



Gambier Island Local Trust Committee

Regular Meeting Agenda

Date: August 25, 2016
Time: 9:45 am
Location: Gambier Island Community Centre
Andy's Bay Road, Gambier Island, BC

	Pages
1. CALL TO ORDER	9:45 AM - 9:50 AM
<i>"Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."</i>	
2. APPROVAL OF AGENDA	9:50 AM - 10:45 AM
3. TOWN HALL AND QUESTIONS	
4. MINUTES	
4.1 Local Trust Committee Meeting dated July 28, 2016 for adoption	3 - 14
4.2 Section 26 Resolutions-Without-Meeting Report dated August 16, 2016	15 - 15
4.3 Advisory Planning Commission Minutes - None	
5. BUSINESS ARISING FROM MINUTES	
5.1 Follow-up Action List dated August 16, 2016	16 - 17
5.2 Letter dated July 26, 2016 regarding Green Shores Local Government Working Group	18 - 21
6. DELEGATIONS - None	
7. CORRESPONDENCE	
<i>(Correspondence received concerning current applications or projects is posted to the LTC webpage)</i>	
7.1 Letter dated August 3, 2016 from Derek Holmes, BURNCO Rock Products, regarding Public Comment Period for the McNab Valley Proposal	22 - 24
8. COMMUNITY INFORMATION MEETING	10:45 AM - 11:00 AM
9. PUBLIC HEARING - to begin at 11:00 AM	
9.1 Recess for Public Hearing	

9.2 Recall to Order

10. APPLICATIONS AND REFERRALS - None

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Riparian Areas Regulation - For Discussion

11.1.1 Memorandum dated August 16, 2016 25 - 42

11.2 Gambier Official Community Plan Review

11.2.1 Staff Report dated August 12, 2016 (Community Survey Results) 43 - 62

11.2.2 Squamish Nation Dialogue with Gambier Island Residents

12. REPORTS

12.1 Work Program Reports

12.1.1 Top Priorities Report dated August 16, 2016 63 - 63

12.1.2 Projects List Report dated August 16, 2016 64 - 65

12.2 **Applications Report dated August 16, 2016** 66 - 68

12.3 **Trustee and Local Expense Report dated June, 2016** 69 - 69

12.4 **Adopted Policies and Standing Resolutions** 70 - 70

12.5 **Local Trust Committee Webpage**

12.6 **Chair's Report**

12.7 **Trustee Reports**

12.8 **Electoral Area Director's Report - None**

12.9 **Trust Fund Board Report - None**

13. NEW BUSINESS

13.1 Public Input Regarding BC Hydro Report

13.1.1 Memorandum dated August 16, 2016 71 - 76

14. UPCOMING MEETINGS

14.1 **Next Regular Meeting Scheduled for Thursday, October 13, 2016 at 10:45 am
at Gleneagles Community Centre, 6262 Marine Drive, West Vancouver, BC**

15. TOWN HALL

16. CLOSED MEETING - None

17. ADJOURNMENT



Gambier Island Local Trust Committee Minutes of Regular Meeting

Date: July 28, 2016
Location: Keats Camp – Pilot House
Keats Camp, Keats Island, BC

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

Staff Present Aleksandra Brzozowski, Island Planner
Ann Kjerulf, Regional Planning Manager
Diane Corbett, Recorder

Also Present Members of the Public – 15

1. CALL TO ORDER

Chair Morrison called the meeting to order at 9:45 a.m. She acknowledged that the meeting was being held in the traditional territory of the Coast Salish First Nations.

Trustee Rogers commented on a carved wooden wall plaque on display, a gift to Trustees from the Squamish Nation.

2. APPROVAL OF AGENDA

The following addition to the agenda was presented for consideration:

9.1 Correspondence regarding Green Shores for Homes – BC Pilot Local Government Advisory Group

By general consent the agenda was approved as amended.

3. TOWN HALL AND QUESTIONS

Chair Morrison advised members of the public that the Local Trust Committee would receive questions and comments in discussions during the meeting. There were no questions or comments from members of the public at this time.

4. COMMUNITY INFORMATION MEETING – none

5. PUBLIC HEARING – none

6. MINUTES

6.1 Local Trust Committee Meeting dated May 19, 2016

The following amendment to the minutes was presented for consideration:

- page 1, regarding Members of the Public present: replace “7 (a.m. and p.m.); 1 (p.m. only)” with “7”.

By general consent the minutes were adopted as amended.

6.2 Section 26 Resolutions-Without-Meeting Report dated July 19, 2016

Received.

6.3 Advisory Planning Commission Minutes – none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated July 19, 2016

The Follow-up Action List was reviewed.

7.2 Regulations for Recreational Camps on Gambier Island

7.2.1 Staff Report dated June 21, 2016

Island Planner Brzozowski reviewed the staff report on Gambier Island Land Use Bylaw Recreation Service Zone.

Discussion ensued. Trustees noted:

- There are at least seven camps in the Gambier Island Local Trust Area;
- Camps are a big part of the island community; and
- There is value in having bylaws reflect that third party rentals happen and have Official Community Plan (OCP) policies address the role of camps and how they fit into the character of the islands.

GM-2016-040

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee add “Review of Recreational Camp and Private Institutional regulations in all Local Trust Area land use bylaws” to the Projects List.

CARRIED

7.3 Halkett Bay Marine Park Expansion Recently Adopted

It was noted that at the previous Local Trust Committee (LTC) meeting, Trustees agreed that a thank you letter be sent to the Province regarding the expansion of Halkett Bay Marine Park, once enabling legislation had been passed.

GM-2016-041

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee send a letter to the Ministry of Parks, and copy the Premier, MLA Jordan Sturdy and MLA Nicholas Simons, thanking them for the Halkett Bay Marine Park expansion and stating our continued support for the further protection of the glass sponges in Howe Sound.

CARRIED

7.4 Formal Use of the Squamish Language on the Islands

Discussion took place regarding possible opportunities to bring the Squamish language into the business of the LTC. Island Planner Brzozowski noted that such work would need to also involve the Tsleil-Waututh Nation and, in the northern part of the Local Trust Area, the shíshálh Nation. There was consensus this will be an ongoing project.

Trustees commented on the carved wooden plaque gift received from the Squamish Nation at a ceremony at the end of March. There is another piece from the Squamish Nation on display at the Gambier Community Centre.

8. DELEGATIONS – none

9. CORRESPONDENCE

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

9.1 Letter dated June 2, 2016 to Chair Morrison from Jordan Sturdy, MLA West Vancouver – Sea to Sky regarding Sunshine Coast Fixed Link Study

Received.

Trustee Stamford gave a summary of the consultation meeting on the Sunshine Coast Fixed Link Study held with elected officials and Chambers of Commerce in June in Sechelt. The study is looking at the feasibility of several possible routes to link the Sunshine Coast to the Lower Mainland. There are plans for wider public engagement in the late fall. Islands Trust policy states that there be no fixed links to any of the islands.

Island Planner Brzozowski described a technical meeting on the study that she attended.

9.2 Letter dated July 26, 2016 regarding Green Shores Local Government Working Group

The Island Planner gave an overview of the letter dated July 26, 2016 from DG Blair, Executive Director, Stewardship Centre for BC, regarding the Green Shores for Homes – BC Pilot Local Government Advisory Group.

Trustees will send questions to the Island Planner for follow up regarding the Green Shores Program and the Working Group. This agenda item was deferred to the August 25 LTC meeting agenda for further discussion.

10. APPLICATIONS AND REFERRALS

10.1 GM-RZ-2004.1 (DL696 Keats Camp)

10.1.1 Staff Report dated July 14, 2016

Island Planner Brzozowski reviewed the staff report on the rezoning application (Creus Engineering Ltd., agent for Convention of Baptist Churches of British Columbia [CBCBC]) to satisfy requirements in Bylaw No. 4 (District Lot 696, Keats Island Land Use Contract) and Keats Island Land Use Bylaw No. 78 prior to subdivision. Discussion ensued.

David Cannop, trustee with the CBCBC, noted concerns about the possibility of having to revisit something that may have been dealt with previously, and inquired about potential costs in terms of money and time.

The Island Planner explained that in 2013 a shoreline development permit area (DPA) had been proposed by the contract planner to address the

shoreline issues on the DL696 property, and the LTC asked staff to look at ways other than a shoreline DPA; however, shoreline issues would remain a requirement to be addressed when the application moved forward. The Island Planner commented she was in the process of trying to assess the costs, which would depend partly on the LTC's chosen method to address non-compliant upland shoreline structures.

A member of the public mentioned that it was expressed to him previously that these areas would be grandfathered. He advocated that safeguards be put in place for individuals with family homes that have been there for generations.

It was noted by staff that "legal non-conforming" status is not in perpetuity and exists until the building starts to fail or until the use is changed. It is likely that most structures would meet legal nonconforming status, but not forever. Staff also noted the structures she writes about are not so much the cottages but the structures in the 7.5 metres setback from the sea.

Josh Supine, speaking on behalf of the Convention and Kevin Healy, inquired about the nonconformity of the lots and advocated that setbacks be feasible. Many of the structures on the waterfront were built before 1970. He stressed the issue of timing, noting the applicant wants to do the work over winter season, which requires the rezoning and the Preliminary Layout Approval in order to enable shovels in the ground in the fall.

There was discussion about staff resources and the timing to reach what the Convention would like. It was noted the process is "a back and forth" process. In terms of a rezoning timeline, this is a significant project and will likely require a timeline closer to one year.

Trustee Rogers remarked that the LTC has a work program, and is in the middle of an OCP review and RAR review; staff workload is full. Although the LTC has been anticipating this application for months, the application was only submitted in the middle of July. The trustee also pointed to the complicated nature of the application and the importance of doing it right, as well as the need to respect that neighbours have a right to have a say.

Island Planner Brzozowski read aloud from an email from Kevin Healy, Agent, who indicated support for the restrictive covenant option as part of the rezoning application, as well as outlined points from the application history and regarding the current configuration of structures and lots. He emphasized the need for the rezoning "to get the financing to build over the winter to address septic issues and achieve subdivision."

The nature of the communications plan was discussed. There will be an opportunity for the public in August to have initial questions answered and to provide feedback regarding the application at meetings held by the applicant.

GM-2016-042

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee proceed no further with Proposed Bylaw 100, cited as "Keats Island Land Use Bylaw, 2002, Amendment No. 2, 2007".

CARRIED

GM-2016-043

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee proceed no further with Proposed Bylaw 101, cited as "Gambier Island Local Trust Committee Bylaw No. 4, 1978, Amendment No. 2, 2007";

CARRIED

It was mentioned that Option 3 (require Restrictive Covenant as part of rezoning application) to address non-compliant structures would make the process move faster at the outset.

GM-2016-044

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee requires a restrictive covenant requiring non-compliant structures be brought into compliance prior to final subdivision approval.

CARRIED

GM-2016-045

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee schedule a meeting to be held October 13, 2016.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Riparian Areas Regulation and Streamside Protection for Keats Island

11.1.1 Staff Report dated July 28, 2016

Island Planner Brzozowski reviewed the staff report on proposed Bylaw Nos. 129 and No. 130 (Keats Island Streamside Protection). The proposed amendment is inclusion of Development Permit Area 2: Streamside Protection.

Comments had been received from Mr. Shepard, to which staff had not had time to respond and would follow up. Tom Watson, Qualified Environmental Professional (QEP), commented that following the detailed assessment procedure for that stream results in a 10-metre Streamside Protection and Enhancement Area. There are 5 metres under RAR that are being restricted, whereas through the detailed assessment procedure they are not.

GM-2016-046

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee amend Bylaw No. 129, cited as "Keats Island Official Community Plan, 2002, Amendment No. 1, 2015", as specified in Attachment 2 of the staff report presented July 28, 2016.

CARRIED

GM-2016-047

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee amend Bylaw No. 130, cited as "Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2015", as specified in Attachment 3 of the staff report presented July 28, 2016.

CARRIED

GM-2016-048

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee advise affected property owners of the changes to Proposed Bylaw No. 129 and Proposed Bylaw No. 130.

CARRIED

GM-2016-049

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request Staff to schedule a Public Hearing for Proposed Bylaw No. 129, cited as “Keats Island Official Community Plan, 2002, Amendment No. 1, 2015”, and Proposed Bylaw No. 130, cited as “Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2015”.

CARRIED

Chair Morrison recessed the meeting at 12:02 p.m. and reconvened the meeting at 12:26 p.m.

11.2 Gambier Island Official Community Plan Review

11.2.1 Staff Report dated July 12, 2016

Island Planner Brzozowski gave an update on the OCP review project including a review of the Project Charter. Results of the online survey will be presented at the next meeting. Squamish Nation requested a working group (now included in the Project Charter), which would work in parallel with the Advisory Planning Commission.

Trustees inquired about the process pertaining to the working group.

GM-2016-050

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee add to the Project Charter under “In Scope”: “Private Institutional use policies”.

CARRIED

GM-2016-051

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee endorse the revised Project Charter as amended.

CARRIED

GM-2016-052

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to work with the Ministry of Forests, Lands and Natural Resource Operations to establish terms of reference for the Gambier Island Official Community Plan review project.

CARRIED

GM-2016-053

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to coordinate a Gambier Island Official Community Plan referral working group to include staff of Squamish First Nation, the Ministry of Forests, Lands and Natural Resource Operations – Crown Lands, Ministry of Transportation and Infrastructure, the Ministry of Forests, Lands and Natural Resource Operations – Archaeology Branch, BC Parks, Recreation Sites and Trails BC, Parks Canada, Sunshine Coast Regional District, and other government agencies as required.

CARRIED

12. BREAK – 12:02 p.m. to 12:26 p.m.

13. REPORTS

13.1 Work Program Reports

13.1.1 Top Priorities Report dated July 19, 2016

Received.

13.1.2 Projects List Report dated July 19, 2016

Received.

13.2 Applications Report dated July 19, 2016

Received.

13.3 Trustee and Local Expense Report dated May, 2016

Received.

13.4 Adopted Policies and Standing Resolutions

Received.

13.5 Local Trust Committee Webpage

Staff was requested to add the following to the Gambier Island LTC web page:

- letter to Squamish Nation written in response to their attendance at the community event on Gambier Island on March 31, 2016;
- pictures on the Trustee Corner page.

13.6 Chair's Report

Chair Morrison remarked that an important activity for the Executive Committee is planning for the visioning to take place at Trust Council in September.

13.7 Trustee Reports

Trustee reports were distributed via email prior to the meeting.

An addition to Trustee Rogers' report: the dome-shaped wave machine, a prototype wave electrical generator, has reappeared in the water off of Eastbourne. Trustee Rogers learned this had been brought to the attention of the Land Officer with Forests, Lands, and Natural Resource Operations.

13.8 Electoral Area Director's Report

Trustee Stamford conveyed the Electoral Area Director's report:

- Sunshine Coast Regional District (SCRD) Area F Director, Ian Winn, had a trails meeting on Gambier; they have a mandate to go ahead with further development of SCRD trails in the southwest peninsula area as long as they are quiet and respect privacy.
- SCRD has scheduled community dialogues on August 13 on Gambier Island, and August 20 on Keats Island.
- SCRD is still looking at increasing fees for buildings built without a permit.
- SCRD is proceeding in parallel with the environmental assessment processes with a bylaw amendment requirement in order to allow for the processing of the gravel. The extraction is a permitted use in that zoning but not the processing.

13.9 Trust Fund Board Report

Chair Morrison stated a letter was received from Tsawout Nation regarding Owl Island, off Salt Spring Island, as it is for sale. This had come to the Executive Committee who referred it to the Salt Spring LTC.

14. NEW BUSINESS

14.1 Local Trust Committee Budget Request for 2017-2018

14.1.1 Staff Report for July, 2016

Received.

GM-2016-054

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee approve and forward the draft 2017-18 budget submission to Financial Planning Committee as revised, with removal of the word “Keats” from “Island Foreshore Protection”.

CARRIED

14.2 Surveys in West Bay, Gambier Island

Trustee Stamford described survey-related issues and confusion around property lines in the West Bay dock area. She noted there were discrepancies between surveyors. There is a need for an accurate survey for an area with a stream, a dock, and a road. She inquired about a fund she had read about that communities could access to offset some costs of getting a survey done. The trustee advocated the LTC taking the lead as a coordinating body and wondered if there is an opportunity Islands Trust, SCRD and Ministry of Transportation and Infrastructure (MoTI) to work together. Discussion ensued.

GM-2016-055

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request that staff compose a letter for the Chair’s signature to the BC Land Title and Survey Authority looking for clarity on the Integrated Survey Area Plan for the West Bay area on Gambier Island.

CARRIED

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Thursday, August 25, 2016 at 10:45 a.m. at the Gambier Island Community Centre, Andy's Bay Road, Gambier Island, BC

16. TOWN HALL – none

17. CLOSED MEETING

17.1 Motion to Close the Meeting

GM-2016-056

It was MOVED and SECONDED

by the Gambier Island Local Trust Committee, that the meeting be closed to the public in accordance with the *Community Charter*, Part 4, Division 3, s.90(1)(a) and (d) for the purpose of considering appointments of Board of Variance Members and Adoption of In-Camera Meeting Minutes dated March 17, 2016, and that the recorder and staff attend the meeting.

CARRIED

The meeting moved to *in camera* at 1:44 p.m.

17.2 Recall to Order

The Local Trust Committee reconvened in open meeting at 1:50 p.m.

17.3 Rise and Report

GM-2016-057

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee rise and report that the Local Trust Committee approved the Board of Variance appointments of Jack Woodward, Sheila Ray, and Dr. Laurie Jackson.

CARRIED

18. ADJOURNMENT

By general consent the meeting was adjourned at 1:51 p.m.

Susan Morrison, Chair

Certified Correct:

Diane Corbett, Recorder



Islands Trust

Print Date: August 16, 2016

Resolutions Without Meeting

Gambier Island

Resolution #	Action	Resolution Description	Resolution Date
2016-07	In Favour	"That the July 28, 2016 Regular Business Meeting of the Gambier Island Local Trust Committee begin at 9:45am instead of 10:45 am."	21-Jul-2016
2016-08	In Favour	"That the Gambier Island Local Trust Committee request staff to schedule a Public Hearing for Proposed Bylaws 140 and 141 (Riparian Areas Regulation on Gambier Island)."	21-Jul-2016
2016-09	Rescinded	the Gambier Island Local Trust Committee accept the attached draft letter of support to the Squamish Nation regarding tenure of the New Brighton Dock and authorize Chair Susan Morrison to sign the letter.	15-Aug-2016

Follow Up Action Report

Gambier Island

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

17-Mar-2016

Activity	Responsibility	Target Date	Status
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	Done

28-Jul-2016

Activity	Responsibility	Target Date	Status
Proceed no further with Bylaws 100 and 101.	Becky McErlean Aleksandra Brzozowski	25-Aug-2016	Done
Schedule a new regular business meeting for October 13, 2016.	Becky McErlean Aleksandra Brzozowski Penny Hawley Wil Cottingham	12-Aug-2016	Done
Check on when and where the Chair letter re: LNG was sent. Update: following up with West Vancouver.	Aleksandra Brzozowski Ann Kjerulf	12-Aug-2016	Done

**Follow Up Action Report**

Add Private Institutional policies to "In Scope" section of the Gambier OCP Project Charter.	Aleksandra Brzozowski	12-Aug-2016	Done
Staff to draft thank you letter (for Chairs signature) to the Ministry of Parks, and cc. the Premier, MLA Jordan Sturdy and MLA Nicholas Simons, thanking them for the Halkett Bay Marine Park expansion and stating our continued support for the further protection of the glass sponges in Howe Sound.	Aleksandra Brzozowski Penny Hawley	25-Aug-2016	Done
Trustee Rogers to send letter to Silver Creek property owners regarding the changes to Proposed Bylaws Nos. 129 & 130.	Aleksandra Brzozowski Dan Rogers	25-Aug-2016	Done
Staff compose a letter for the Chairs signature to the BC Land Title and Survey Authority looking for clarity on the Integrated Survey Area Plan for the West Bay area on Gambier Island.	Aleksandra Brzozowski Penny Hawley	25-Aug-2016	Done
Add Coast Salish location names (if known) to agendas, notices, etc.	Becky McErlean Aleksandra Brzozowski Penny Hawley Wil Cottingham	25-Aug-2016	On Going
Trustees to ask Staff questions about the Green Shores BC Pilot Project invitation in advance of discussion on August 25.	Aleksandra Brzozowski Kate-Louise Stamford Dan Rogers Susan Morrison	25-Aug-2016	On Going



Gambier Island Local Trust Area
(Howe Sound Islands)
Attn: Aleksandra Brzozowski, MCIP, RPP
Island Planner
Northern Office, Islands Trust
700 North Road
Gabriola BC V0R 1X3
250-247-2207
abrzozowski@islandstrust.bc.ca

RE: Green Shores Local Government Working Group

July 26, 2016

Dear Aleks,

Please accept this letter of introduction regarding our Green Shores 2016 -2019 program and the Green Shores Local Government Working Group. SCBC has received funding from the Real Estate Foundation BC for three years of funding starting in July 2016. As such, the Stewardship Centre is currently inviting select shoreline communities to participate in our Local Government Working Group for intake in 2017 and 2018.

As you may recall, the Stewardship Centre for British Columbia Society (SCBC) is a registered not-for-profit organization (#S: 50468) based in British Columbia. Our vision is that all British Columbians understand, enjoy, and sustain healthy ecosystems through stewardship action. Our programs and projects focus on establishing effective land and water management that protects ecosystems and encourages ecosystem resilience. One of our key initiatives is the Green Shores program.

As an alternative to hard armouring solutions, like seawalls, to climate change and shoreline erosion concerns, Green Shores (GS) provides tools for local governments; planning, design, construction professionals; and shoreline property owners interested in minimizing the environmental impacts of their projects in a shore and people-friendly, cost effective manner. Studies¹ have shown that "green shores" or "living shorelines" can be from 30-70% less

¹ Lamont, G., Readshaw, J., Robinson, C., St-Germain, P. (2014): Greening Shorelines to Enhance Resilience, An Evaluation of Approaches for Adaptation to Sea Level Rise; guide prepared by SNC-Lavalin Inc. for the Stewardship Centre for B.C. and submitted to Climate Change Impacts and Adaptation

expensive to install while providing similar flood and erosion protection as hard structures like seawalls, dikes, and rip rap.

Green Shores applies to mixed use commercial/residential, institutional and shoreline parks and recreational areas (Green Shores for Coastal Development) as well as to residential properties (Green Shores for Homes). Both have a sound technical framework with an integrated design approach with a clear emphasis on reducing cumulative impacts of shoreline development. They utilize a combination of prescriptive checklists and performance metrics that are detailed in the Green Shores Credits and Ratings guides.

http://stewardshipcentrebc.ca/Green_shores/resources/. At the community level, the application of Green Shores can incentivize property owners to higher performance levels for their shoreline projects through voluntary adoption of the program.

Green Shores 2016-2019 will:

- Establish a Green Shores Local Government Working Group (WG) with at least 4-6 communities. SCBC will provide to each WG member: GS program management and coordination; community engagement activities; educational workshops and training courses; teleconferences/webinars; and technical support for Green Shores demonstration projects (residential and shoreline parks). (Committed WG members include the Cowichan Valley Regional District; Powell River Regional District; and Capital Regional District.)
- Deliver Level 1 & 2 Green Shores training courses (co-delivered with University of Victoria). As well, utilizing curriculum previously developed, we will adapt units for additional workshops/presentations to homeowners, real estate professionals, professional organizations, and elected officials and local government staff, as required
- Research and develop a Business Case and Communication Plan for Green Shores to achieve broad-based recognition and use of Green Shores by property owners, professionals, contractors, and government.

We would like to invite the Gambier Island Local Trust Area (Howe Sound Islands) to join our Local Government Working Group. We are asking each Working Group community to contribute \$5,000 per year towards project costs to leverage funding from the Real Estate Foundation and the Sitka Foundation. We ask that each WG member commit to a minimum of 2 years in the Working Group.

As a Green Shores Working Group community, you will receive:

- Green Shores education and training in your community

Division, Natural Resources Canada (AP040), 46p.

http://www.stewardshipcentrebc.ca/PDF_docs/greenshores/Resources/Greening_Shorelines_to_Enhance_Resilience.pdf

and Living Shorelines – from barriers to opportunities

https://www.estuaries.org/images/stories/RAEReports/RAE_LS_Barriers_report_final.pdf

2

1244 Burnage Road – North Vancouver, BC V7R 1G7 www.stewardshipcentrebc.ca

- This will include at least one Level 1 workshop and one regional Level 2 workshop² per year and other presentations/workshops as applicable
- Benefits of working with an established network of Green Shores professionals via a Working Group to assist your community
 - Participation to share resources to minimize “re-inventing the wheel” and maximize volunteer and staff capacity. The Working Group will meet monthly via teleconference with at least 2 technical webinars per year on Green Shores research or other technical information
- Access to Green Shores materials for customizing in your community via a secure web page http://stewardshipcentrebcc.ca/Green_shores/green-shores-local-government-group/
- Support for demonstration projects through the Green Shores for Homes ratings process and Awards certification
- Benefits of leveraged funding and in-kind support. Working Group members pay approximately 47% of program costs, the remainder is covered through grants.

FYI we have also been in touch with Bowen Island Municipality about Green Shores. Given that Bowen is another of the Howe Sound Islands, there may be a possibility to have a regional approach in Howe Sound for Green Shores. Our contact there is Bonny Brokenshire BBrokenshire@bimbc.ca if you would like to follow up with her.

Please don't hesitate to contact me with any questions.

We look forward to working together with you on Green Shores!

Sincerely,



DG Blair, M.Sc.
Executive Director, Stewardship Centre for BC
604-230-9734

Attachments

² Additional fees per participant apply

3

1244 Burnage Road – North Vancouver, BC V7R 1G7 www.stewardshipcentrebcc.ca

Green Shores for Homes

Protect your property *and* help the environment.



Hard Armouring Approach:

- ☒ Restored physical processes
- ☒ Enhanced habitat
- ☒ Reduced pollutants
- ☒ Reduced cumulative impacts



GREEN SHORES FOR HOMES

- ☒ Restored physical processes
- ☒ Enhanced habitat
- ☒ Reduced pollutants
- ☒ Reduced cumulative impacts

Trained professionals can help with design

Limited beach access

Changes to beach and habitat

Scouring and Erosion

Ecological Health:
Restored or enhanced habitat for fish and wildlife.

Better beach access

Property Protection:

Added sand, gravel, and vegetation helps absorb wave energy, reducing flooding and erosion while providing habitat.

\$\$\$



Less Expensive to Install:

Research* has demonstrated that the Green Shores approach can cost only 30-70% as much as a hard armouring approach.



\$



STEWARDSHIP CENTRE
FOR BRITISH COLUMBIA

For more information visit: www.greenshores.ca

*Research Source: Greening Shorelines to Enhance Resilience, An Evaluation of Approaches for Adaptation to Sea Level Rise (2014).

With support from Natural Resources Canada through the Adaptation Platform

Graphic created by Modus Planning, Design, & Engagement Inc. for the Stewardship Centre for B.C. - Select illustration elements courtesy of freepik.com



Natural Resources
Canada

Ressources naturelles
Canada

Canada 21

August 3, 2016

Dear Valued Stakeholder,

I am writing to provide you an update on BURNCO Rock Product Ltd's (BURNCO) proposed sand and gravel operation in the lower McNab Valley, as well as to invite your participation in the environmental assessment process. BURNCO has submitted an application to the BC Environmental Assessment Office (BCEAO) for the proposed project which has now been accepted for review with the 180 Day Application Review starting August 4, 2016.

Electronic copies of the full application are available on our project website at www.burncohowesound.com or through the BCEAO website at www.eao.gov.bc.ca. Electronic copies of the full application will also be available for viewing at public libraries in Gibsons, Sechelt, West Vancouver, Squamish and on Bowen Island.

Public Open Houses will be held in the following locations to provide an opportunity for the public to meet with BURNCO and its project team to discuss the project, scientific study results and to provide feedback on the application.

September 12 th , 2016	Squamish Adventure Centre 38551 Loggers Lane, Squamish, BC	4:00 - 8:00PM
September 13 th , 2016	Gibsons Community Centre 700 Park Road, Gibsons, BC	3:30 - 7:30PM
September 14 th , 2016	Gleneagles Community Centre 6262 Marine Drive, West Vancouver, BC	5:00 - 9:00PM

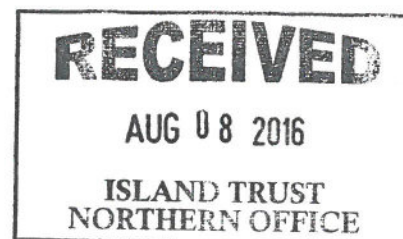
In addition to the planned public comment period and open houses, BURNCO is pleased to arrange for interest groups and individuals to meet with members of our team to answer questions about the proposed project. Meetings may be held in person or by telephone throughout the review and can be arranged by contacting melanie@burncohowesound.com. Public comments may be submitted directly to the BC Environmental Assessment Office by mail, fax, email or online form.

Sincerely,



Derek Holmes, B.Sc.
Regional Manager
BURNCO Rock Products Ltd

Encl. (2)
DH



BURNCO SUBMITS APPLICATION TO PROVINCIAL AND FEDERAL
ENVIRONMENTAL ASSESSMENT OFFICES

FOR IMMEDIATE RELEASE

VANCOUVER, BC, August 4, 2016 -- BURNCO Rock Products Ltd today announced it has completed more than seven years of independent scientific studies and has now submitted the application to both the provincial and federal government regulators for the BURNCO Aggregate Project in Howe Sound.

"We have developed a plan with input from Government, Aboriginal Groups, scientists and the public for this project and have considered the comments and concerns raised to improve our approach and build an environmentally responsible proposal," said Mike Powell, CEO of BURNCO. "We took the feedback we received through our public consultation efforts, engaged numerous experts in their field to assess each potential effect and concern and made many changes to improve our project."

"BURNCO is committed to avoiding, reducing or otherwise mitigating potential effects of our proposal through design features and best management practices," said Powell. "The conclusion of our exhaustive studies is that, with the application of design considerations and identified mitigation, no significant adverse effects will result."

The application has been filed with both the Provincial (EAO) and Federal (CEAA) regulatory bodies. The results of the scientific studies are contained within the application and are available on our project website at www.burncohowesound.com and on the EAO and CEAA websites. Electronic versions of the application will be available for viewing at the following libraries: Gibsons and District Public Library, Bowen Island Public Library, West Vancouver Memorial Library, Squamish Public Library and Sechelt Public Library.

Public Open Houses will be held within the 45-day formal Public Comment Period. Notification of those Open Houses will appear in the following newspapers: The Local, Sunshine Coast Reporter, The Chief, The North Shore News and Bowen Island Undercurrent.

BURNCO is a 104 year old fourth generation private Canadian construction materials business. We supply high quality aggregates, ready mix concrete, asphalt and landscape materials to our own operations and to our valued customers in Western Canada and Texas.

For further information contact:

Marcy Gilroy
marcy.gilroy@burnco.com
(403)640-9364

BURNCO Aggregate Mine Project

Public Comment Period and Information Sessions

The Canadian Environmental Assessment Agency (the Agency) and B.C.'s Environmental Assessment Office (EAO) are inviting the public to comment as part of the ongoing environmental assessment of the BURNCO Aggregate Mine Project. BURNCO Rock Products Ltd. has recently submitted its Environmental Impact Statement / Application (EIS / Application) which describes the project and its potential to cause environmental, heritage, health, social, and economic effects.

The complete EIS / Application is available at ceaa-acee.gc.ca and at eao.gov.bc.ca. A summary of the document in English or French is available on the Agency's website at ceaa-acee.gc.ca.

Submit comments from **August 15, 2016 to September 28, 2016**:

By Online Form: www.eao.gov.bc.ca

By Email: BurncoAggregateMine@ceaa-acee.gc.ca

By Fax: 250-387-0230

By Mail: BURNCO Aggregate Mine Project
Canadian Environmental Assessment Agency
410-701 West Georgia Street
Vancouver, British Columbia V7Y 1C6

OR

BURNCO Aggregate Mine Project
Environmental Assessment Office
PO Box 9426 Stn Prov Govt
Victoria, British Columbia V8W 9V1

The Agency accepts comments in either English or French. Comments only need to be submitted **once** to either the Agency or the EAO to be considered in both the provincial and federal environmental assessments.

Copies of the summary and the complete EIS / Application are also available for viewing at these locations:

Canadian Environmental Assessment Agency
Vancouver, B.C.
Viewing by appointment only
Telephone: 604-666-2431

West Vancouver Memorial Library
1950 Marine Drive
West Vancouver, B.C.

Bowen Island Public Library
430 Bowen Trunk Road
Bowen Island, B.C.

Squamish Public Library
37907 Second Avenue
Squamish, B.C.

Gibsons & District Public Library
470 South Fletcher Road
Gibsons, B.C.

Sechelt Public Library
5797 Cowrie Street
Sechelt, B.C.

Information Sessions

Information on the BURNCO Aggregate Mine Project and the EIS / Application will be available during information sessions held in Gibsons, West Vancouver and Squamish, B.C. Interested individuals will be able to speak with, and ask questions to, provincial and federal representatives and BURNCO Rock Products Ltd.'s technical team.

September 12, 2016
Time: 4:00 p.m. to 8:00 p.m.
Squamish Adventure Centre
38551 Loggers Lane
Squamish, B.C.

September 13, 2016
Time: 3:30 p.m. to 7:30 p.m.
Gibsons Community Centre
700 Park Road
Gibsons, B.C.

September 14, 2016
Time: 5:00 p.m. to 9:00 p.m.
Gleneagles Community Centre
6262 Marine Drive
West Vancouver, B.C.

The Proposed Project

BURNCO Rock Products Ltd. is proposing the construction and operation of a new sand and gravel mine located on the northwest shore of Howe Sound, approximately 22 kilometres southwest of Squamish, British Columbia. The mine's production capacity would be approximately 1 million tons of sand and gravel per year, over an expected mine life of about 16 years.

All submissions about the BURNCO Aggregate Mine Project received by the Agency or the EAO during the comment period are considered public. They will be posted to the EAO's website and will become part of the Agency's project file.

Canada





Memorandum

700 North Road Gabriola Island BC V0R 1X3

Telephone **250. 247-2063** FAX: 250. 247-7514

Toll Free via Enquiry BC in Vancouver 660-2421. Elsewhere in BC **1.800.663.7867**

northinfo@islandstrust.bc.ca www.islandstrust.bc.ca

Date August 16, 2016 File Number GM-6500-20
Riparian Areas
Regulation

To Gambier Island Local Trust Committee

From Aleksandra Brzozowski
Island Planner
Northern Office

Re Riparian Areas Regulation – Post Public Hearing Procedures

The Gambier Island Local Trust Committee (LTC) is considering amending bylaws to both the Gambier Island Official Community Plan (OCP) and the Gambier Island Land Use Bylaw (LUB) in order to implement the provincial *Riparian Areas Regulation* on Gambier Island.

A public hearing is scheduled to be held earlier in the August 25, 2016 LTC meeting. A public hearing is a quasi-judicial process within and following which specific procedures must be followed. Following the close of the hearing, the LTC may not hear further submissions without holding a new hearing. The principle is that if new information is considered by the LTC, all other interested parties also need to have the opportunity to consider any new relevant material and to make further representations to the LTC.

Following the public hearing, the LTC may choose one of four options:

1. Give further readings to the bylaws;
2. Give further readings to the bylaws as amended;
3. Request staff to alter the bylaws and present changes at a future LTC meeting; or,
4. Postpone consideration until the October 13, 2016 LTC meeting. (Note that the LTC cannot receive further comment or information post public hearing.)

The procedural steps following the close of the hearing are will be:

1. Consideration of Second Reading (which may occur pending amendments to alter the bylaws).
2. Consideration of Third Reading.
3. Confirmation that the Proposed Bylaws are in accordance with the Islands Trust Policy Statement.
4. Forwarding of the bylaw to Executive Committee for approval.
5. Forwarding of the bylaw to the Minister's office for approval (OCP amendment bylaws only).

Should the LTC wish to give further readings to Proposed Bylaws 140 and No. 141, the following suggested wording should be used. A resolution should also be made at that time confirming that the bylaws are not contrary to the Islands Trust Policy Statement.

Suggested Wording for Resolutions

THAT Gambier Island Local Trust Committee Bylaw No. 140, cited as “Gambier Island Official Community Plan, 2001, Amendment No. 1, 2016”, be read a second time (*as amended*).

THAT Gambier Island Local Trust Committee Bylaw No. 141, cited as “Gambier Island Land Use Bylaw, 2004, Amendment No. 1, 2016”, be read a second time (*as amended*).

THAT Gambier Island Local Trust Committee Bylaw No. 140, cited as “Gambier Island Official Community Plan, 2001, Amendment No. 1, 2016”, be read a third time.

THAT Gambier Island Local Trust Committee Bylaw No. 141, cited as “Gambier Island Land Use Bylaw, 2004, Amendment No. 1, 2016”, be read a third time.

THAT the Gambier Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw Nos. 140 and 141, cited as “Gambier Island Official Community Plan, 2001, Amendment No. 1, 2016” and “Gambier Island Land Use Bylaw, 2004, Amendment No. 1, 2016” are not contrary to or at variance with the Islands Trust Policy Statement.

THAT Gambier Island Local Trust Committee Bylaw Nos. 140 and 141, cited as “Gambier Island Official Community Plan, 2001, Amendment No. 1, 2016” and “Gambier Island Land Use Bylaw, 2004, Amendment No. 1, 2016”, be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

Attachments: *Proposed Bylaws No. 140 and 141*
Islands Trust Policy Statement Directives Checklist

PROPOSED

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 a 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 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 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 beyond the top of the ravine bank;

For a stream located within a ravine that is 60 metres 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 beyond the top of the ravine bank;

For a lake, wetland or other water body, the development permit area is 30 metres 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 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	19 TH	DAY OF	MAY	, 2016
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

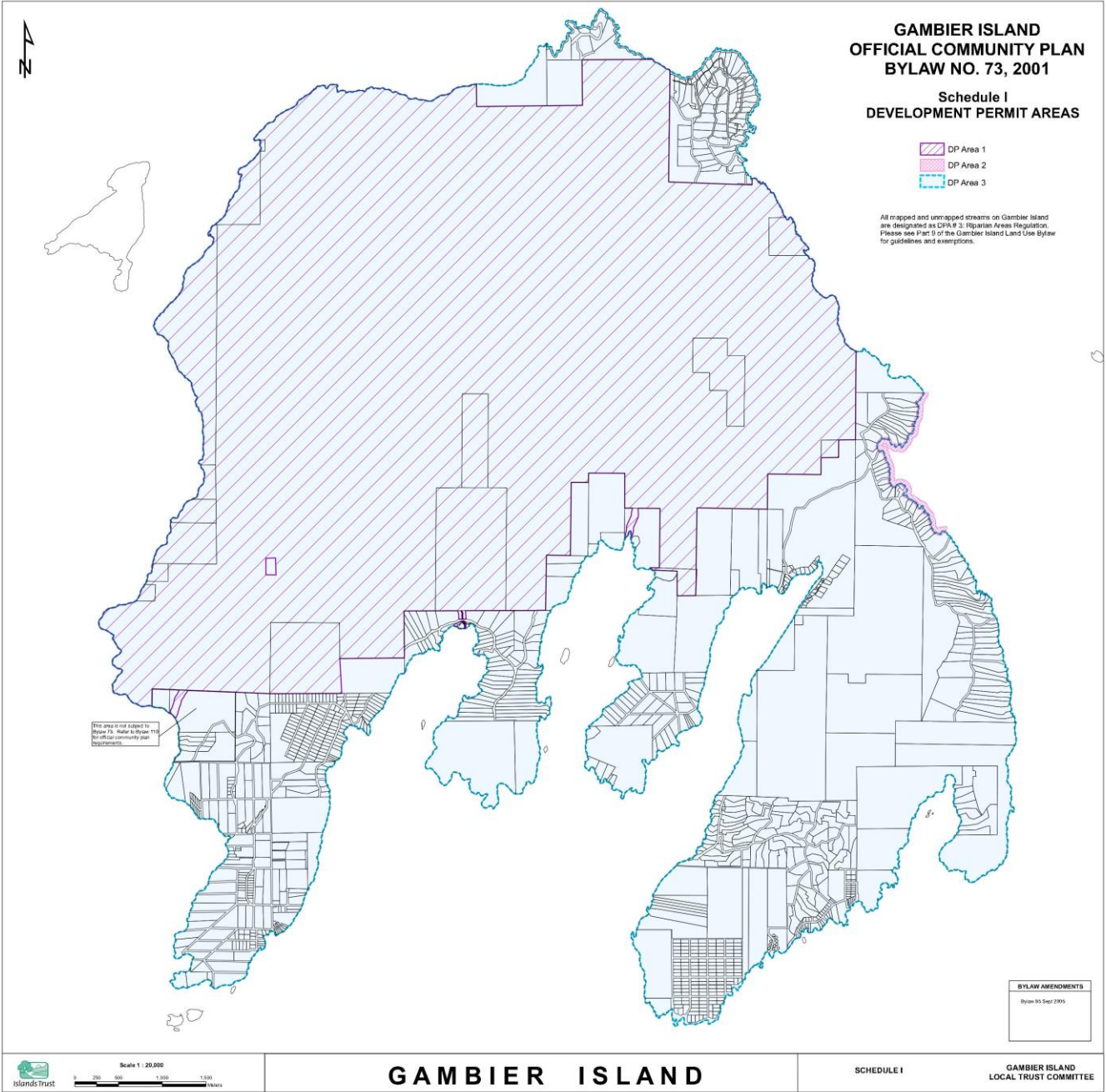
SECRETARY

CHAIRPERSON

GAMBIER ISLAND LOCAL TRUST COMMITTEE

BYLAW No.140

PLAN NO. 1



PROPOSED

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 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 on either

side of the fence, or 1.5 metres 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 away from the high water mark of a stream.
- (n) Disturbance of soils more than 15 metres 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 squared;
- (o) The constructing of a small accessory building more than 15 metres 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 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

GM-BL-141

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."

Information Note: While recommendations from more than one professional may be required to establish comprehensive mitigation measures (as QEPs must act in their area of expertise), a compiled report must be submitted to the Ministry of Forests, Lands, and Natural Resource Operations by a QEP.

Information Note: Development of a permitted use can be limited but not sterilized by the Riparian Areas Regulation.

READ A FIRST TIME THIS 19TH DAY OF MAY, 2016

PUBLIC HEARING HELD THIS _____ DAY OF _____, 20____

READ A SECOND TIME THIS DAY OF , 20

READ A THIRD TIME THIS _____ DAY OF _____, 20____

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

DAY OF _____, 20____

ADOPTED THIS _____ DAY OF _____, 20____

Chair

Secretary



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:



File No.: GM-6500-20
(Gambier OCP Review)

DATE OF MEETING: August 25, 2016
TO: Gambier Island Local Trust Committee
FROM: Aleksandra Brzozowski, Island Planner
Northern Office
SUBJECT: Gambier Island Official Community Plan (OCP) Review – Community Survey Results

RECOMMENDATION

1. That the Gambier Island Local Trust Committee receive the summarized results of the Gambier Official Community Plan (OCP) Review's preliminary community survey.

REPORT SUMMARY

The purpose of this report is to summarize the results of the preliminary community survey about the Gambier Island OCP review.

BACKGROUND

A review of Gambier Island's OCP was placed as Priority #4 on the Top Priorities work program at the February 12, 2015 LTC meeting, and moved to Priority #2 at the June 18, 2015 LTC meeting. For information regarding background and relevant policy and land use considerations, please refer to the reports presented at LTC meetings held on March 26, 2015; May 7, 2015; June 18, 2015; November 21, 2015; March 17, 2016; and July 28, 2016.

RESULTS OF PRELIMINARY COMMUNITY SURVEY:

A preliminary community survey was distributed to the Gambier community from July 17 to August 10, 2016. The online questionnaire was promoted by email, posted on the Gambier webpage, and advertised at the Gambier annual fair. Some paper copies were completed at the Gambier fair held on the August long weekend; these responses were not submitted to staff at the time of writing this report.

The questionnaire garnered a total of 86 responses. Responses came from all the residential areas of Gambier Island; 32% of responses identified as from the Southwest Peninsula (Gambier Harbour and New Brighton), 30% of responses were from West and Centre Bay areas, 23% from the Southeast areas (Hope Point to Halkett Bay), and 11% from the east and north areas (Brigade Bay, Douglas Bay, and Ekins Point).

Questions 1 through 5 concerned general questions about how respondents access and use Gambier. Questions 6 through 14 focused on the topics slated for review. All responses and comments are compiled as Attachment 1. Below is a summary of the responses, organized by topic.

Consultation Preferences

Regarding preferences about consultation, the vast majority of respondents indicated a preference for online communication (a response that should be qualified as this was an online survey). One respondent requested

face-to-face meetings solely, while five respondents preferred both face-to-face meetings along with online communication. If meetings were held, there were strong preferences for the Gambier Island Community Centre and West Vancouver. There were no preferences for paper-based consultation methods.

General Interest in Topics

Of the seven topic areas listed as up for review, all were of interest to at least one-quarter of respondents.

Parks and Trails on Gambier Island – 62 respondents indicated interest
Permitted uses in Wilderness Conservation land – 59 respondents indicated interest
Protecting Shoreline Ecosystems – 44 respondents indicated interest
Protecting Sensitive Ecosystems – 34 respondents indicated interest
Promoting the Revitalization of New Brighton – 33 respondents indicated interest
Promoting Economic Development – 29 respondents indicated interest
Protecting archaeological and cultural sites – 24 respondents indicated interest

Only a handful of respondents noted interest in one topic only; the topics of singular concern were economic development (3), parks and trails (3), and permitted uses in the Wilderness Conservation land (1).

When asked what other OCP topics they would like to see reviewed, responses were:

- On-island transportation policies (including road maintenance, shuttle services)
- Protecting marine ecosystems
- Advocacy for BC Hydro servicing and internet connectivity
- Monitoring of land use
- Monitoring amenity commitments
- Promoting recreational tourism
- Review of residential policies
- Connecting policies on residential development to servicing
- Review of logging areas
- Protecting a rural/rustic aesthetic character
- Policies about community servicing (waste removal and emergency response)
- Policies about ferry service
- Protect ability to hunt on Gambier
- Reducing greenhouse gas emissions

Responses about access to Gambier Island showed a fairly even split between private boat users and public water taxi users. The continued strong use of water taxi service will be of note when reviewing advocacy policies about ferry service, as well as any policies regarding the interface between public docks and island vehicles.

Uses in the Wilderness Conservation lands

The community survey asked respondents which uses they would like to see in the Wilderness Conservation (Crown) land in the centre of the island, and whether they believed they needed more information about certain options. The majority responded favourably for the following options: Conservation of Ecosystems and Biodiversity; Recreation; and Network of Green Space. Hunting was also noted highly with about one-third of respondents replying favourably.

The options receiving higher requests for more information were: Community Forest Initiatives; Protected Park; and Open Space for Water Recharge.

Trails and Parks on Gambier Island

The community survey asked respondents some early specific questions about trail and park use on Gambier Island.

The large majority of respondents use the trails for hiking and walking, and about half of respondents use trails and parks to access beaches. The large majority of respondents noted that they don't perceive any barriers to using the trails on Gambier Island. Responses to the open-ended question on possible improvements are contained in Attachment 1.

Issues and Opportunities:

This preliminary survey was intended to gain a general sense of how best to communicate with stakeholders and to gather some early comments on specific topics. Staff emphasizes that this survey will not be the only opportunity for the community to give input on the Gambier OCP Review.

ALTERNATIVES

1. Amending Project Scope

Upon reviewing the survey results, the LTC may wish to amend the scope or milestones set out in the Project Charter (Attachment 2). If selecting this alternative, the LTC should describe the specific changes requested.

Resolution:

"That the Gambier Island Local Trust Committee request staff to amend the Gambier OCP Review Project Charter as follows...."

NEXT STEPS

To facilitate dialogue about the Wilderness Conservation land, as well as about parks and trails, results of the community survey will be conveyed to the relevant agencies participating in the Referral Working Group.

Submitted By:	<i>Aleksandra Brzozowski</i> Aleksandra Brzozowski, MCIP, RPP Island Planner	August 12, 2016
Concurrence:	 Stefan Cermak Regional Planning Manager	August 16, 2016

ATTACHMENTS

1. Results of the Gambier OCP Review Preliminary Community Survey (July –August 2016)
2. Gambier OCP Review Project Charter

GAMBIER ISLAND OFFICIAL COMMUNITY PLAN REVIEW – **RESULTS OF PRELIMINARY COMMUNITY SURVEY** **(JULY 17 – AUGUST 10, 2016)**

QUESTION 1: In which Gambier neighbourhood do you live?	
Answer Options	Response Count
West Bay / Centre Bay	26
New Brighton	14
Gambier Harbour	14
Southeast	20
Brigade Bay	5
Douglas Bay	4
Ekins Point	1
<i>answered question</i>	84
<i>skipped question</i>	2

QUESTION 2: How often are you on Gambier Island?	
Answer Options	Response Count
Full-time – it is my main residence, where I live most of the year	15
Part-time and only in the summer months	13
Part time and throughout the year (weekends or similar short stays)	54
I haven't visited Gambier in some time	0
Other (please specify)	10
<i>answered question</i>	85
<i>skipped question</i>	1
Other (please specify)	

Throughout the year for periods from 10 days to 4 weeks at a time . Every month usually.

Weekdays, spring, summer and fall.

50 - 60% all year

Throughout the year - over half time.

2 - 3 nights per week.

We live here 75 -80% of the year

I maintain a house on the mainland but spend more than 1/2 time on gambier

Yacht club out station

We are on island about 60% of the time, all year.

Yearly holidays

QUESTION 3: How do you usually access Gambier Island?

Answer Options	Response Count
By private boat	45
By water taxi (Stormaway or other)	54
<i>answered question</i>	85
<i>skipped question</i>	1

QUESTION 4: How would you prefer to give input in this OCP review?

Answer Options	Response Percent	Response Count
Online	65.9%	56
Face to face	7.1%	6
Paper-based forms and surveys	0.0%	0
Any of the above / Doesn't Matter	34.1%	29
Other (please specify)	2.4%	2
<i>answered question</i>		85
<i>skipped question</i>		1
Other (please specify)		

by Phone

email or website link

QUESTION 5: If we hold in-person community meetings, where would you like the meetings to take place? (Please check all that apply)

Answer Options	Response Percent	Response Count
Gambier Island Community Centre	47.0%	39
Camp Fircom	16.9%	14
Gibsons	6.0%	5
West Vancouver	51.8%	43
North Vancouver	30.1%	25
Other (please specify)	6.0%	5
<i>answered question</i>		83
<i>skipped question</i>		3
Other (please specify)		

Sea ranch

It would be fair if the meetings were held at various venues to accommodate everyone's living situation.

QUESTION 6: Which of the following topics are you interested in seeing reviewed? (Please check all that apply)

Answer Options	Response Percent	Response Count
Permitted land uses in the Wilderness Conservation (Crown) land	72.0%	59
Parks and trails on Gambier Island	75.6%	62
Protecting shoreline ecosystems	53.7%	44
Protecting sensitive ecosystems	41.5%	34
Protecting archaeological and cultural sites	28.0%	23
Promoting economic development	35.4%	29
Promoting the revitalization of New Brighton	40.2%	33
Other (please specify)		15
answered question		82
skipped question		4
Other (please specify)		

Monitoring of Land Use & follow up on amenities designate in Land Title or other designated sites

Don't promote anything.

Grandfathering existing developments

Residential and transportation policies

Protecting marine ecosystems

Plans for BC Hydro power to be brought into unserviced areas.

What do you mean by "reviewed"?? This definition matters re: what my choices would be -- (for example, just "reviewed" to make sure are still current and up-to-date? or does "reviewed" mean "no longer acceptable/relevant and need to have changes made"??)

Improving internet connectivity island-wide [related to economic development].

Work with Camps and others to increase recreational tourism [related to economic development]

Promoting the use of shared and sustainable energy nodules by examining feasibility, conducting pilot projects, developing partnerships etc [related to economic development]

Logging areas review

Viable small/medium sized business on the island - eco tourism/dive charters/kayak tours. Why not one or two small hotels – say 10-12 rooms, one in Gambier harbor, one near west bay. Combined with a viable community center, i.e. a main street where there is a store selling local crafts, food stuffs, and a contact point for all the services on Gambier. There have been numerous new families purchase properties that have expressed an variable range of interest in developing a community with more continuity and expressed a need/desire for more services. If there were a more dynamic and engaged (i.e. promoted and advertised) communication to the general public of the available recreation services on Gambier (camping, hiking, beach access for swimming/kayaking/scuba diving/mountain biking/hiking/rock climbing) there could be developed a critical mass of traffic flow that might support direct services like the store. Of course all of this is dependent on transportation – both to the island and ON the island. A shuttle service, volunteer guides, might be appropriate. If people were to come here wanting to pursue activities, they have to camp. I see developing accommodations/food services

as critical for any real economic development on the island. Get them here, get them to stay here....

Extension of power to other parts of the island

Keeping Gambier rural in its appearance. eg. not hugely wide roads with clear cut at sides. Leaving dry brush as fire fodder.

I can't commit to promoting economic development or revitalizing New Brighton because I do not know what they entail. For example, some people think revitalizing NB means opening the store, I think it means planting trees. What is involved in "promoting"? What are the permitted land uses on crown land other than logging and potential trails?

QUESTION 7: Are there other topics in the OCP that you would like to see reviewed?

Answer Options	Response Count
	20
<i>answered question</i>	20
<i>skipped question</i>	66

Future of Island services such as access, power, island development and maintenance

Road responsibility & maintenance if applicable

Not sure if this topic is part of the OCP or not, BUT there needs to be a less onerous way for people to upgrade old cabins to meet the current building regs, lot setbacks etc. If the process is too cumbersome with little chance of success, people will continue to build without going through the proper channels

Reducing greenhouse gas emissions

General appearance from public roads: abandoned cars, garbage, heavy equipment etc. (Visitors have remarked on how "trashy" the island is.)

Community Services such as waste removal and emergency response

Ferry services, sailings and cost.

Protect the ability to hunt on Gambier.

Power to the rest of the island

Broadening of rules on home occupations

Shipping containers should be allowed on people's properties.

Preparing a method for people to return to the Squamish Nation those artifacts they are currently in possession of, from finding items in past years

Development of trails to connect more of the island.

The prohibition on yacht club outstations and their development

Relaxation of second dwelling size.

Industrial enterprise locations in vicinity of GI. (Road systems....conditions of....and locations of...)

Significant trail building/maintenance.

Private land use, taxes, services

Change minimum lot size down somewhat, so that people with 9 acres can subdivide into 2 lots

QUESTION 8: Which uses do you think should be possible in the Wilderness Conservation (Crown) lands?

Answer Options	We should allow it	Unsure	We shouldn't allow it	No opinion	I need more information	Response Count
Conservation of ecosystem / biodiversity	55	2	5	2	11	74
Network of green space	53	5	1	4	12	74
Open space for water recharge	31	12	0	3	27	71
Protected Park with limited access	24	13	10	2	28	74
Recreation Park (hiking, camping)	60	6	1	1	8	73
Community Forest Initiatives (partnerships with communities, First Nations)	23	15	12	1	22	72
Small Scale Woodlots (Bidders)	19	13	30	1	12	74
Hunting	30	9	20	5	12	74
Comments						13
answered question						77
skipped question						9

The wilderness is much more valuable as a natural habitat than a potential source insignificant revenue from lumber, mining, clear cutting etc.

Not in favour of expanding woodlot operations beyond active area currently

A coalition of groups who are interested in conservation and wilderness education (such as Future of Howe Sound Society, David Suzuki Foundation, Camp Fircom, Camp Artaban (together with the Anglican Diocesan Environmental Unit, First Nations), formed to promote education and understanding of importance of the environment to the physical and spiritual health of the planet and its people.

Hunting continues to happen like the wild west, boaters just get off on dock and start shooting in residential neighbourhoods.

Protected Park with limited access; depends on where it is

Hunting; Depends

Logging; NO FURTHER WOODLOTS; HUGE LOGGING TRUCKS COMING AT YOU IS ENOUGH TO KEEP YOU OUT OF THE FOREST.

Does "hiking/camping" mean supervised or unsupervised? That makes a big difference re: serious topics such as campfires, body waste and trash removal, etc...

Allowing hunting is alarming. Having hiked the island, there is dense wood areas and the thought of someone hunting, and not being noticed is potentially lethal to an unsuspecting hiker or island resident.

Parts could be protected & limited access with other parts open for hiking and camping.

Is hunting on Gambier crown land legal now? I don't even know. I think a lot would depend on where, when and under what conditions.

I think there are enough places on the mainland for forestry and hunting and should not be allowed on Gambier Island

Enough with the woodlots, this only benefits a couple of individuals and has a huge long term impact on the land!!! Lots of open access and manage it like any other sensitive park. people can enjoy it responsibly, there are ongoing educational opportunities

I would need more information regarding what the Trust means by "conservation of ecosystem" and "network of green spaces" we should not lock up the land for no one to use, it should be open to freely camp, hike, and Hunt.

QUESTION 9: Which of the following parks and trails do you use on Gambier Island? (Please check all that apply)

Answer Options	Response Percent	Response Count
Public parks	38.0%	30
Mount Artaban Nature Reserve	22.8%	18
Official trails for public use	72.2%	57
Unofficial trails on private property	62.0%	49
Trails on my property	51.9%	41
None	5.1%	4
Other (please specify)		12
answered question		79
skipped question		7
Other (please specify)		

Need access by land & water to all parks & trails

Nothing is natural if people and dogs are moving through it.

Private trails only with owners' permission

Long Bay Wetland Nature Reserve

Cannot get to the public park in West Bay. Cannot get to beach in west bay. Cannot get to park in Gambier Harbour.

There are no public parks that are accessible to New Brighton, Gambier Harbor or West Bay. There is no point in having public parks you can't get to.

Use the Crown Land VIA active and abandoned logging roads.

I don't know if some of the trails we use are public or not.

I walk the section of road that passes through private property between Taki-Te-Si Road and the Sir Thomas Lipton park at the head of West Bay.

Do not have access to public parks on SW peninsula. Would like to know where public parks are and how to access them. Also so few public trails, mostly roads, on SW peninsula.

Public parks as in the community centre?

No longer can hike the same way. But in past trails with owners' permission. Official trails.

QUESTION 10: What do you use Gambier parks and trails for?

Answer Options	Response Percent	Response Count
Walking / Hiking	96.0%	72
Getting across the island	42.7%	32
Beach Access	49.3%	37
View Access	33.3%	25
Dog Walking	29.3%	22
Biking	9.3%	7
Other (please specify)		6
<i>answered question</i>		75
<i>skipped question</i>		11
Other (please specify)		

Trials motorcycling

Observing flora and fauna; limited foraging

Camping , hunting

Hunting (x3)

QUESTION 11: What keeps you from using parks and trails on Gambier?

Answer Options	Response Percent	Response Count
I don't feel anything keeps me from using them	68.7%	46
There aren't trails in the areas I want them	20.9%	14
Lack of servicing	19.4%	13
Too difficult to use (too steep, inaccessible, challenge for those with mobility issues)	9.0%	6
I am not interested in parks or trails	6.0%	4
Other (please specify)		20
answered question		67
skipped question		19
Other (please specify)		

Some answers include family use

Lack of docks

Poorly laid out, poorly marked, poorly maintained.

People block access

Need Community connections to get across Island

I think a lot could be done to improve the trail system on Gambier and I am full support of it. Better trails would mean we could promote Gambier as a hiking destination for all to enjoy.

I do think its important to respect private property.

I would like to see more trails on uninhabited parts of the island... better access to the lake and the wilder parts.

Trails destroyed by logging

I prefer not to intrude on natural spaces, we encroach enough already.

Many of the trails in the brigade bay/long bay/halkett bay areas are overgrown and poorly signed.

Logging trucks keep many from accessing the Lake

Concern about crossing private property

Lack of access to trail heads and lack of knowledge of where the trails are.

I haven't been able to get access to an up to date map showing where trails actually are.

Uninformed of where public trails are

Signage is lacking so I do worry about getting lost when I go in-island, or going on private property when I am on the SW peninsula

More maintenance needed - tree falls block trails, and the trail to Mt. Liddell is grown in!!!

Not knowing whether they are on private property

QUESTION 12: Where on Gambier should trails and parks be established or improved?

Answer Options	Response Count
	48
<i>answered question</i>	48
<i>skipped question</i>	38

More access to crown land from public roads; low-impact biking trails would be amazing.

Every where !

I'd like to see a green trail connecting all the main areas lived in/recreated in by Gambier Islanders

Halkett Bay area

Nowhere. They are expensive to build and maintain, and they would enter areas that the wild life are comfortable to live in. Leave it for them.

A park should be created surrounding Gambier Lake including the creeks entering and departing from Gambier Lake.

Creation of a park around or adjacent to Gambier Lake would be a good idea

I'd love a walking/hiking trail that circles the island with dedicated areas for overnight camping with outhouses.

Throughout the island, connecting the different communities as well as to high view points and beaches.

To all parks and beaches

Open trails to ALL areas of Gambier. Islanders shouldn't feel they're 'sneaking around' gated roads in their own community when you're only trying to go for a walk.

Establish trails from the Brigade Bay subdivision to Douglas Bay and a connecting trail from the Ramilies Channel Marine Park campsite to the island's trail network. Improve signage on all trails. Establish a park that includes Gambier Lake and the Gambier Creek watershed.

They should ONLY be situated in the Crown Lands, not in the SW Peninsula or wherever there are residential properties.

On Crown Land

From West Bay Road network to West Bay. New Brighton/West Bay to lakes and mountains.

All over the island! A ring trail would be incredible.

Some more public access to beaches and parks.

Well, there are no parks where we all live (New Brighton), so that would be a good place to start.

The trail to Gambier Lake and area. The trail to Mt. Artaban.

Creating more public trails that followed and had views of the shoreline to Gambier Harbour, West Bay, and Centre Bay would be really nice

Mt Liddell

All crown land

North end and Gambier Lake; also Mounts Killam and Liddell

Gambier Lake and surrounding area be established as park. Access and trail to Sir Thomas Lipton Park

Head of west bay connecting sw area with rest of island

More access to crown from West Bay

Nowhere

Brigade Bay, Halket Bay, Long Bay

Access to beaches should be improved and maintained.

Avalon Bay trail from the cross roads should be kept more open for walking, and brush cut back. It is in shocking disrepair and is, in fact road allowance!

To new Ramillies campground.

More on crown land, better access

Mount Killam and Gambier Lake

Access from Long Bay (Port Graves) and Centre Bay to trails to center of island could be improved. ATV trails connecting parts of the island could be established, improved and mapped.

West Bay to Mts. Killam and Liddell.

Access to Gambier lake.

Some of the old logging roads/trails are falling into poor repair. Is some trail maintenance feasible?

On road allowances and public land.

Well away from sensitive watersheds.

The northern parts of the island and a network of trails to join communities

All legal rights of way should be opened, signed and available for hiking, walking, biking. Connecting links on available rights of way should be opened up to public.

SW peninsula, and also going inland to the lake, across to other developments so there is walking connection - Not for cars or golf carts though!

Mt Liddell trail needs a lot of work. trails to access the north side of the island would be nice too!

Trails yes, more parks NO!

The full network needs to be formalized and improved with funding for maintenance

Near me (southeast)

Lake area should be a park

Everywhere. The conservancy trail network should be improved.

If there is widespread community support for them, (established in a more reliable form than an online survey) then only on crown land and non-residential areas.

QUESTION 13: Do you have anything to comment on any of the other topics we have chosen for review?

Answer Options	Response Percent	Response Count
PROTECTING SHORELINE ECOSYSTEMS	33.3%	14
PROTECTING SENSITIVE ECOSYSTEMS	28.6%	12
PROTECTING ARCHAEOLOGICAL AND CULTURAL SITES	33.3%	14
PROMOTING ECONOMIC DEVELOPMENT	52.4%	22
PROMOTING THE REVITALIZATION OF NEW BRIGHTON	59.5%	25
POLICIES ON LAND USE ISSUES GOVERNED BY OTHER AUTHORITIES (eg. marine navigation)	35.7%	15
answered question		42
skipped question		44

PROTECTING SHORELINE ECOSYSTEMS

Very important

Yes, always important

Education

As long as it doesn't lock up the land so no one can use it for hunting

Very important for the fish fry

Not sure how this is accomplished.

Valuable - but to start from the word "no" to economic development is not helpful

Work on reducing discharge of sewage from boats. Is testing done for ecoli at bays and beaches? Are there any sani stations anywhere?

Review residential sewage systems

This needs to be made clearer for owners to know what they are and are not allowed to do. Perhaps just a "Waterfront ownership for dummies" pamphlet for waterfront owners?

Part of this would be policy around the prawn bottom draggers and the broader effects these have on the marine ecosystem adjacent to Gambier etc

Yes as long as it doesn't stop access and fishing

Please do.

PROTECTING SENSITIVE ECOSYSTEMS

very important

Establish a nature reserve around and including Muskeg Lake

Yes, of course, do this. There is a balance

Woodlots do not exceed recreational economic value

Education

As long as it doesn't lock up the land so no one can use it for hunting

Yes. Development should be restricted if it will harm sensitive ecosystems.

Agree

Keep trails away from existing watersheds

Yes as long as it doesn't stop access for fishing and hunting

Please do.

PROTECTING ARCHAEOLOGICAL AND CULTURAL SITES

Usually a good idea.

These should be identified and protected. Access should be restricted and guided tours only conducted.

Don't know of any sites.

Very concerned about precedent being set for future land claim by First Nations.

Make these sites better known and promote them so that the public can enjoy them.

Education and more interaction with Squamish Nation.

Should be done only in consultation with Squamish Nation.

Yes, this should be done. Public education about cultural sites would be helpful.

Agree

Would be very interested in knowing where these exist!

I didn't know there were any on the island. Perhaps we could be told about them? Would be interesting...

Please do.

PROMOTING ECONOMIC DEVELOPMENT

Do we need another Bowen Island?

Some woodlots should be allowed

This is interesting. What is the context? Consumer based? Campgrounds? Store with tax break for operator to incent? More forest based operations?

ECONOMIC DEVELOPMENT , on Gambier? How really will we as a Community benefit from this if only from the protection from 'it'.

What sort of economic development are you talking about

Should not allow logging outside current active area unless it is part of residential/recreation development plan properly reviewed and approved

The word "protecting" appears over and over again in this survey and that is exactly what we have done. Protected ourselves to death. There isn't a sigh of life left on the western shores of Gambier.

Promoting economic development helps to create a community with proper waste disposal (regular recycling and garbage removal) and promotes public safety

Woodlots do not exceed recreational economic value

Gambier should be left for recreational use, not economic development.

Would like to see better Derry access connecting the island to the mainland.

Not necessary.

Strongly agree.

More for recreational camps

Promoting development cannot be at the expense of sensitive ecosystems and peoples enjoyment of the island. Logging, especial clearcut, has a negative impact on drinking water and wildlife on the island.

Not sure but would this mean helping people set up independent businesses using their own skills and home.

Any movement in this area is needed. needs a critical mass of people coming to the island to spend, so how do we get them here

Yes we need to improve the access to the island and electricity to other parts of the island to increase business opportunities and future growth of the community

Of what?

We need another store.

Need more information.

REVITALIZATION OF NEW BRIGHTON

What for?

Where do I find information on topic?

It would be nice to see the revitalization of the New Brighton store.

Seems challenging but would have the greatest impact on my day-to-day Gambier life.

?

New Brighton is largely a community of large properties so what do you have in mind

Regrettable closure of only store in New Brighton

A community plan to redevelop the store is important if we want to encourage full time residents who have an all-year-round investment in the island.

This should be a priority. A partnership with first nations with an eye to a store, food service, pub etc should be undertaken.

Make more commercial property viable and ensure that commercial properties are used accordingly

There are no services as the only commercial property with a store and cafe have been closed for many years.

Not sure this is going to happen given the current permanent population

Be nice to have that store up and running again

WHAT "revitalization" -- cannot comment until this is defined -- i.e., what does this mean??

A good idea, but how could this be accomplished? An attractive destination for boaters might help – dock space and a cafe or store.

Would like to know what this entails

Nice to have a community centre for islanders

Sounds interesting especially if we could attract store owner. It was a great part of community building in its day!

Yes, this would be wonderful, but not sure what ideas are on the table...

Define revitalization?!? Again, if this is about getting people here to spend money, what are we going to sell them??

Yes, needs to be improved and re-energised with new business plan. Access to the island and electricity to other parts of the island will increase business opportunities and future growth.

Not on my dime

We need another store

Need more information.

POLICIES ON LAND USE ISSUES GOVERNED BY OTHER AUTHORITIES

Note: Lots of comments on most topics when input methods are scheduled

Important

First Nations

Islands Trust should stick to regular land use issues only

Need to have more water access to the parks and trails

Enforce boat moorage licences - if you don't own the property, make it so you are not allowed to park your barge out in front of it.

Woodlots do not exceed recreational economic value

BC hydro power to be brought to unserved areas

Applicants for development should know from the start which government bodies and associations to be consulted. Associations should not be permitted to jump in at will as the process nears completion

See comments above on ocean water quality

Sounds interesting but need more ideas

If the Riparian Area Regulations are to be taken seriously then the road allowances on these areas must by necessity be repealed. This is especially true in areas protected by covenant.

Need to have input from many.

Very interested, need more information.

QUESTION 14: If there is anything else you would like the Local Trust Committee to know as it begins the Gambier OCP review?

Answer Options	Response Count
	22
<i>answered question</i>	22
<i>skipped question</i>	64

I have experienced times when the Trustees have made personal decisions or decisions with staff only. Disregard for the people's input & majority thinking has happened. Wonderful if this is not the case during the Review.

If you build it they will come and they will want more and greater density. Gambier and Keats are special because of what they are now. If it changes no one can get it back. Leave it wild or remove it from the islands trust and build a bridge.....

Encourage denser cluster residential development leaving more land in its natural state.

many residences have docks for water access which is a critical component of the land owners' development and asset value. please ensure that those aspects continue to be protected in the OCP

How does the LTC see protecting the existing water for the present population.

Obviously given my answers so far, I have strong feelings about the community, or lack thereof. Without a central hub, a store, food service, pub etc. we have no heart. There is no point in 'preserving' anything without a heart.

In the short term parking area, place proper cement barriers in each parking spot to ensure people

park properly and not too close to private property. Enforce short term parking.

Put up more signs telling people to park in designate spots.

Put up more signs that tell people to pick up after their dog.

I am dependent on a home-based business, but would also like to see business licenses as a possibility.

Property taxes. Are we receiving what we pay for?

there needs to be a balance between conservation and land use so that it doesn't lock up the land so no one can use it for hunting / recreation

Should be more development of parkland and nature areas, including more access and interconnection with trails.

Need to protect Gambier from over logging and the water area around from garbage barging, pipelines, gravel pits etc

More consistent rules re: building things that should not have been permitted -- if they can do this, why can't others of us with waterfront property get away with doing the same???

We all treasure and want to maintain/preserve/improve Gambier Island and its bio diversity

Keep trails away from existing watersheds including the headwaters and tributaries of Whispering Creek and Ridley Creek in West Bay

We really appreciate your work! Thank you!!

Less government please

Do not stop development on the island as this will stunt the growth of the community and have an adverse effect on property values and future influx of new residents to the island

I am tired of hearing about New Brighton.

I question the usefulness of this survey. Please engage the communities the OCP impacts with meetings.

Gambier OCP Review - Engagement Phase Project Charter

Gambier Island Local Trust Committee

Date: April 20, 2015

Revised: November 19, 2015; July 28, 2016

Purpose To review the OCP to address topics deemed out-of-date or problematic to better reflect the Gambier community and achieve the object of the Islands Trust.

Background The LTC identified this project as a Top Priority in February 2015.

Objectives

- To adopt policies that advance the stewardship of sensitive ecosystems on Gambier Island
- To address community needs that are within the scope of land use planning
- To engage and collaborate with First Nations
- To revise land use and advocacy policies with the aim to reflect current realities

In Scope

- Land uses and policies for the Wilderness Conservation lands
- Park and trail prioritization
- Updating OCP schedules with current mapping data
- Protection of archaeological and cultural sites
- Shoreline protection
- Policies to promote economic development
- Policies to promote revitalization of New Brighton
- Review of advocacy policies
- Review of DPAs
- Review of Private Institutional policies

Out of Scope

- Review of Density/Build-Out
- Review of Land Use Designations outside of WC
- Operational concerns under the authority of other agencies

Workplan Overview

Deliverable/Milestone	Date
Early consultation with local governments, agencies, and First Nations	September 2015—March 2016
Information gathering and mapping regarding environmental topics (Shoreline info, OCP Schedules to update, Sensitive Ecosystems)	May—October 2015
Prepare preliminary survey for consultation	Summer 2016
Community To Community Forum with First Nations to share histories and interests and to explore possible Arch Overview	March—August 2016
Stakeholder engagement regarding shoreline protection, sensitive ecosystem mapping	Fall 2016
Stakeholder engagement regarding Park and Trail prioritization, and Wilderness Conservation lands	Fall 2016
Stakeholder engagement regarding economic development and advocacy	2017
Report to LTC regarding results of stakeholder engagement and outline of draft amendments	2017

Project Team

Aleksandra Brzozowski	Project Manager
Ann Kjerulf	Project Sponsor
Penny Hawley	Admin Support
Barb Dashwood	GIS technician

Budget

Budget Source: \$ 5,000 (2016/2017 Fiscal)

Fiscal	Item	Cost
2016-2017	Communications & Meetings	\$ 2,000

RPM Approval:

Date: June 3, 2015

LTC Endorsement:

Resolution: GM-2015-033 (June 18, 2015); GM-2016-050 (July 28, 2016)

Gambier OCP Review Bylaw Amendment Phase Project Charter

Gambier Island Local Trust Committee

Date: May 26, 2015

Revised: November 15, 2015; July 28, 2016

Purpose To review the OCP to address topics deemed out-of-date or problematic to better reflect the Gambier community and achieve the object of the Islands Trust.

Background The LTC identified this project as a Top Priority in February 2015.

Objectives

- To adopt policies that advance the stewardship of sensitive ecosystems on Gambier Island
- To address community needs that are within the scope of land use planning
- To engage and collaborate with First Nations
- To revise land use and advocacy policies with the aim to reflect current realities

In Scope

- Land uses and policies for the Wilderness Conservation lands
- Park and trail prioritization
- Updating OCP schedules with current mapping data
- Protection of archaeological and cultural sites
- Shoreline protection
- Policies to promote economic development
- Policies to promote revitalization of New Brighton
- Review of advocacy policies
- Review of Development Permit Areas
- Review of Private Institutional policies

Out of Scope

- Review of Density/Build-Out
- Review of Land Use Designations outside of WC
- Operational concerns under the authority of other agencies

Workplan Overview

Deliverable/Milestone	Date
Consultation with First Nations on outline of draft amendments	Summer 2016
Consultation with FLNRO	Summer 2016
Report to LTC on approaches to bylaw amendments (omnibus v. several)	Summer 2016
Referral to Gambier APC on first draft of bylaw	Fall 2016
First Reading	Fall 2016
Stakeholder consultation regarding draft bylaws	Winter 2016/2017
Engagement with SCRD, agencies and First Nations re draft bylaws	Winter 2016/2017
Second Reading	Spring 2017
Public Hearing and Third Reading	Summer 2017

Project Team

Aleksandra Brzozowski	Project Manager
Ann Kjerulf	Project Sponsor
Penny Hawley	Admin Support
Barb Dashwood	GIS technician

Budget (Budget Source: \$5,000 2016/2017 budget)

Fiscal	Item	Cost
2016-2017	Communication Materials	\$ 500
2016-2017	APC meetings	\$1,000
2016-2017	Meetings and Public Hearing	\$1,500
	Total	\$3,000

RPM Approval:

Date: June 3, 2015

LTC Endorse-

ment: GM-2015-033 (June 18, 2015); GM-2016-050 (July 28, 2016)



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
Review of Recreational Camp and Private Institutional regulations in all Local Trust Area land use bylaws.	Review to ensure that regulations properly balance ecological protection with current realities re: rentals as income source for rec camps.	28-Jul-2016



Projects

Gambier Island

Description	Activity	R/Initiated
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Islands Trust

Print Date: August 16, 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: Aleksandra Brzozowski

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: 11-Jul-2016

Staff sent letter requesting information to complete the DVP application. Property owner given 90 days to respond to request.

Status Date: 09-Jun-2015

no change

Status Date: 02-Feb-2015

no change

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2016.3	Gambier Acres Ltd.	21-Jul-2016	PID: 010-440-992 Civic address: Richardson's Cove (Between Halkett and Hope Point). Recreational use, provide additional living space and upgrade existing structures.

Applications

Planner: Marnie Eggen

Planning Status

Status Date:

Rezoning

File Number	Applicant Name	Date Received	Purpose
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: 12-Jul-2016

New Subdivision application submitted to MOTI, SCRD, and Islands Trust. Planner reviewing application to prepare draft bylaws.

Status Date: 12-Jul-2016

Cost Recovery account updated.

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.

Subdivision

File Number	Applicant Name	Date Received	Purpose
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: Aleksandra Brzozowski

Planning Status

Status Date: 28-Mar-2014

Under review by planner



Applications

Islands Trust
LTC EXP SUMMARY REPORT F2017
Invoices posted to Month ending June 2016

630 Gambier	Invoices posted to Month ending June 2016	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-630	LTC "Trustee Expenses"	3,000.00	526.72	2,473.28
LTC Local				
65200-630	LTC - Local Exp - LTC Meeting Expenses	4,750.00	251.83	4,498.17
65210-630	LTC - Local Exp - APC Meeting Expenses	500.00	0.00	500.00
65220-630	LTC - Local Exp - Communications	1,000.00	0.00	1,000.00
65230-630	LTC - Local Exp - Special Projects	500.00	0.00	500.00
TOTAL LTC Local Expense		<u>6,750.00</u>	<u>251.83</u>	<u>6,498.17</u>
Projects				
73001-630-2016	Gambier OCP/LUB	5,000.00	0.00	5,000.00
73001-630-3003	Gambier RAR	2,500.00	0.00	2,500.00
73001-630-4052	Gambier Howe Sound Community Forum	1,000.00	1,400.00	-400.00
73001-630-4066	Gambier First Nations Relations	1,500.00	0.00	1,500.00
TOTAL Project Expenses		<u>10,000.00</u>	<u>1,400.00</u>	<u>8,600.00</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.



Memorandum

700 North Road Gabriola Island BC V0R 1X3

Telephone **250. 247-2063** FAX: 250. 247-7514

Toll Free via Enquiry BC in Vancouver 660-2421. Elsewhere in BC **1.800.663.7867**

northinfo@islandstrust.bc.ca www.islandstrust.bc.ca

Date August 16, 2016 File Number GM 5450-30

To Gambier Island Local Trust Committee

From Aleksandra Brzozowski
Island Planner, Northern Office

Re Residential Inclining Block Rate Report to the Government of British Columbia

Attached is a letter from British Columbia Hydro and Power Authority and FortisBC Inc. regarding a solicitation for public input about the Residential Inclining Block Rate Report to the Government of British Columbia.

Please note that the deadline for public input has been extended to September 2, 2016.



VIA EMAIL

bchydroregulatorygroup@bchydro.com
electricity.regulatory.affairs@fortisbc.com

July 15, 2016

BCUC RIB RATE REPORT

EXHIBIT A-13

Ms. Jessica McDonald
President and Chief Executive Officer
British Columbia Hydro and Power Authority
16th Floor – 333 Dunsmuir Street
Vancouver, BC V6B 5R3

Mr. Michael Mulcahy
President and Chief Executive Officer
FortisBC Inc.
16705 Fraser Highway
Surrey, BC V4N 0E8

Dear Ms. McDonald and Mr. Mulcahy:

Re: Residential Inclining Block Rate Report to the Government of British Columbia
British Columbia Hydro and Power Authority and FortisBC Inc.

This letter is to inform the British Columbia Hydro and Power Authority (BC Hydro), FortisBC Inc. (FortisBC) and all stakeholders in the British Columbia Utilities Commission (Commission)'s Residential Inclining Block Rate Report proceeding that the Commission has commenced a public comment process for residential customers in communities without access to natural gas.

Minister Bennett's request

By letter dated July 6, 2015, Minister Bennett, the Minister of Energy and Mines and the Minister Responsible for Core Review, requested the Commission report to the Government of British Columbia on five specific questions concerning the impact of BC Hydro and FortisBC's residential inclining block rates.

In addition to providing information in response to the five questions, the Minister also asked the Commission to "...gather information from ratepayers in regions not served by natural gas regarding the impacts of conservation rates and awareness of ratepayer mitigation options." Accordingly, the Commission has commenced a public comment process. Residents in areas without access to natural gas are being asked to provide their comments about the impacts of conservation rates and awareness of mitigation options.

Public Notice to customers without access to natural gas

BC Hydro and FortisBC compiled a list of approximately 200 communities in BC without access to natural gas (enclosed). The enclosed public notice was sent to these communities without access to natural gas on July 7, 2016. In addition, the public notice will be posted in the following newspapers between July 20 and 27, 2016:

Valley Voice	Bridge River Lillooet News	100 Mile Free Press
Barriere North Thompson Star Journal	Burns Lake District News	Campbell River Mirror

Clearwater North Thompson Times	Golden Star	Gulf Islands Driftwood
Haida Gwaii Observer	Invermere Valley Echo	Kootenay News Advertiser
Lake Cowichan Gazette	Nakusp Arrow Lakes News	North Island Gazette
Northern Connector	Shuswap Market News	Smithers Interior News
Sunshine Coast – The Local	Tofino – Ucluelet Westerly News	Williams Lake Cariboo Advisor

This comment period is open to residential BC Hydro or FortisBC customers until Monday, August 15, 2016.

Yours truly,

Original signed by:

Laurel Ross
PW/kbb

Enclosures: 1. Public Notice
2. List of communities without access to natural gas

cc: BCUC RIB Rate Report stakeholders



Request for Comments on Residential Inclining Block Electricity Rates

The BC Minister of Energy and Mines has asked the British Columbia Utilities Commission (Commission) to report to the Government of BC on the impact of British Columbia Hydro and Power Authority (BC Hydro) and FortisBC Inc.'s (FortisBC) residential inclining block electricity rates (often referred to as the Residential Conservation Rate or RCR) on customers in regions without access to natural gas.

If you are a residential electricity customer of BC Hydro or FortisBC without access to natural gas, the Commission is seeking your comments on:

- the impacts you have experienced or identified from the residential inclining block electricity rates; and
- your awareness of ways to mitigate any impacts.

Please provide your comments using the Commission's Letter of Comment Form found online at <http://www.bcuc.com/Register-Letter-of-Comment.aspx>. All comments must be received in writing. Please send your written comments by email or mail to the Commission Secretary on or before **Monday, August 15, 2016** at:

Email: Commission.Secretary@bcuc.com

Mail: Ms. Laurel Ross
Acting Commission Secretary
BC Utilities Commission
Sixth Floor, 900 Howe Street
Vancouver, BC V6Z 2N3

By providing a letter of comment in this process, you agree to your comments being placed on the public record and posted on the Commission's website. All letters of comment are placed on the public record, posted on the Commission's website and provided to the Panel and all participants in the proceeding.

All of the documents related to this matter are available on the Commission's website at:
<http://www.bcuc.com/ApplicationView.aspx?ApplicationId=506>

For more information please contact the Commission using the contact information above or by phone at 1-800-663-1385.

108 MILE HOUSE	108 RANCH	ADAMS RIVER	ALERT BAY
ALEXIS CREEK	ALKALI LAKE	ALTONA	ANAHIM LAKE
ANGLEMONT	ARGENTA	ARRAS	ATLIN
BALDONNEL	BAMFIELD	BARRIERE	BAYNES LAKE
BEAR LAKE	BELLA BELLA	BELLA COOLA	BIG LAKE
BLACKPOOL	BOWEN ISLAND	BOWSER	BRENNAN CREEK
BRIDGE LAKE	BRITANNIA BEACH	BULL RIVER	BURTON
CANAL FLATS	CANIM LAKE	CANOE	CASSIDY
CASTLEDALE	CECIL LAKE	CEDAR SIDE	CEDARVALE
CELISTA	CHERRYVILLE	CHILANKO FORKS	CHU CHUA
CLAYHURST	CLEARWATER	CLUCULZ	CLUCULZ LAKE
CORTES ISLAND	DARCY	DEKA LAKE	DENMAN ISLAND
DEROCHE	DOE RIVER	DONALD	EAGLE BAY
EAST ARROW PARK	EDGEWATER	EDGEWOOD	EGMONT
ENGEN	FAIRMONT	FAIRMONT HOT SPR	FANNY BAY
FARMINGTON	FAUQUIER	FIELD	FOREST GROVE
FORT BABINE	FORT STEELE	FRANCIS PENINSLA	FRANCOIS LAKE
GABRIOLA ISLAND	GALENA BAY	GALIANO ISLAND	GAMBIER ISLAND
GARDEN BAY	GILLIES BAY	GITSEGUCLA	GOLD RIVER
GOLDBRIDGE	GOLDEN	GRANISLE	GRASMERE
GREENVILLE	GROUND BIRCH	HAGENSBORG	HANCEVILLE
HAZELTON	HENDRIX LAKE	HILLS	HONEYMOON BAY
HORNBY ISLAND	HORSEFLY	INVERMERE	JORDAN RIVER
KINCOLITH	KINGSGATE	KISPIOX	KITKATLA
KITWANGA	LAC LE JEUNE	LAKE COWICHAN	LEE CREEK
LIKELY	LILLOOET	LIONS BAY	LUND
LYTTON	MADEIRA PARK	MAGNA BAY	MALAKWA
MANNING PARK	MARA	MARBLEHEAD	MARYSVILLE
MASSET	MAYNE ISLAND	MCBRIDE	MCCLEESE LAKE
MCLURE	MEADOW CREEK	MOBERLY LAKE	MONTNEY
MOUNT LEHMAN	MOYIE	NAKUSP	NASS CAMP
NAZKO	NEW ANGLEMONTE	NEW DENVER	NEW HAZELTON
NICHOLSON	NIMPO LAKE	PANORAMA	PARSON
PAVILION	PEMBERTON	PENDER ISLAND	PORT CLEMENTS
PORT HARDY	PORT MCNEILL	PORT RENFREW	PRESPATOU

PRIESTLEY	PROGRESS	QUADRA ISLAND	QUEEN CHARLOTTE
RADIUM	RADIUM HOT SPRINGS	RANCH	REVELSTOKE
ROSE PRAIRIE	ROSEBERY	ROSSWOOD	RUMBLE BEACH
S GREEN LAKE	SALMON BEACH	SALT SPRING ISLAND	SANDSPIT
SATURNA ISLAND	SAYWARD	SCOTCH CREEK	SETON PORTAGE
SHERIDAN LAKE	SICAMOUS	SILVERTON	SKIDEGATE
SKOOKUMCHUCK	SOINTULA	SOUTH HAZELTON	SOUTH KIMBERLEY
SOUTHBANK	ST IVES	STEWART	SUN PEAKS
SUNSHINE VALLEY	TA TA CREEK	TAHCIE RESERVE	TAHSIS
TAKLA LANDING	TAKYSIE LAKE	TATLA LAKE	TELEGRAPH CREEK
THETIS ISLAND	TLELL	TOD MOUNTAIN	TOFINO
TOMS LAKE	TOPLEY LANDING	TYEE LAKE	UCLUELET
UNION BAY	UPPER LOUIS CREEK	VALEMOUNT	VAN ANDA
VAVENBY	WALACHIN	WASA	WATCH LAKE
WELLS	WILMER	WINDERMERE	WONOWON
YALE	YOUBOU		