gambier Island Local Trust Committee request staff to prepare a letter, for the signature of the chair, to support the Coastal Douglas Fir Conservation Partnership grant application to the Real Estate Foundation of BC."	11-May-2016

Follow Up Action Report

Gambier Island

29-Nov-2013

Activity	Responsibility	Target Date	Status
Staff to provide Trustees with possible provisions and/or strategies to protect shoreline ecosystems along DL 696.	Aleksandra Brzozowski	20-Mar-2014	On Going

19-Nov-2015

Activity	Responsibility	Target Date	Status
Staff to review current Gambier Official Community Plan policies against technical information gathered in recent years, and to draft proposed policies to protect sensitive ecosystems for Local Trust Committee consideration.	Aleksandra Brzozowski	21-Jan-2016	On Going

21-Jan-2016

Activity	Responsibility	Target Date	Status
Staff to draft RAR bylaw introducing an island-wide DPA for Gambier Island.	Aleksandra Brzozowski	17-Mar-2016	Done

17-Mar-2016

Activity	Responsibility	Target Date	Status
Staff to refer Bylaw No. 131 (RAR amendment to Associated Islands OCP), as amended, to the following agencies for comment: Islands Trust Fund, Islands Trust Bylaw Enforcement, Ministry of Transportation and Infrastructure, Ministry of Forests, Lands, and Natural Resource Operations Ecosystems Branch, Agricultural Land Commission, Sunshine Coast Regional District, Bowen Island Municipality, Fisheries and Oceans Canada, Squamish Nation, and Tsleil-Waututh Nation.	Becky McErlean Aleksandra Brzozowski	14-Apr-2016	Done

**Follow Up Action Report**

Staff to put Kurt Shepherd in contact with Andrew Appleton at the Ministry of Forests, Lands and Natural Resource Operations (FLNRO).	Aleksandra Brzozowski	29-Apr-2016	Done
Bylaw No. 139, cited as the Gambier Island Development Procedure Bylaw No. 50, 1992, Amendment No. 1, 2016, to be forwarded to the secretary of the Islands Trust for approval by the Executive Committee.	Aleksandra Brzozowski	29-Apr-2016	Done
Advertise for an Advisory Planning Commission for the purpose of reviewing specific aspects of the Gambier Island Official Community Plan review.	Aleksandra Brzozowski	31-May-2016	On Going
Staff to prepare a letter for the signature of the Chair advising the Coastal Douglas-fir Conservation Strategy Steering Committee that the Local Trust Committee will not provide any funding to the test case, but can provide letters of support for additional grant funding.	Aleksandra Brzozowski	01-Apr-2016	Done
Add to the Projects List: Review Madrone reports and consider addressing other sensitive ecosystems on the islands identified in reports. Amend the Projects List by deleting the term OCP in the second to last project, and to remove number 2 from the Projects List.	Aleksandra Brzozowski	01-Apr-2016	Done
Amend the start time for LTC regular meetings to 10:45 a.m.	Becky McErlean Penny Hawley Nadia Roch	19-May-2016	Done
Add to May 19 agenda discussion of a letter to the Province regarding Halkett Bay Marine Park expansion.	Becky McErlean Aleksandra Brzozowski	19-May-2016	Done



Memorandum

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Date May 9, 2016 File Number GM 5450-30

To Gambier Island Local Trust Committee

From Aleksandra Brzozowski
Island Planner, Northern Office

Re Response Procedures for Howe Sound Industrial Applications - Updates

This memorandum is to provide information to the Gambier Local Trust Committee (LTC) on matters pertaining to response procedures appropriate for the LTC for project applications proposed in Howe Sound.

BURNCO Aggregates Project

The Environmental Assessment Office (EAO) approved the Application Information Requirements for the BURNCO project on December 17, 2014. The BURNCO Aggregate Project Application for an Environmental Assessment Certificate has been received by the EAO.

The application has been referred to the BURNCO Working Group for a 30-day screening process to assess presence or absence of application information requirements. The screening period started May 9, 2016 and end on June 7, 2016. Following the screening process, the applicant may be required to modify their application; upon submission of the final application, the 180-day review timeline will be triggered, including the public comment period.

Please visit http://a100.gov.bc.ca/appsdata/epic/html/deploy/epic_project_home_355.html in June for updates on when the public review period will begin.

Response and Advocacy regarding the Howe Sound Industrial Projects

The below information table reflects the current status of applications in Howe Sound.

Project	Location/Jurisdiction of project	IT Personnel Assigned? Who?	Formal Processes Occurring? Run by whom?	Timeline of Project
BURNCO	Project occurs in the Gambier Local Trust Area, but outside the zoned plan areas	Aleksandra Brzozowski, Island Planner (Working Group) Kate-Louise Stamford, Local Trustee (Working Group)	Provincial Environmental Assessment, run by the BC Environmental Assessment Office. Rezoning Application, administered by the Sunshine Coast Regional District.	<i>Completed (2014):</i> Comments on two drafts of the Application Information Requirements (AIR). <i>Next Steps:</i> Working Group Screening; Evaluation of Application and Public Comments on Application

Woodfibre LNG	Project occurs outside the Gambier Local Trust Area, but tanker traffic will go through waters in the Gambier Local Trust Area.	Clare Frater, Policy Analyst (Trust Area Services)	Federal and Provincial Assessment, both run by the BC Environmental Assessment Office. Rezoning Application with the Sunshine Coast Regional District (SCRD).	<i>Completed (2015):</i> Provincial EAO Environmental Assessment Certificate issued. <i>Next Steps:</i> Federal Assessment; SCRDR rezoning application.
Gambier Woodlots W2068 & W2069	Project occurs within the Gambier Island Plan Area, but on land not under the authority of the Islands Trust. Under the authority of the Ministry of Forests Lands and Natural Resource Operations (FLNRO)	Aleksandra Brzozowski, Island Planner Lisa Gordon, Trust Area Services (Review of protocol agreements)	No formal process occurring currently.	<i>Incomplete (2003 - 2008):</i> Agency referral with Islands Trust regarding the draft woodlot boundaries. <i>Next Steps:</i> Monitor situation for update from FLNRO regarding consultation with the Squamish Nation; Engage FLNRO staff in upcoming Gambier OCP review; Work between Trust Area Services and FLNRO to revise protocols and Letters of Understanding.

STAFF REPORT

Date: April 11, 2016
File No: 6500-20
(Gambier RAR Implementation)

To: Gambier Island Local Trust Committee
For the meeting of May 19, 2016

From: Aleksandra Brzozowski,
Island Planner

CC: Ann Kjerulf, Regional Planning Manager

Re: **Implementation of the *Riparian Areas Regulation***

Interim Report

The purpose of this report is to present draft amending bylaws to implement the provincial *Riparian Areas Regulation* (RAR) on Gambier Island.

Project Objectives

The objective of this project is the implementation of the *Riparian Areas Regulation* in the Gambier Island Local Trust Area.

Background

The RAR was enacted under Section 12 of the *Fish Protection Act* in July 2004 and took effect on March 31, 2006. The objectives of the Act are to:

- (1) Ensure sufficient water for fish;
- (2) Protect and restore fish habitat;
- (3) Improve riparian protection and enhancement; and
- (4) Provide stronger local government powers in environmental planning.

Please refer to the following staff reports for background information:

- April 5, 2012 - information regarding RAR and general options for local trust areas; and
- May 26, 2015 – summary of LTC discussions and decisions since 2012 regarding RAR mapping and implementation options.

RAR watersheds on Gambier Island

In the months following the May 22, 2014 LTC resolution, planning staff worked with the Islands Trust GIS Coordinator as well as staff from the Ministry of Forests, Lands, and Natural Resource Operations to refine the number of watersheds on Gambier Island that would require mapping, with the aim to establish a financially manageable mapping contract. Of the four watersheds on Gambier Island identified and prioritized for mapping in February 2015, three were assessed as RAR-applicable – Grennon Creek, Whispering Creek, and Fircom Creek. Because Madrone Environment Services was only requested to assess four watersheds on Gambier Island, the maps produced in the Madrone report did not show all the Gambier watersheds that could be considered RAR-applicable.

In late September 2015, a consultation package was mailed out to all Gambier property owners soliciting their feedback on implementation options, along with an informational flowchart to help

residents anticipate the process for development activities in a RAR DPA. An electronic version of the mailout was also sent out through the community email list. On January 21, 2016, the LTC discussed comments received on implementation options, and requested staff to draft a bylaw for a RAR DPA that would comprise all of Gambier Island.

Analysis

The RAR is intended to provide protection to “streams”, which the regulation defines as “a watercourse, whether it usually contains water or not, that provides fish habitat, including ponds, lakes, rivers, creeks and brooks as well as ditches, springs, and wetlands that are connected by surface flow to such watercourses”. The intent of the regulation is to provide protection for those features which are capable of supporting fish whether they are currently present or not.

There are a few ways that local governments can become compliant with the RAR, including zoning provisions or establishing development permit areas (DPAs). The DPA amendment option would manage land alteration, including vegetation removal, and provide for the flexibility inherent in considering issuance of a development permit. This is the option that has been chosen for the Draft Bylaws implementing RAR on Gambier Island.

The attached Draft Bylaws No. 140 and 141 present the details of what a DPA for riparian areas on Gambier Island would comprise. Included in Draft Bylaw No. 141 is the list of activities deemed to be RAR applicable, and the activities that are deemed to be exempt from the RAR. These lists have been vetted by the Ministry of Forests, Lands, and Natural Resource Operations (FLNRO), the Provincial ministry responsible for the RAR. Modifications to these lists can be proposed to FLNRO but the agency must agree to the modifications as the LTC does not have the authority to regulate the RAR in a manner that is contrary to the Provincial legislation.

Project Charter, Scope, and Timeline

The LTC last endorsed an updated Project Charter on November 19, 2015. The project scope and timeline remain on track and no revisions to the Project Charter are needed at this time.

Resources and Roles

Anticipated expenses for communications materials, a community information meeting, and the statutory public hearing will be funded by the Gambier RAR Completion budget for 2016/2017 (\$2,500).

Communications

The LTC solicited comments and values from the Gambier Island community prior to requesting Draft Bylaws No. 140 and 141, and will present the bylaws to the community for public comment following First Reading.

Planning staff will present project information and respond to questions at a Community Information Meeting to be held at 10:45am on May 19, 2016 at the Gambier Island Community Centre, directly before the LTC’s regular business meeting.

Next Steps

The next step for the LTC is to consider whether any modifications are necessary for the draft bylaws, or whether the draft bylaws should be read a first time. Should the draft bylaws be given First Reading, they will become proposed bylaws and can then be referred to relevant provincial and regional agencies, First Nations, and to the general public for comment.

Summary of Planning Recommendations

Should the LTC wish to modify the drafted guidelines at this time, it is recommended that the LTC make such amendments before giving First Reading to Draft Bylaws No. 140 and 141. Should no modifications be needed at this time, it is recommended that the LTC give First Reading to Draft Bylaws No. 140 and 141.

Recommendations

1. THAT the Gambier Island Local Trust Committee amend Draft Bylaws No. 140 and No. 141 in advance of First Reading;

OR

2. THAT the Gambier Island Local Trust Committee Bylaw No. 140 cited as “Gambier Island Official Community Plan, Bylaw 73, 2001, Amendment No. 1, 2016”, be read a first time; and
3. THAT the Gambier Island Local Trust Committee Bylaw No. 141 cited as “Gambier Island Land Use Bylaw, Bylaw 86, 2004, Amendment No. 1, 2016”, be read a first time; and
4. THAT the Gambier Island Local Trust Committee request staff to refer Bylaws No. 140 and 141 to the *Islands Trust Fund, Islands Trust – Bylaw Enforcement, Ministry of Transportation and Infrastructure, Ministry of Forests, Lands, and Natural Resource Operations – Ecosystems Branch, Agricultural Land Commission, Sunshine Coast Regional District, Bowen Island Municipality, Squamish Nation, and Tsleil-Waututh Nation*.

Prepared and Submitted by:

Aleksandra Brzezowski

Island Planner

April 11, 2016

Date

Concurred in by:

Ann Kjerulf

Ann Kjerulf, RPP, MCIP
Regional Planning Manager

April 11, 2016

Date

Attachments:

1. Draft Bylaw No. 140 (amending Gambier Official Community Plan)
2. Draft Bylaw No. 141 (amending Gambier Land Use Bylaw)
3. Policy Directives Checklist for Bylaws No. 140 and No. 141

DRAFT

GAMBIER ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 140

A BYLAW TO AMEND GAMBIER ISLAND OFFICIAL COMMUNITY PLAN, 2001

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

1. Citation

This bylaw may be cited for all purposes as “Gambier Island Official Community Plan, 2001, Amendment No. 1, 2016”.

2. Gambier Island Local Trust Committee Bylaw No. 73, cited as “Gambier Island Official Community Plan, 2001,” is amended as follows:

2.1 SCHEDULE A – Policy Document, Part 12 PERMITS AND DEVELOPMENT APPROVAL INFORMATION, is removed in its entirety and replaced with the following text:

“Development Permit Areas (DPAs) are established, pursuant to Section 488 of the *Local Government Act*, for the protection of the natural environment, its ecosystems and biological diversity.

This section designates development permit areas and provides justification for the designations. This section also specifies development approval information that may be required for designated development permit areas.

DEVELOPMENT PERMIT AREAS

12.1 Development Permit Area No. 1: Watershed Areas

12.1.1 Designated Area

The Local Trust Committee may issue development permits to protect the natural environment, its ecosystems and biological diversity for areas designated as Development Permit Area No. 1 on Schedule I.

12.1.2 Justification

This development permit area includes streams, lakes, wetlands, groundwater catchment areas and watershed areas that have been identified as important as fish, wildlife and plant habitats and as water supplies or water recharge areas for rural and residential use. The objectives of this designation are:

1. to conserve biological diversity and habitat values of riparian and aquatic ecosystems;
2. to prevent the degradation of existing and future water supplies in the Gambier Island Planning Area; and
3. to maintain groundwater recharge capability in the Gambier Island Planning Area.

Riparian areas are important wildlife habitat. Riparian forests and other vegetation perform essential functions in maintaining the quality of aquatic habitat. Trees and shrubs shade streams, preventing high water temperatures that can be harmful to fish and other aquatic animals and provide cover that enables fish to avoid predators. Mature trees along streams provide a source of large organic debris that maintains pools and cascades used by fish. Plant roots and ground-covering vegetation stabilise stream banks and help to maintain high water quality by filtering sediments and pollutants throughout a drainage system. Riparian and aquatic habitats are unique and necessary to many species of plants and animals.

The management of watershed areas is important as the removal of vegetation and the development of impervious surfaces, such as roads, buildings or the compaction of soil from vehicle use can accelerate surface water flows and introduce larger volumes of water into streams, lakes and wetlands.

Accelerated water flows also act to collect ground surface contaminants including:

- run-off from construction debris, in particular from drywall;
- lignin and tannin released from felled trees left to rot rather than removed to a less vulnerable area;
- faecal coliform from the introduction of pets and farm animals;
- nitrates from fertilizers and pesticides from vegetable and ornamental gardens;
- wood preservation chemicals that leach from fences and other soft- wood (cedar) constructed structures;
- manure and associated residues from gardens;
- oil, gas, transmission fluids and other hydro carbon compounds from vehicle maintenance and use;
- garbage accumulation that provides residues and which also attracts rodents and mammals which leave wastes;
- PCP's and dioxin which can be produced from burning green wet garden refuse along with plastic bags;
- salts which may be applied on icy roads and driveways;
- leaching from spent containers of paint and preservatives and from these materials as they are applied to garages, sheds, green houses, boats etc.;
- movement of septic tank effluent in absorption fields to surface run-off;
- run-off from wastes and eroded terrain that occurs from home occupations, swimming pool construction, residential development, driveways, and recreational and farm vehicle use; and
- biological contaminants such as giardia lamblia and salmonella and viruses such as Hepatitis A.

Land use activities in the higher elevations of Gambier Island can also impact the ability of the island to recharge its groundwater supplies. Large land use activities that accelerate surface water flows or compact the soils decrease the ability of the ground to absorb rainfall. This rainfall in the higher elevations of the island seeps through the soil and ultimately provides the groundwater supply in the lower elevations where much of Gambier Island's groundwater demands exist from residential development.

12.1.3 Development Approval Information

- (a) Development approval information shall be required for the area that is subject to Development Permit Area 1.
- (b) Applicants for development permit in Development Permit Area 1 must provide development approval information when applying for a development permit.
- (c) Development Permit Area 1 protects the natural environment and specifically the water quality and quantity of streams, lakes, wetlands, and groundwater catchment areas. Development approval information is required to determine under what circumstances and conditions development permits may be issued to manage development that potentially has significant impact on the natural environment and water quality and quantity. The potential cumulative impact will be assessed in relation to pre-existing impacts in order to protect the overall resiliency of the watershed.

12.2 Development Permit Area No. 2: Shoreline Protection Area (Brigade Bay Area)

12.2.1 Designated Area

The Local Trust Committee may issue development permits to protect the natural environment, its ecosystems and biological diversity for Marine and Foreshore designated areas considered to have potential fishery resource values. The area designated as Development Permit Area No. 2 (Brigade Bay Area) on Schedule I is a development permit area for protection of the natural environment, its ecosystems and biological diversity.

12.2.2 Justification

The development permit area includes an area 15 metres upland of the natural boundary of the sea and an area 30 metres seaward of the natural boundary of the sea that represent an area that is important for fish habitat or is within an area of potential impact on such habitat. The objectives of the designation are:

- 1. to conserve biological diversity and habitat values of marine ecosystems;
- 2. to ensure no net loss in fisheries values; and
- 3. to ensure that any development in the upland portion of the development permit area has no impacts on adjacent fisheries values.

Maintenance of vegetation in upland areas can minimize siltation of shoreline zones and assist in preventing erosion of existing shoreline. Eel grass beds, rocky shoreline and variable substrate can provide opportunity for fish habitat and protection from predators.

The management of the shoreline and immediate upland area in the vicinity of areas of fish habitat is important to maintain the integrity of the habitat and allows for the ongoing maintenance of the fishery resource.

12.2.3 Development Approval Information

- (a) Development approval information shall be required for the area that is subject to Development Permit Area 2 (Brigade Bay Area).
- (b) Applicants for a development permit in Development Permit Area 2 (Brigade Bay Area) must provide development approval information when applying for a development permit.
- (c) Development Permit Area 2 protects the natural environment and specifically fish habitat values in marine areas. Development approval information is required to determine under what circumstances and conditions development permits may be issued to manage development that potentially has a significant impact on the natural environment and fish values.

12.3 **Development Permit Area No. 3: Riparian Areas**

Terms used in this section that are defined in the *Riparian Areas Regulation* (RAR), *BC Fish Protection Act* are intended to be interpreted in accordance with the definition given in the *Regulation*.

12.3.1 Designated Area

Development Permit Area No. 3 encompasses any of the following on Gambier Island that provides fish habitat:

- (a) watercourse, whether it usually contains water or not;
- (b) a pond, lake, river, creek or brook; or
- (c) a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph (a) or (b).

For a stream that is not located in a ravine, the development permit area is a 30 metre (98.42 feet) strip on both sides of the stream measured from the high water mark;

For a stream located within a ravine that is less than 60 metres (196.8 feet) wide, the development permit area is a strip on both sides of the stream measured from the high water mark to a point that is 30 metres (98.42 feet) beyond the top of the ravine bank;

For a stream located within a ravine that is 60 metres (196.8 feet) wide or greater, the development permit area is a strip on both sides of the stream measured from the high water mark to a point that is 10 metres (32.8 feet) beyond the top of the ravine bank;

For a lake, wetland or other water body, the development permit area is 30 metres (98.42) around the water body measured from the high water mark of the water body.

12.3.2 Justification

This development permit area contains streams, lakes and wetlands and their associated riparian areas, which have been identified as potential fish habitat. Riparian areas are necessary for stream and watershed health.

It is a policy of the Islands Trust Council that local trust committees shall in their Official Community Plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or water courses, wetlands or riparian zones and to protect aquatic wildlife.

Furthermore, the Province of British Columbia's *Fish Protection Act*, requires that local governments establish regulations to protect riparian areas. This designation is intended to protect riparian areas from development so that the areas can provide natural features, functions and conditions that support fish life processes. The objectives of this designation are:

1. To protect the biological diversity and habitat values of riparian and aquatic ecosystems;
2. To protect the natural environment necessary to conserve productive fish habitat, including both streams and the adjacent land and vegetation; and
3. To minimize adverse impacts of land use practices on wildlife habitats and plant habitats in riparian areas.

Riparian ecosystems perform a number of valuable services to humans, plants and animals alike. They support a diversity of plants and animals, provide important refuges and migration routes for birds and wildlife, and support fish life processes. Vegetation in riparian areas moderates the volume and rate of water flowing through the watershed and stabilizes stream banks by holding soil in place. Plant root systems enhance the soil's ability to absorb water by making it more porous. This allows water to be stored and released slowly into the watercourse, reducing potential for erosion and flooding. Soils also filter impurities and sediment from runoff water, improving water quality in the stream channel.

Riparian vegetation provides food and shelter for fish. Shade from trees within the riparian area regulates water temperatures within the stream, which is critical for salmon, trout and other fish species that need cool water to survive. Logs and other woody debris fall into streams from the riparian area influencing stream channel morphology, dissipating the stream's natural erosive energy and providing habitat for a diverse range of species. Land use practices, including land clearing, road building, construction of buildings and structures, and location of septic systems in or near riparian areas, can jeopardize these habitats and water quality. Protection of riparian vegetation and watercourses is therefore necessary to protect the natural environment, ecosystems and biological diversity of the Gambier Island.

12.3.3 Development Approval Information

- (a) Development Permit Area 3 is designated as an area for which development approval information may be required as authorized by Section 485 of the *Local Government Act*.
- (b) Development approval information in the form of a report from a Qualified Environmental Professional (QEP) or another professional will be required for applicable development activities.
- (c) Development Permit Area 3 protects the natural environment and specifically fish habitat values. Development approval information is required to determine under what circumstances and conditions development permits may be issued to manage development that potentially has a significant impact on the natural environment and fish habitat. ”

2.2 SCHEDULE I - DEVELOPMENT PERMIT AREAS is replaced with Plan 1, which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS	TH	DAY OF	, 201
PUBLIC HEARING HELD THIS	TH	DAY OF	, 201
READ A SECOND TIME THIS	TH	DAY OF	, 201
READ A THIRD TIME THIS	TH	DAY OF	, 201
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	TH	DAY OF	, 201
ADOPTED THIS	TH	DAY OF	, 201

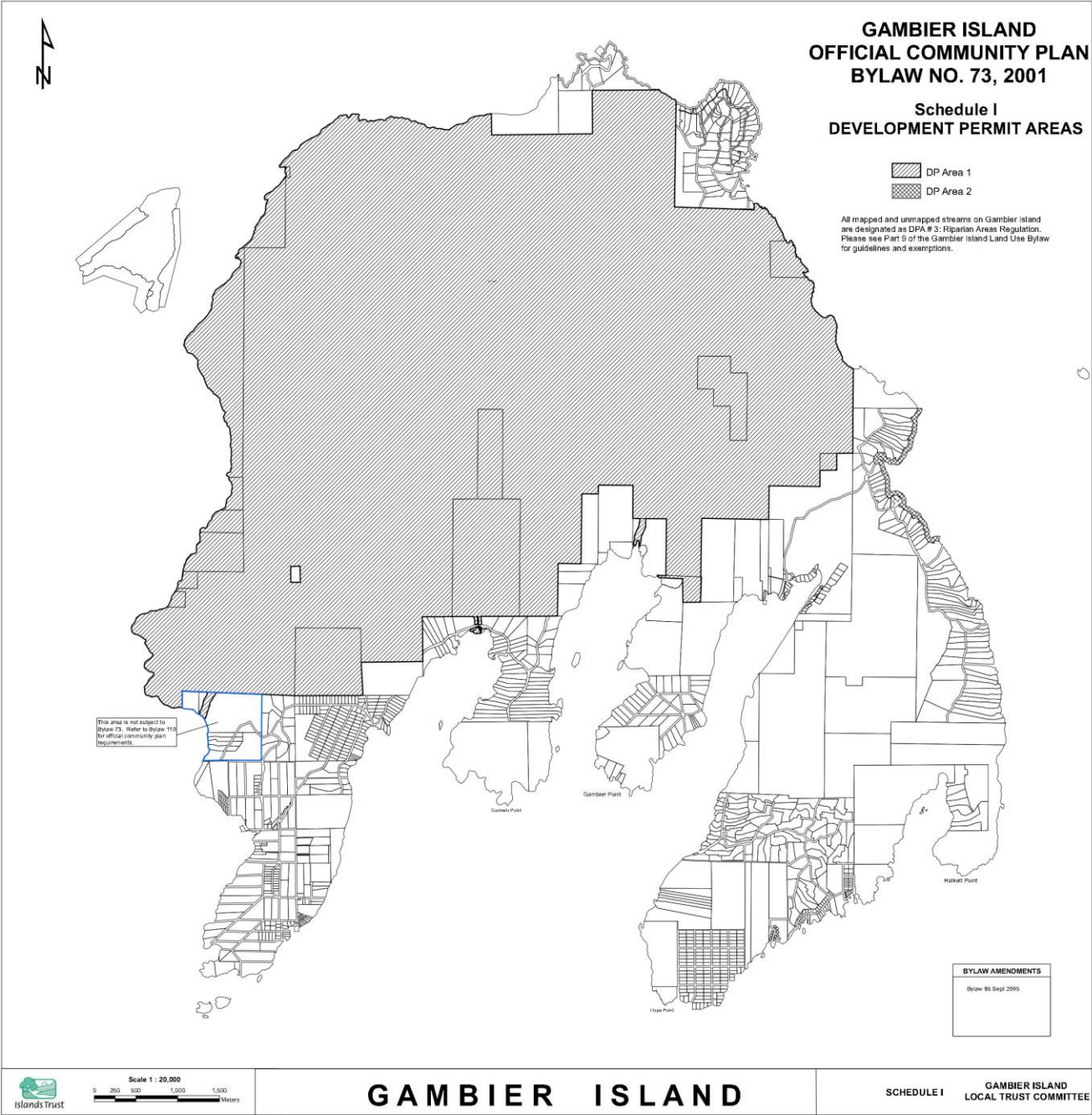
SECRETARY

CHAIRPERSON

GAMBIER ISLAND LOCAL TRUST COMMITTEE

BYLAW No.140

PLAN NO. 1



DRAFT

GAMBIER ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 141

A BYLAW TO AMEND GAMBIER ISLAND LAND USE BYLAW, 2004

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

1. Citation

This bylaw may be cited for all purposes as “Gambier Island Land Use Bylaw, 2004, Amendment No. 1, 2016”.

2. Gambier Island Local Trust Committee Bylaw No. 86, cited as “Gambier Island Land Use Bylaw, 2004,” is amended as follows:

2.1 PART 1 – INTERPRETATION, Section 1.1 Definitions, is amended by inserting the following new definition in alphabetical order:

“**landscaped area** means an area significantly altered by human activity where there is the continuous maintenance of no vegetation, cultivated vegetation and/or landscape materials, including but not limited to stones, boulders, cobbles, pavers and decorative concrete.”

2.2 PART 9 – DEVELOPMENT PERMIT AREA GUIDELINES AND EXEMPTIONS, is amended by inserting the following:

“9.3 Development Permit Area No. 3 (Riparian Areas)

Definitions

- (1) Terms used in Section 9.3 that are defined in the Provincial *Riparian Areas Regulation* have the same meaning as the definition given in the *Regulation*.

Applicability

- (2) The following activities shall require a development permit whenever they occur within Development Permit Area No. 3, unless specifically exempted under Subsection 9.3(3):
- (a) subdivision of land
 - (b) construction of, addition to, or alteration of a building or other structure
 - (c) removal, alteration or destruction of vegetation
 - (d) disturbance of soils
 - (e) creation of non-structural, impervious or semi-impervious surfaces
 - (f) application of artificial fertilizer, pesticides or herbicides
 - (g) any other development, as that term is defined under the Provincial *Riparian Areas Regulation*

Exemptions

- (3) The following activities are exempt from any requirement for a Development Permit No. 3 development permit:
- (a) for certainty, all uses that are not residential, commercial or industrial or accessory to such a use;
 - (b) interior or exterior alterations, renovations, maintenance, reconstruction or repair to a pre-existing permanent building or structure to an extent that does not alter, extend or otherwise increase the footprint;
 - (c) repair or replacement of a septic field in situ;
 - (d) the removal of trees that have been examined by an arborist and certified in writing to pose a threat to life or property;
 - (e) With the exception of trees and vegetation containing nests protected under Section 34 of the *Wildlife Act*, cutting of vegetation and trees more than 15 metres (49.32 feet) from the stream's high water mark or the top of the ravine bank, provided the cutting is not a precursor to development, roots and stumps are left in the ground, and the cutting does not result in land alteration;
 - (f) gardening and yard maintenance activities, not involving the application of artificial fertilizer, pesticides or herbicides, within a pre-existing landscaped area, including mowing, pruning, planting, and minor soil disturbance that does not alter the general contours of the land;
 - (g) manual removal of invasive species and manual planting of native vegetation conducted in accordance with best management practices;
 - (h) pruning of not more than two trees in one growing season in accordance with the standards and recommendations of the International Society of Arboriculture, which does not involve: the lift pruning of lower limbs to the extent that the live crown ratio is less than 50%, the removal of more than 25% of the crown in one growing season, topping, or the pruning or removal of a structural root within the critical root zone;
 - (i) ecological restoration or enhancement projects undertaken or authorized by a public body;
 - (j) work authorized by Fisheries and Oceans Canada under Section 35 of the *Fisheries Act*;
 - (k) emergency procedures to prevent, control or reduce immediate threats to life or property including:
 - i. emergency actions for flood-protection and erosion protection;
 - ii. clearing of an obstruction from a bridge or culvert or an obstruction to drainage flow; and
 - iii. repairs to bridges and safety fences carried out in accordance with the *Water Act*;
 - iv. creation of a fire break in accordance with the *Wildfire Act*.
 - (l) The construction of a fence if no native trees are removed and the disturbance of native vegetation is restricted to 0.5 metres (16.4

- feet) on either side of the fence, or 1.5 metres (4.9 feet) on either side of the fence in agricultural areas;
- (m) The construction of a private trail if all of the following apply;
 - i. The trail is 1 metre (1.6 feet) wide or less;
 - ii. No native trees are removed;
 - iii. The surface of the trail is pervious;
 - iv. The trail is designed to prevent soil erosion where slopes occur; and
 - v. Where the trail parallels the stream, the trail is more than 5 metres (16.4 feet) away from the high water mark of a stream.
 - (n) Disturbance of soils more than 15 metres (49.32 feet) from the stream's high water mark or the top of the ravine bank if the total area of soil disturbance is less than 5 metres (16.4 feet) squared;
 - (o) The constructing of a small accessory building more than 15 metres (49.32 feet) from the stream's high watermark or the top of the ravine bank if the building is located within an existing landscaped area and the total area of small accessory building is less than 10 metres (32.8 feet) squared.

Information Note: Despite these exemption provisions, owners are required to satisfy any other applicable local, provincial or federal requirements.

Information Note: Activities not listed here that are regulated under other provincial or federal legislation may not require a development permit.

Information Note: For best management practices on manual removal of invasive species and planting of native vegetation, property owners should contact organizations such as the Invasive Species Council of British Columbia and the Coastal Invasive Species Committee.

Guidelines

- (4) Prior to undertaking any applicable development activities within Development Permit Area No. 3, an owner of property shall apply to the Local Trust Committee for a development permit, and the following guidelines apply:
 - (a) In general, all development in this Development Permit Area (DPA) should be undertaken in a manner that restores or maintains the proper function and condition of the riparian area, water bodies and ecosystems. Where a Qualified Environmental Professional (QEP) or other professional has made recommendations for mitigation measures, enhancement or restoration in order to lessen impacts on the riparian area and ecosystems, the Local Trust Committee may impose permit conditions, including a requirement for security in the form of an irrevocable letter of credit, to ensure the restoration and/or protection of riparian areas and ecosystems is consistent with the measures and recommendations described in the report.

- (b) The development permit should not allow any development activities to take place within any Streamside Protection and Enhancement Area (SPEA) identified by the QEP and the owner should be required to follow any measures identified by the QEP for protecting the SPEA over the long term and these measures should be included as conditions of the development permit. The width of the SPEA may be less than the width of the DPA.
- (c) Where a QEP or other professional's report describes an area within the DPA as suitable for development, that is, where the SPEA is less than the width of the DPA, the development permit should only allow the development to occur in compliance with the measures described in the report. Monitoring and regular reporting by a QEP or other professional at the applicant's expense may be required during construction and development phases, as specified in a development permit.
- (d) If the nature of the proposed project within the DPA changes after the professional report has been prepared such that it is reasonable to assume that the professional's assessment of the impact of the development may be affected, the Local Trust Committee may require the applicant to have the professional update the assessment at the applicant's expense and development permit conditions may be amended accordingly.
- (e) The Local Trust Committee may consider variances to the subdivision, siting or size regulations of this Bylaw where the variance may result in enhanced protection of a SPEA, riparian buffer or riparian ecosystem in compliance with recommendations of a professional's report."

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READ A THIRD TIME THIS	TH	DAY OF	____	20	____
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS					
	TH	DAY OF	____	20	____
ADOPTED THIS	TH	DAY OF	____	20	____

Chair

Secretary



Islands Trust

POLICY STATEMENT DIRECTIVES ONLY CHECK LIST

Bylaw and File No: GM BL 140 & 141

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.
N/A	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.
N/A	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
N/A	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
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	Wildlife and Vegetation
	4.4	Freshwater Resources
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	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.
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PART V: Policies for Sustainable Communities

CONSISTENT	NO.	DIRECTIVE POLICY
	5.1	Aesthetic Qualities
N/A	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.
N/A	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.
N/A	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.
N/A	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
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	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
N/A	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
N/A	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:



Top Priorities

Gambier Island

No.	Description	Activity	R/Initiated	Responsibility	Target Date
1	Riparian Areas Regulation Implementation Project for Gambier Island Local Trust Area.		26-Oct-2011	Aleksandra Brzozow	31-Dec-2012
2	Gambier OCP comprehensive review.		12-Feb-2015	Aleksandra Brzozow	01-Aug-2017
3	Foreshore protection/stewardship and clarity; implementation of Development Approval Information Bylaw (DAI) or Development Permit Areas (DPA's).	Investigate and recommend options for protection/stewardship within the local trust area through the use of existing land use planning tools.	31-Jan-2012	Aleksandra Brzozow	27-Nov-2014
4	OCP advocacy policies - implementation & support	Work related to supporting the advocacy policies stated in the Gambier, Keats, and Associated Islands OCPs and in the IT Strategic Plan. Ex. Woodlots, industrial facilities, cross-jurisdictional management of Howe Sound	24-Oct-2013	Kate-Louise Stamford Dan Rogers	31-May-2015

**Projects****Gambier Island**

Description	Activity	R/Initiated
Keats Island OCP Map Amendment - add trail map used during public process developing OCP.		08-Mar-2007
Development Approval Information Bylaw	Develop and adopt a D.A.I bylaw for the Gambier Trust Area.	
Consultation with Squamish First Nation	Scope interim strategies pending completion of a possible protocol agreement to address protection of archaeological and heritage resources.	31-Jan-2012
Strategic Planning Review for Howe Sound		31-Jan-2012
Review Gambier LUB to address:	- definition of breakwater - trams (currently silent) - advocacy policies around pump out stations - review of title Wilderness Conservation - 2013: REVIEW KEATS AND GAMBIER LUBS FOR ACCOMMODATION of OCEAN LOOP GEO-EXCHANGE SYSTEMS - 2010: GHG Emissions (a more proactive approaches to plan for GHG reductions especially in relation to Policies 6.1 and 6.2 in consultation with SCRD.) Initiative arises from recommendation of SCRD in comments about bylaws 111 & 112.	22-May-2014
Staff to research the history of Site-Specific water zones on Gambier.		26-Sep-2013
Riparian Sensitive Ecosystem protection	Review Madrone stream mapping reports and consider addressing other sensitive ecosystems on the islands identified in reports.	17-Mar-2016



Islands Trust

Print Date: May 10, 2016

Applications

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2002.1	Land Plan Group Inc.	24-Jan-2002	PID: 014-385-694 Keats Island - Keats Camp cottage lots - siting variances DL 696

Planner: Sonja Zupanec

Planning Status

Status Date: 10-Apr-2008

still on hold pending rezoning

Status Date: 13-Aug-2007

on hold pending rezoning application

Status Date: 16-May-2006

Met with applicant. Outstanding items forwarded for attention. May be add'l fees.

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2011.2	Corin and Larouche, Elena and France	22-Mar-2011	PID: 024-212-041 1250 Taki-Te-Si Road, Gambier Island vary the setback to the natural boundary of the sea for retaining wall

Planner: Marnie Eggen

Planning Status

Status Date: 09-Jun-2015

no change

Status Date: 02-Feb-2015

no change

Status Date: 26-Aug-2014

no change

Rezoning

File Number	Applicant Name	Date Received	Purpose
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Applications

GM-RZ-2004.1

LandPlan Group Inc.

16-Jun-2004

PID: 014-385-694

Keats Island - Keats Camp rezoning application

DL 696

Planner: Aleksandra Brzozowski

Planning Status

Status Date: 10-May-2016

Confirmed that the applicant will require a rezoning. Staff to send an update to the CBCBC on required budget for Cost Recovery account.

Status Date: 10-Nov-2015

Received LUC documents for signature by LTC.

Status Date: 27-Apr-2015

Agreed that applicant will work to complete the terms of the Land Use Contract without amendment, ie. not requiring Bylaw 101.

Subdivision

File Number	Applicant Name	Date Received	Purpose
GM-SUB-2000.1	LANDPLAN GROUP INC.	04-May-2000	PID: 014-385-694 Keats Island - 111 bare land strata subdivision, 2 camp lots, and remainder(Keats Camp); nature reserve, park dedication, parking lot. DL 696

Planner: Sonja Zupanec

Planning Status

Status Date: 06-Jun-2007

On hold pending rezoning application.

Status Date: 16-May-2006

Met with applicant - revised plan to come based on LUC. May be add'l fees.

Status Date: 21-Dec-2005

MOT issues Prelim Layout NOT APPROVED with conditions.

File Number	Applicant Name	Date Received	Purpose
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Applications

GM-SUB-2013.1 Creus Engineering 09-Dec-2013 PID: 014-385-694 The Convention of Baptist Churches of BC
Keats Island
9 Lot Subdivision

Planner: Sonja Zupanec

Planning Status

Status Date: 28-Mar-2014

Under review by planner

Islands Trust
LTC EXP SUMMARY REPORT F2016
Invoices posted to Month ending March 2016

630 Gambier	Invoices posted to Month ending March 2016	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-630	LTC "Trustee Expenses"	3,000.00	1,392.83	1,607.17
LTC Local				
65200-630	LTC - Local Exp - LTC Meeting Expenses	2,500.00	3,846.45	-1,346.45
65210-630	LTC - Local Exp - APC Meeting Expenses	750.00	0.00	750.00
65220-630	LTC - Local Exp - Communications	300.00	203.10	96.90
65230-630	LTC - Local Exp - Special Projects	750.00	793.99	-43.99
TOTAL LTC Local Expense		<u>4,300.00</u>	<u>4,843.54</u>	<u>-543.54</u>
Projects				
73001-630-2016	Gambier OCP/LUB	7,000.00	157.50	6,842.50
73001-630-3003	Gambier RAR	10,000.00	13,740.00	-3,740.00
73001-630-4052	Gambier Howe Sound Community Forum	1,000.00	0.00	1,000.00
73001-630-4060	Gambier C2C Forum	0.00	2,145.24	-2,145.24
TOTAL Project Expenses		<u>18,000.00</u>	<u>16,042.74</u>	<u>1,957.26</u>

Gambier Island Local Trust Committee

POLICIES AND STANDING RESOLUTIONS

Updated: March 26, 2015

No	Meeting Date	Resolution No.	Issue	Policy
1.	October 6, 2010	GM-082-2010	Guidelines for the appointment of members to the advisory planning commission	It was MOVED and SECONDED that the Gambier Island Local Trust Committee endorses the following guidelines for the appointment of members to the advisory planning commission and requests that such guidelines be posted on the Islands Trust website and are used in any posting to solicit expressions of interest from candidates for advisory planning commission membership: “The Gambier Island Local Trust Committee shall make all reasonable efforts, in the consideration of appointments to the advisory planning commission that members are: - representative of a broad cross section of the geographical areas of the Gambier Island Local Trust Committee area; - representative of a range of backgrounds and expertise that is supportive to each other in the consideration of matters referred to the advisory planning commission - where feasible and practical of a balanced representation of gender and age groups. Consideration shall be given to the following criteria in any appointment: ▪ Previous experience as a member of a Board of Variance ▪ Experience on a local government council, board, local trust committee, commission or other body ▪ Experience with other volunteer boards, commissions or committees ▪ Experience and credential in a planning, design or related profession ▪ Experience and credentials in a building or design trade ▪ Educational background ▪ Length of residency in the local trust area Availability, and willingness to travel between local trust areas.”
2.	March 26, 2015	GM-2015-018		It was MOVED and SECONDED, that the Gambier Island Local Trust Committee amend the APC appointment guidelines to allow for representation of members to be weighted to a geographic area subject to a current top priority project.