



Gambier Island Local Trust Committee Regular Meeting Agenda

Date: February 2, 2017
Time: 10:15 am
Location: John Braithwaite Community Centre
145 West 1st Street
North Vancouver, BC

	Pages
1. CALL TO ORDER	10:15 AM - 10:15 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	
3. TOWN HALL AND QUESTIONS	10:15 AM - 10:25 AM
4. COMMUNITY INFORMATION MEETING - None	
5. PUBLIC HEARING - None	
6. MINUTES	10:25 AM - 10:35 AM
6.1 Local Trust Committee Meeting dated November 17, 2016 - for adoption	3 - 13
6.2 Section 26 Resolutions-Without-Meeting Report dated January 25, 2017	14 - 14
6.3 Advisory Planning Commission Minutes (Draft) dated January 6, 2017 - for receipt	15 - 16
7. BUSINESS ARISING FROM MINUTES	10:35 AM - 10:45 AM
7.1 Follow-up Action List dated January 25, 2017	
8. DELEGATIONS - None	
9. CORRESPONDENCE - None	
<i>(Correspondence received concerning current applications or projects is posted to the LTC webpage)</i>	
10. APPLICATIONS AND REFERRALS	10:45 AM - 11:25 AM
10.1 GM-RZ-2004.1 (DL696-Keats Island) - Staff Report	17 - 35

11.	BREAK	11:25 AM - 11:35 AM	
12.	LOCAL TRUST COMMITTEE PROJECTS	11:35 AM - 12:20 PM	
12.1	Riparian Areas Regulation - Memorandum		36 - 36
12.2	Foreshore Protection - Verbal Update		
12.3	Howe Sound Industrial Applications - update on Woodfibre LNG		
13.	REPORTS	12:20 PM - 12:40 PM	
13.1	Work Program Reports		
13.1.1	<u>Top Priorities Report dated January 25, 2017</u>		37 - 37
13.1.2	<u>Projects List Report dated January 25, 2017</u>		38 - 39
13.2	Applications Report dated January 25, 2017		40 - 41
13.3	Trustee and Local Expense Report dated November, 2016		
13.4	Adopted Policies and Standing Resolutions		42 - 43
13.5	Local Trust Committee Webpage		
13.6	Chair's Report		
13.7	Trustee Reports		
13.8	Electoral Area Director's Report		
13.9	Trust Fund Board Report		
14.	NEW BUSINESS	12:40 PM - 12:50 PM	
14.1	Provincial Private Moorage Policy Update - Memorandum		44 - 48
15.	UPCOMING MEETINGS		
15.1	Next Regular Meeting Scheduled for Thursday, March 23, 2017 at 10:45 am at Gleneagles Community Centre, Seaview Room, 6262 Marine Drive, West Vancouver, BC		
16.	TOWN HALL	12:50 PM - 1:00 PM	
17.	CLOSED MEETING - None		
18.	ADJOURNMENT	1:00 PM - 1:00 PM	



Gambier Island Local Trust Committee Minutes of Regular Meeting

Date: November 17, 2016
Location: John Braithwaite Community Centre
 145 West 1st Street
 North Vancouver, BC

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

Staff Present Aleksandra Brzozowski, Island Planner
 Diane Corbett, Recorder

1. CALL TO ORDER

Chair Morrison called the meeting to order at 10:46 am. She acknowledged that the meeting was being held in the territory of the Coast Salish First Nations, and introduced trustees and staff in attendance.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

Addendum:

- 7.2 Fixed Link Feasibility study – Staff Report
- 10.1 GM-RZ-2004.1 (DL696-Keats Island) – Staff Report
- 14.1 Howe Sound Biosphere Proposal – Discussion
- 17 Closed Meeting

Late Item:

- 12.2.1 Discussion regarding parks proposal

Correspondence:

- 9.1 DL696-Keats Island
- 9.1.1 Maxine Davies dated November 5, 2016 regarding rezoning and subdivision of DL696 Keats Island
- 9.1.2 Kevin Healy dated November 15, 2016 regarding public meeting – Keats Island Lot 696 Proposal
- 9.1.3 Lorne Westnedge dated November 2, 2016 regarding proposed park area known as Triangle Park on DL 696, Keats Island subdivision plan

By general consent the agenda was approved as amended.

3. TOWN HALL AND QUESTIONS

Ruth Simons, Executive Director, Future of Howe Sound Society, described the Howe Sound Biosphere Initiative and welcomed Local Trust Committee support for the project.

4. COMMUNITY INFORMATION MEETING – none

5. PUBLIC HEARING – none

6. MINUTES

6.1 Local Trust Committee Meeting dated October 13, 2016

The following amendments to the minutes were presented for consideration:

- Add to end of second bullet point, item 11.1.1: comma, followed by “and an apparent professional disagreement related to the RAR Report”;
- Insert before “the Land Commission” in item 12.6, third bullet point: “the Vancouver Island panel of”;
- Item 12.7, second bullet point under Trustee Stamford’s report: replace “affect the” with “complicate islanders’ ”;
- Item 12.7, third bullet point under Trustee Stamford’s report: replace “restricted” with “complicated”;
- Item 12.8: add “Topics of discussion included: building inspection; park planning; general staff to staff issues; DL 696 rezoning application; bylaw enforcement issues.”

By general consent the minutes were adopted as amended.

6.2 Local Trust Committee Public Hearing Record dated October 13, 2016

The Public Hearing Record dated October 13, 2016 regarding proposed Bylaw Nos. 129 to 133 to facilitate implementation of the Provincial Riparian Areas Regulation was received for information.

6.3 Section 26 Resolutions-Without-Meeting Report dated November 9, 2016

Received.

6.4 Advisory Planning Commission Minutes – none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated November 9, 2016

The Follow-up Action List of November 9, 2016 was discussed.

- Add to list:
 - Schedule meeting with Ministry of Transportation and Infrastructure (MoTI).
 - Scheduling of Gambier Island Advisory Planning Commission orientation meeting probably will be set for mid-December or January.

- Suggested date for meeting with Squamish Nation was late January in North or West Vancouver.
- Incorporating Squamish Nation location names into agendas and reports was discussed.

7.2 Fixed Link Feasibility Study

Island Planner Brzozowski reviewed the staff report on the Fixed Link Feasibility Study.

The Local Trust Committee (LTC) discussed a draft letter to the Ministry of Transportation and Infrastructure (MoTI) pertaining to the Fixed Link Feasibility Study; the letter will be submitted by the LTC to be included in the project's consultation summary report.

Members of the public were invited to comment.

An Anvil Island resident encouraged the LTC to send the letter. He thought feelings on Anvil were fairly mixed, with some people quite supportive of the bridge idea, and others concerned and not supportive of a bridge.

A Pasley Island resident was supportive of the draft letter.

GM-2016-093

It was **MOVED** and **SECONDED**

that the Gambier Island Local Trust Committee request that staff prepare a letter for the signature of the Chair, with amendments, as discussed.

CARRIED

8. DELEGATIONS – none

9. CORRESPONDENCE

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

9.1 DL 696 Keats Island

- 9.1.1 Maxine Davies, dated November 5, 2016, regarding Rezoning and subdivision of DL 696 Keats Island
- 9.1.2 Kevin Healy, dated November 15, 2016, regarding Public meeting – Keats Island Lot 696 Proposal
- 9.1.3 Lorne Westnedge, dated November 2, 2016, regarding proposed park area known as Triangle Park on DL 696, Keats Island subdivision plan

Items of correspondence were received.

10. APPLICATIONS AND REFERRALS

10.1 GM-RZ-2004.1 (DL696 – Keats Island)

Island Planner Brzozowski discussed the staff report on Draft Bylaws No. 143 and No. 144 (Rezoning for District Lot 696, Keats Island).

The Island Planner responded to trustee inquiries about the subdivision and rezoning processes for DL 696. An early referral of the draft bylaws that reflect the proposed subdivision could establish a basis for further discussion on the application and encourage a reasonable timeline for feedback to the LTC.

The applicant and agent were present in the room. Agent Kevin Healy gave an update on the subdivision application. The most recent application for Preliminary Layout Approval (PLA) was submitted to MoTI in July and revised slightly in September. Mr. Healy encouraged the LTC to give first reading now in order to start moving forward.

There was extensive discussion about a park provision, which was not in the current application or the draft bylaws. The proponent indicated that a comparable piece of land located across the street was now being offered, if it was wanted by the SCRD.

Trustee Rogers remarked that there is very little public land on Keats. A park could potentially be a community property, possibly with a community hall; there is almost nowhere else on the island where that could occur. It would serve more as a park for community services as compared to a destination park.

GM-2016-094

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee refer Draft Bylaw Nos. 143 and 144 (GM-RZ-2004.1, DL 696) to the Sunshine Coast Regional District Planning and Community Development Services and Infrastructure Services Departments, the Ministry of Transportation and Infrastructure and the Squamish and Tsleil-Waututh First Nations for early comment.

CARRIED

GM-2016-095

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee, in referring Draft Bylaws 143 and 144 to the Sunshine Coast Regional District Planning and Community Development Services, Sunshine Coast Regional District Infrastructure Services and Ministry of Transportation and Infrastructure, indicate that it is in favour of the dedication of a Community Services Park, as discussed with the proponent.

CARRIED

GM-2016-096

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to advise as soon as possible regarding the outcome of discussions with the Sunshine Coast Regional District regarding the proposed Community Services Park, and arrange a Local Trust Committee Special Meeting or a Resolution-Without-Meeting to consider First Reading of the Draft Bylaws once that information is provided.

CARRIED

11. BREAK

Chair Morrison postponed the break to after item 12.1.

12. LOCAL TRUST COMMITTEE PROJECTS

12.1 Riparian Areas Regulation – Post Public Hearing Issues and Recommendations

Island Planner Brzozowski gave an overview of the staff report that reviewed options pertaining to implementation of the *Riparian Areas Regulation* on Bowyer Island. Discussion ensued.

GM-2016-097

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to proceed with an independent peer review of the Madrone Riparian Areas Regulation identification findings for Orchid Creek, and to present proposed changes to the Riparian Areas Regulation Project Charter to the Local Trust Committee at a future meeting.

CARRIED

GM-2016-098

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to determine where the cost of a peer review would be drawn from, and present the information to the Local Trust Committee and arrange a Resolution-Without-Meeting to authorize those funds, if necessary.

CARRIED

Bylaw 131 – “Gambier Associated Islands Official Community Plan, 2010, Amendment No. 1, 2015”.

GM-2016-099

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee amend Bylaw No. 131, cited as “Gambier Associated Islands Official Community Plan, 2010, Amendment No. 1, 2015” as per the following recommendations and comments from staff at the Ministry of Forests, Lands, and Natural Resource Operations:

- a. Replace all references to “*Fish Protection Act*” with “*Riparian Areas Protection Act*”.
- b. Remove all references to “or another professional”.

CARRIED

GM-2016-100

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee Bylaw No. 131, cited as “Gambier Associated Islands Official Community Plan, 2010, Amendment No. 1, 2015”, be amended by removing Plan No. 2.

CARRIED

GM-2016-101

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee Bylaw No. 131, cited as “Gambier Associated Islands Official Community Plan, 2010, Amendment No. 1, 2015”, as amended, be read a second time.

CARRIED

GM-2016-102

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee Bylaw No. 131, cited as “Gambier Associated Islands Official Community Plan, 2010, Amendment No. 1, 2015”, as amended, be read a third time.

CARRIED

GM-2016-103

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 131, cited as “Gambier Associated Islands Official Community Plan, 2010, Amendment No. 1, 2015”, as amended, is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

GM-2016-104

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee Bylaw No. 131, cited as “Gambier Associated Islands Official Community Plan, 2010, Amendment No. 1, 2015”, as amended, be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

GM-2016-105

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee forward Bylaw No. 131, cited as “Gambier Associated Islands Official Community Plan, 2010, Amendment No. 1, 2015”, as amended, to the Minister of Community, Sport and Cultural Development for approval.

CARRIED

Bylaw 132 – “Gambier Associated Islands Land Use Bylaw, 2013, Amendment No. 1, 2015”

GM-2016-106

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee amend Bylaw No. 132, cited as “Gambier Associated Islands Land Use Bylaw, 2013, Amendment No. 1, 2015” as per the following recommendations and comments from staff at the Ministry of Forests, Lands, and Natural Resource Operations:

- a. Replace the distance in Subsections 9.1(3) (e), (n), and (o) from 15 metres to 10 metres.
- b. Remove the word “native” from Subsection 9.1(3) (m) ii.
- c. Remove all references to “or another professional”.
- d. Reference throughout Section 4, the requirement for a Riparian Areas Regulation assessment report to the standard outlined in the Riparian Areas Regulation.

CARRIED

GM-2016-107

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee Bylaw No. 132, cited as “Gambier Associated Islands Land Use Bylaw, 2013, Amendment No. 1, 2015”, be read a second time.

CARRIED

GM-2016-108

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee Bylaw No. 132, cited as “Gambier Associated Islands Land Use Bylaw, 2013, Amendment No. 1, 2015”, be read a third time.

CARRIED

GM-2016-109

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 132, cited as “Gambier Associated Islands Land Use Bylaw, 2013, Amendment No. 1, 2015” is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

GM-2016-110

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee Bylaw No. 132, cited as “Gambier Associated Islands Land Use Bylaw, 2013, Amendment No. 1, 2015” be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

Chair Morrison recessed the meeting at 12:50 p.m. and reconvened the meeting at 1:05 p.m.

12.2 Gambier Island Official Community Plan Review

Trustees and staff considered the public consultation process on the Gambier Island Official Community Plan (OCP) and scheduling a public meeting.

GM-2016-111

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee have an Official Community Plan public meeting in the West Vancouver area with the Squamish Nation based on their availability.

CARRIED

12.2.1 Discussion about federal park proposal

The LTC discussed information about a potential federal park initiative on Gambier Island. A public meeting may be held in the near future.

12.3 Shoreline Protection – Memorandum

Staff reviewed the memorandum regarding new resource material on foreshore protection and stewardship, entitled “Your Marine Waterfront: A guide to protecting your property while promoting healthy shorelines”.

Staff was requested to post the document to the LTC webpage, and forward the PDF version to trustees who planned to distribute it to constituents.

A trustee proposed discussion regarding LTC participation with the Green Shores for Homes – BC Pilot Project, over the next few meetings, and the potential roll out of the project in the Gambier Island Local Trust Area.

The Island Planner will prepare a Project Charter for a future meeting.

13. REPORTS

13.1 Work Program Reports

13.1.1 Top Priorities Report dated November 9, 2016

Received.

13.1.2 Projects List Report dated November 9, 2016

Received.

13.2 Applications Report dated November 9, 2016

Received. It was noted DVP-2011.2 had been passed on to Bylaw Enforcement.

13.3 Trustee and Local Expense Report dated September, 2016

Received.

13.4 Adopted Policies and Standing Resolutions

Received.

13.5 Local Trust Committee Webpage

Staff was requested to post to the Gambier Island LTC webpage, the document “Your Marine Waterfront: A guide to protecting your property while promoting healthy shorelines”.

13.6 Chair's Report

Chair Morrison reported on the following:

- She was on Denman Island this week with the Financial Planning Committee.
- Next week's meetings include Lasqueti Island LTC on Monday and Trust Fund Board on Tuesday.
- The MoTI meeting mentioned in last month's report did not apply to this Trust Area.
- She noted that there will be a resolution that Trust Council look at the *Islands Trust Act* and another resolution regarding a groundwater specialist.

13.7 Trustee Reports

Trustee reports were sent out by email in advance of the meeting.

Trustee Stamford reported on the following:

- She discussed talks that she attended in the Land Trust Alliance seminar series that looked at how land trusts are structured, fundraising and land trusts as one of the ways to respond to climate change.

Trustee Rogers reported on the following:

- He attended a Trust Programs Committee meeting on November 14 and advised that a detailed First Nations engagement policy will be presented at Trust Council.

13.8 Electoral Area Director's Report – none

13.9 Trust Fund Board Report

Chair Morrison announced that the Trust Fund Board would be meeting soon and has a new report coming.

14. NEW BUSINESS

14.1 Howe Sound Biosphere Proposal – for discussion

Trustees discussed a proposal for a Howe Sound Biosphere initiative. It was noted that this topic was on an Executive Committee agenda and was forwarded by the Executive Committee to the December Trust Council meeting agenda. There is a need to hear First Nations views on this initiative.

Further discussion on this topic was postponed to the next LTC meeting.

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Thursday, February 2, 2017 at 10:30 am at (To be Announced)

16. TOWN HALL – none

17. CLOSED MEETING

17.1 Motion to Closed Meeting

GM-2016-112

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)(d) Adoption of In-Camera meeting minutes dated October 13, 2016 and (f) Bylaw Enforcement and that the recorder and staff attend the meeting.

CARRIED

The meeting was closed to the public at 1:58 p.m.

17.2 Recall to Order

The meeting was recalled to order at 2:03 p.m.

17.3 Rise and Report

Chair Morrison reported that in the Closed Meeting, the minutes from the In-Camera meeting of October 13, 2016 were adopted and that the bylaw officer had determined, based on current regulations in the Gambier Island Land Use Bylaws, that the Blewett boathouse and accompanying structures were legal.

18. ADJOURNMENT

By general consent the meeting was adjourned at 2:04 p.m.

Susan Morrison, Chair

Certified Correct:

Diane Corbett, Recorder



Islands Trust

Gambier Island

Print Date: January 25, 2017

Resolutions Without Meeting

Resolution #	Action	Resolution Description	Resolution Date
2016-15	In Favour	"THAT the Gambier Island Local Trust Committee approve issuance of Development Variance Permit GM-DVP-2016.3."	12-Dec-2016



Minutes of the Gambier Island Advisory Planning Commission

Date of Meeting: January 6, 2017

Location: Gambier Island Community Centre
Andy's Bay Road, Gambier Island, BC

APC Members Present: Camilla Berry
Boris Gorgitza
Peter Scholefield
Barney Taylor

Regrets: Ruth Simons

Staff Present: Aleksandra Brzozowski, Island Planner & Recorder

Others Present: Kate-Louise Stamford, Local Trustee

1. WELCOME AND INTRODUCTIONS

Island Planner Brzozowski called the meeting to order at 1:00 pm.
Commission members introduced themselves.

2. ADVISORY PLANNING COMMISSION ORIENTATION

2.1 Overview of Advisory Planning Commission Roles and Expectations

Advisory Planning Commissions (APCs) are a response group to targeted questions submitted by the Local Trust Committee (LTC). APCs do not produce their own ideas.

The LTC passes a resolution at a business meeting to refer a topic or question to the APC. Referrals to the APC come from the Planner directly. The Secretary and Chair establish a meeting time and venue. The Chair establishes the agenda and runs the meeting.

Public are invited to attend and observe, but not participate.

Consensus is not necessary. The APC are encouraged, when possible, to vote formally on recommendations.

Outlined conflict of interest and bias.

2.2 Q and A with Planning Staff

Questions included:

- Whether this group could meet with some or all online. Planner will follow up with Legislative Services about the APC's online possibilities.
- Clarification of verbatim minutes.
- Background information will be provided in advance via email.

3. VOTING IN OF CHAIR, VICE-CHAIR, AND SECRETARY

Outline of positions and responsibilities.

By general consent, the APC appointed the following:

Chair: Boris Gorgitza
Secretary: Camilla Berry
Vice-Chair: Peter Scholefield

Quorum for the APC is three members.

4. ANTICIPATED REFERRALS FOR OFFICIAL COMMUNITY PLAN (OCP) PROJECT

The following are the expected referrals for the OCP project:

- Review permitted uses of the Wilderness Conservation land
- Policies around shoreline protection
- Livability policies
- Updating sensitive ecosystems
- Advocacy policies review
- Parks and trails
- Archeological sites
- Recreational Camps

There will be a parallel process with Squamish Nation for their participation in developing the OCP review (collaborative and early engagement). Discussion of that duty to consult.

5. ADJOURNMENT

By general consent, the meeting was adjourned at 2:43pm.

Boris Gorgitza, Chair

Certified Correct:

Aleksandra Brzozowski, Recorder



File No.: [GM-RZ-2004.1
District Lot 696]

DATE OF MEETING: February 2, 2017

TO: Gambier Island Local Trust Committee

FROM: Aleksandra Brzozowski, Island Planner
Northern Office

SUBJECT: Draft Bylaws 143 and 144 (Rezoning for District Lot 696, Keats Island)

Applicant: Creus Engineering for Convention of Baptist Churches of BC

Location: District Lot 696, Keats Island

RECOMMENDATIONS

1. THAT Gambier Island Local Trust Committee Bylaw No. 143 cited as “Keats Island Land Use Bylaw, 2002, Amendment No. 2, 2016” be read a first time;
2. THAT Gambier Island Local Trust Committee Bylaw No. 144 cited as “Gambier Island Trust Committee Land Use Contract Authorization Bylaw, 1978 (Convention of Baptist Churches of British Columbia), Amendment No. 1, 2016” be read a first time;
3. THAT Gambier Island Local Trust Committee refer Proposed Bylaws No. 143 and 144 to the *Islands Trust Fund, Islands Trust – Bylaw Enforcement, Ministry of Forests, Lands, and Natural Resource Operations – Ecosystems Branch and Water Protection Branch, Agricultural Land Commission, Sunshine Coast Regional District Planning and Community Development Services and Infrastructure Services Departments, Bowen Island Municipality, Fisheries and Oceans Canada, Squamish Nation, and Tsleil-Waututh Nation*;
4. THAT the Gambier Island Local Trust Committee refer Proposed Bylaws Nos. 143 and 144 (GM-RZ-2004.1, DL 696) to the *Ministry of Transportation and Infrastructure* after receipt of the Subdivision Referral; and,
5. THAT the Gambier Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist identifying topics for verification in order to ensure that Bylaw No. 143, cited as “Keats Island Land Use Bylaw, 2002, Amendment No. 2, 2016”, is not contrary to or at variance with the Islands Trust Policy Statement.

REPORT SUMMARY

This report presents the responses to an early referral for Draft Bylaws 143 and 144, which would amend the Keats Island Land Use Bylaw (No. 78, 2002) and District Lot (DL) 696 Land Use Contract (Bylaw No. 4, 1978), respectively, in order to permit a proposed 110-lot subdivision on the subject property.

Draft Bylaw Nos. 143 and 144 have been modified since they were first presented to the Local Trust Committee (LTC) on November 17, 2016.

BACKGROUND

Staff reports and other information related to application GM-RZ-2004.1 are available on the Islands Trust website at www.islandstrust.bc.ca/islands/local-trust-areas/gambier/current-applications.

ANALYSIS

Policy/Regulatory:

Please refer to the staff report presented at the November 29, 2013 Gambier Island Local Trust Committee (LTC) meeting for detailed information on relevant policies and zoning designations.

Early Referral Responses:

Draft Bylaw Nos. 143 and 144 were referred to the Sunshine Coast Regional District (SCRD) Planning and Community Development Services and Infrastructure Services Departments, the Ministry of Transportation and Infrastructure (MOTI), and the Squamish and Tsleil-Waututh First Nations for early comment. At the time of writing this report, comments were received by the SCRD and MOTI.

Sunshine Coast Regional District (SCRD)

SCRD planning staff presented a report on Draft Bylaw Nos. 143 and 144 to the Planning and Community Development Committee to review the issue of parkland dedication and possible implications regarding their Subdivision Servicing Bylaw that applies to Electoral Area F.

The Committee made the following recommendations, to be presented to the Board on January 26, 2017 for formal resolution and adoption.

- The SCRD supports the proposed bylaw amendments that will enable completion of the proposed subdivision;
- The SCRD accepts the proposed 1.1 hectare park dedication, subject to a site visit prior to Second Reading of the bylaws;
- Public road is to be dedicated on the adjacent upland to the Keats Island dock; and,
- The applicants are advised that Subdivision Servicing Bylaw 320 will apply if the community sewage system effluent exceeds 22,700 litres per day.

Ministry of Transportation and Infrastructure (MOTI)

MOTI confirms that it will hold the proposed unopened road running southwest to Salmon Rock. MOTI responded with the following to Draft Bylaw No. 144.

- The Ministry would like to obtain a 10 metre road right of way for the Salmon Rock Trail. This would allow a minimum of 3 metres on both sides of the trail, improving accessibility for future maintenance or construction.
- To meet the requirements of Section 75(1)(c) of the *Land Title Act* for public access to water, the Ministry requires a larger dedication at the point of Salmon Rock Nature Covenant Area.
- Any facilities occupying the unopened right of way must be permitted to an appropriate agency.

Staff recommends that the above changes to Draft Bylaw No. 144 occur after First Reading but before Second Reading.

MOTI did not comment on Draft Bylaw No. 143. Once the subdivision application is reviewed by MOTI, it can respond to Planning Staff with any changes required to the bylaw.

MOTI has also been made aware of a right-of-way for a trail along a portion of DL 696, commonly known as the “Old Road Trail”. MOTI has sourced the reference plan for this trail and does not intend to extinguish or close it as part of this subdivision process. Staff anticipates that future notation of the Old Road Trail on the subdivision plan will not impact the rezoning amendments currently proposed.

Public Comments:

A number of public comments were received giving input to the draft bylaws and the subdivision application in general. These pieces of correspondence can be found online at the Gambier Current Applications page: www.islandstrust.bc.ca/islands/local-trust-areas/gambier/current-applications.

Suggested Park Use Amendments Prior to First Reading

At the November 17, 2016 regular business meeting, the LTC indicated that it encouraged SCRD to accept parkland as per the *Local Government Act* in order to secure land for a possible community service park that would site a community hall. This future use for the park was viewed favourably by the SCRD Planning and Community Development Committee, indicating that it would accept a parkland dedication, subject to a site visit to review the two locations on offer.

Comments from Keats community members have voiced support for the intention to earmark the parkland for a possible community hall. At the same time, there have been comments voicing concern about fires, camping, picnic facilities, and outdoor toilets. Commenters have also requested a management plan for the park; these comments have been received by the SCRD. Staff believes that a park intended to support future community services such as a community hall but not other, more recreational, uses would meet the needs of the Keats community, the residents of DL 696, and the SCRD.

The Keats Island Land Use Bylaw defines “community hall” and Staff does not believe that the current definition requires amendment. No park zones currently permit community service uses; rather, community halls are permitted in the two Community Service zones.

One option in zoning this parkland would be to draft site-specific zoning regulations in the Community Service 1 (CS1) zone that would regulate the permitted uses and structures on the D L696 property. The other option would be to draft a new park zone, P3. Staff recommends adding to Draft Bylaw No. 143 site-specific regulations in the Community Service 1 zone denoting the permitted uses, structures, and maximum building sizes for the park property.

Staff has inserted the following wording into Draft Bylaw No. 143:

“PART 4 – ZONE REGULATIONS, Section 4.9 COMMUNITY SERVICE 1 (CS1) ZONE is amended by adding a new heading “Site Specific Use and Density Regulations” following Subsection 4.9.9 and by adding a new Subsection 4.9.10 with the following wording:

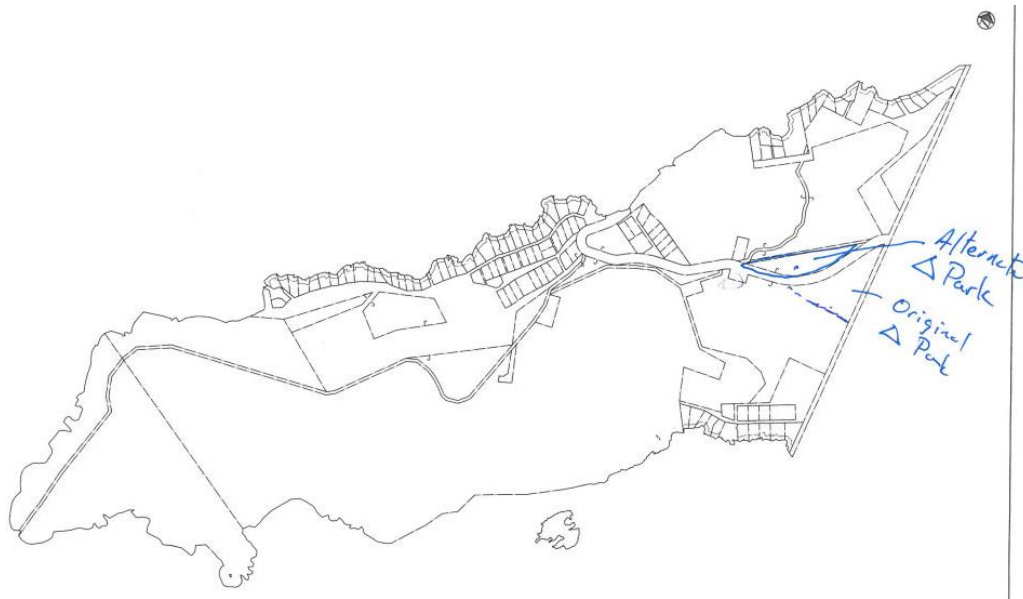
“.10 On land shown on Schedule B as site-specific zone CS1(a) [Keats Landing Park]:

1. despite Subsections 4.9.1, outdoor recreation uses are not permitted;
2. despite Subsection 4.9.2, neither a fire hall nor a community recreational playing field are permitted;
3. a community hall is permitted;
4. the maximum floor area of a community hall is 93 square metres (1000 square feet).”

Depending on the size of parkland accepted by the SCRD, and the maximum floor area determined to be appropriate for the community hall, the permitted lot coverage may require site-specific regulation as well.

Regarding the location and size of the park, the applicant has indicated two potential sites for a parkland dedication. There is the “Triangle Park” area that was offered in previous applications, and also an alternate site on the north side of the Right-of-Way, which has been loosely termed “Crescent Park” (see Figure 1).

Figure 1: Potential Park Sites on Offer



Public input has indicated that each parcel has different park-related strengths, suggesting that the Triangle Park parcel would support infrastructure such as a community hall, while the Crescent Park has good quality wetland-like features.

The Keats Island Official Community aims to both increase parkland as well as protected natural areas; Staff calculates that an acceptance of both parcels would not exceed the 5% parkland dedication percentage. As such, staff recommends that an area comprising both parcels be preliminarily marked on the plan map as CS1(a) prior to First Reading. The location and size of this zone may be amended in the future, dependent upon further discussion with the applicant and formal referral response from the SCRD between First and Second Readings.

The LTC may confirm (or modify) the text and map changes for the CS(1) zone by formal resolution. Again, it is expected that this proposed zone will be reviewed by the SCRD, and will garner feedback from the applicant and the community, between First and Second Readings.

Anticipated Steps related to Subdivision

“Part 7 – Subdivision” of the Keats Island Land Use Bylaw notes a number of regulations pertaining to subdivision. These requirements address subdivision issues such as water supply, sewage disposal, and covenants against further subdivision. It is presumed that the application will comply with these requirements, and that no bylaw amendments will be requested regarding these issues. Required covenants should be registered prior to final adoption of Bylaw No. 143.

Upon receipt of the Subdivision Referral from MOTI, Staff will review the application for compliance with these requirements.

Covenants

Staff will work with the applicant and legal staff to draft any covenants required for Bylaw No. 143 or Bylaw No. 144, and will present these drafts to the LTC for review before Public Hearing and Third Reading of the bylaws. Because the applicant is already in a cost-recovery agreement with the LTC, no resolution is required to initiate this work.

Islands Trust Policy Statement Directives Only Checklist

Prior to a public hearing, the LTC should confirm that a proposed bylaw complies with and is not at variance with the Islands Trust Policy Statement. Staff have undertaken a preliminary review of draft Bylaw No. 143 using the Islands Trust Policy Statement Directives Only Checklist (Attachment 3). Staff notes an area for further work to ensure compliance.

The Islands Trust Policy Statement notes that land use bylaw regulation must 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.

Verification as to the long-term quantity and quality of the proposed septic and well water systems for both the proposed strata residential lots as well as the uses on the remainder lot (Keats Camp) should be verified before Bylaw No. 143 is submitted to the Executive Committee for approval. In the event that changes to Bylaw No. 143 would be necessary, these should be verified before Public Hearing.

Rationale for Recommendations:

First Reading of Draft Bylaw Nos. 143 and 144 will trigger a formal referral to all agencies and to the public for comment. Establishing a site-specific zone and regulations for the community service park prior to First Reading will provide a starting point for feedback from agencies and the public. The proposed bylaws may be amended at Second Reading prior to or following a Public Hearing.

ALTERNATIVES

1. Further amend Bylaw No. 143 or Bylaw No. 144 prior to First Reading.

The LTC may wish to change further amend either or both of the draft bylaws upon consideration of First Reading.

2. Delay First Reading of the Bylaws.

The LTC may wish to delay First Reading of the draft bylaws until the revisions stemming from the SCRD and MOTI responses are prepared by the applicant.

3. Receive for information.

NEXT STEPS

Post First Reading, prior to Second Reading

- Negotiation between the applicant and the SCRD regarding the amount and location of parkland dedication
- Revisions to rights-of-way as per MOTI comments
- Receipt of comments from agencies, First Nations, and the public

- Drafting of required covenants
- Note: It is expected this phase of the process will be lengthy

At Second Reading

- Review of all comments and referral responses
- Presentation to LTC of draft covenants
- Amendments made to proposed bylaws, particularly in regards to use and density

Post Second Reading, prior to Public Hearing

- All remaining work on drafting covenants and subdivision verifications must be completed before scheduling Public Hearing
- Communication to Keats Islanders and general public about the proposed bylaws
- Fulfilment of all legislative procedural requirements

Submitted By:	Aleksandra Brzozowski, MCIP, RPP Island Planner	January 20, 2017
Concurrence:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	January 25, 2017

ATTACHMENTS

1. Draft Bylaw No. 143 (version 2)
2. Draft Bylaw No. 144 (version 2)
3. Islands Trust Policy Statement Directives Only Checklist for Bylaws 143 and 144

DRAFT

GAMBIER ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 143

A BYLAW TO AMEND THE KEATS ISLAND LAND USE BYLAW, 2002

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 “Keats Island Land Use Bylaw, 2002, Amendment No. 2, 2016”.

2. Gambier Island Local Trust Committee Bylaw No. 78, cited as “Keats Island Land Use Bylaw, 2002” is amended as shown on Schedule 1, attached to and forming part of this bylaw.

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

SECRETARY

CHAIRPERSON

DRAFT

Gambier Island Local Trust Committee

Bylaw No. 143

Schedule 1

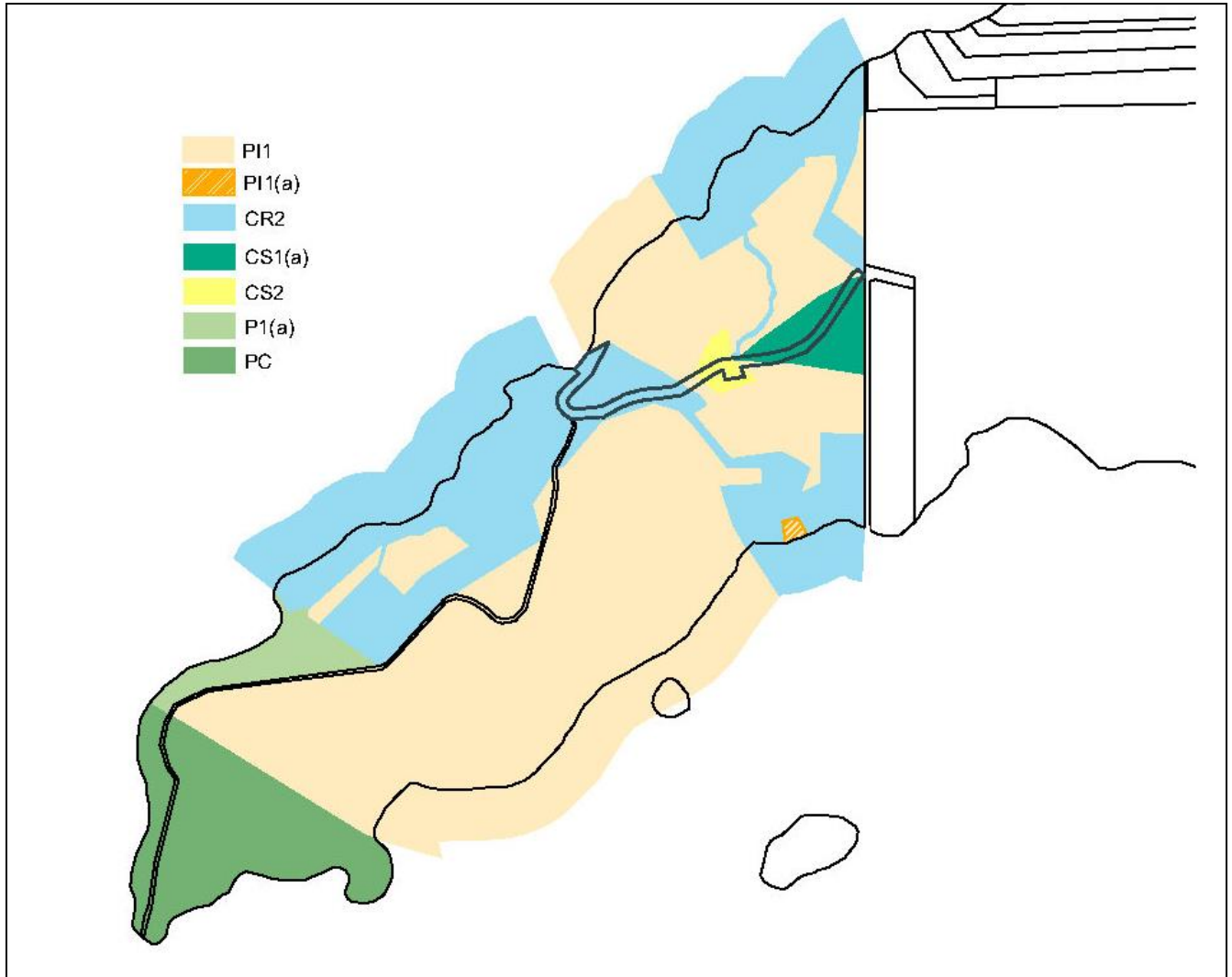
- 2.1 **PART 1 – ADMINISTRATION AND INTERPRETATION**, Section **1.5 DEFINITIONS**, Subsection 1.5.1 is amended by deleting the words “where such use is established by a Regional District, government or other public agency” at the end of the definition for “public service utility use”;
- 2.2 **PART 4 – ZONE REGULATIONS**, Section **4.6 PRIVATE INSTITUTIONAL 1 (PI1) ZONE**, Subsection 4.6.3 is amended by deleting the words “and located in the area identified on Schedule B as PI1(a)” from the second and third bullets, and by adding the text “community water system facilities” to the list of permitted buildings and structures;
- 2.3 **PART 4 – ZONE REGULATIONS**, Section **4.6 PRIVATE INSTITUTIONAL 1 (PI1) ZONE** is amended by adding a new Subsection 4.6.17, as follows:
- “Site Specific Use and Density Regulations**
- .17 On land shown on Schedule B as site-specific zone PI1(a) [Camp Fire Rock]:
1. despite Subsection 4.6.1 the only use permitted is natural park area and private institutional camp;
 2. despite Subsection 4.6.3, no buildings or structures are permitted; and
 3. despite Subsection 4.6.16, no subdivision is permitted”;
- 2.4 **PART 4 – ZONE REGULATIONS**, Section **4.8 PRIVATE CONSERVATION (PC) ZONE** is amended by adding a new Subsection 4.8.9, as follows:
- “Site Specific Use and Density Regulations**
- .9 Despite Subsection 4.8.2, not more than two additional buildings totalling not more than 4,000 sq. ft. (combined floor area) are permitted in addition to the existing building which may be reconstructed or replaced subject to the use, design and location of all buildings being acceptable to the Local Trust Committee.”;
- 2.5 **PART 4 – ZONE REGULATIONS**, Section **4.9 COMMUNITY SERVICE 1 (CS1) ZONE** is amended by adding a new Subsection 4.9.10, as follows:
- “Site Specific Use and Density Regulations**
- .10 On land shown on Schedule B as site-specific zone CS1(a) [Keats Landing Park]:
1. despite Subsections 4.9.1, outdoor recreation uses are not permitted;
 2. despite Subsection 4.9.2, neither a fire hall nor a community recreational playing field are permitted;
 3. a community hall is permitted;

4. the maximum floor area of a community hall is 93 square metres (1000 square feet).”;
- 2.6 **PART 4 – ZONE REGULATIONS, Section 4.11 NATURAL AREA COMMUNITY PARK (P1) ZONE** is amended by adding a new Subsection 4.11.9 as follows:
“**Site Specific Use and Density Regulations**
.9 On land shown on Schedule B as site-specific zone (P1(a)):
 1. despite Subsection 4.11.2, no buildings are permitted.”;
- 2.7 **PART 7 – SUBDIVISION, Section 7.2 EXEMPTIONS FROM MINIMUM AND AVERAGE LOT SIZE**, Subsection 7.2.2, first bullet is amended by inserting the words “a nature reserve” following the words “a conservation area”;
- 2.8 **PART 7 – SUBDIVISION, Section 7.4 LOT CONFIGURATION** is amended by adding a new Subsection 7.4.3 as follows:
“.3 Pursuant to Section 512(2) of the *Local Government Act*, Subsection 7.4.1 does not apply to District Lot 696, Keats Island, Group 1, New Westminster District”;
- 2.9 **PART 7 – SUBDIVISION, Section 7.9 LOTS DIVIDED BY A ZONE BOUNDARY** text is deleted in its entirety and replaced with:
“.1 If a lot proposed to be subdivided is divided by a zone boundary, a separate calculation of the number of lots permitted shall be made for each portion, and no lot may be created in respect of any fractional area resulting from such calculation.
.2 The creation of an additional lot lying within two or more zones is prohibited unless part of a lot is within a Private Conservation Zone. If lots lying within two or more zones are subdivided, lot boundaries shall correspond with zone boundaries.
.3 Subsection 7.9.2 does not apply to District Lot 696, Keats Island, Group 1, New Westminster District.”;
- 2.10 **PART 7 – SUBDIVISION, Section 7.10 SPLIT LOTS** is amended by adding a new Subsection 7.10.2 as follows:
“.2 Subsection 7.10.1 does not apply to District Lot 696, Keats Island, Group 1, New Westminster District.
- 2.11 Keats Island Land Use Bylaw, 2002, Schedule B, is amended by changing the zoning classifications of specified areas of District Lot 696, Keats Island, Group 1, New Westminster District, to those shown on Plan 1, attached to and forming part of this Bylaw.

DRAFT

GAMBIER ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 143 PLAN 1



DRAFT

GAMBIER ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 144

A BYLAW TO AMEND THE GAMBIER ISLAND TRUST COMMITTEE BYLAW, 1978

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 Trust Committee Land Use Contract Authorization Bylaw, 1978 (Convention of Baptist Churches of British Columbia), Amendment No. 1, 2016”.

2. Gambier Island Trust Committee Bylaw No. 4, cited as “Gambier Island Trust Committee Land Use Contract Authorization Bylaw, 1978 (Convention of Baptist Churches of British Columbia),” is amended as shown on Schedule 1, attached to and forming part of this bylaw.

READ A FIRST TIME THIS	DAY OF	, 2016
PUBLIC HEARING HELD THIS	DAY OF	, 2016
READ A SECOND TIME THIS	DAY OF	, 2016
READ A THIRD TIME THIS	DAY OF	, 2016
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST		
THIS	DAY OF	, 2016
ADOPTED THIS	DAY OF	, 2016

SECRETARY

CHAIRPERSON

Gambier Island Local Trust Committee

Bylaw No. 144

Schedule 1

- 2.1. Land Use Contract, Paragraph **3.** is amended by deleting the last line "... permitted on each lot shown in the inset plans of Schedule "C"." and replacing it with the following text:

"permitted on each of 110 residential lots shown within Areas A, B and C on the plan accompanying Schedule "C".

- 2.2. Land Use Contract, Paragraph **4.** is amended by deleting the text "... in compliance with the current Building and Plumbing Code By-law #126 of the Sunshine Coast Regional District." and replacing with the following text:

"in compliance with the current building and plumbing regulations set by the appropriate authorities."

- 2.3. Land Use Contract, Paragraph **8.** is deleted in its entirety and replaced with :

"8. A nature reserve and a covenanted nature area shall be provided and preserved in accordance with Schedule "E".

- 2.4. Land Use Contract, Paragraph **11.** is deleted in its entirety and replaced with:

"11. The owner shall dedicate the road right-of-way at the time of the first subdivision on the property."

- 2.5. Land Use Contract, **SCHEDULE "B"** text is deleted in its entirety and replaced with:

"The use of land including buildings and structures erected thereon shall be subject to the provisions of Schedule "E".

No more than one (1) residence or seasonal cottage shall be constructed on any residential lot created under the provision of Schedule "C" and no residence other than residences required for the exclusive use of employees of the Owner and their families, and in any case not more than five (5) residences for such employees, shall be constructed on land not within Areas A, B, C, D, E and F as shown on the plan accompanying Schedule "C".

- 2.6. Land Use Contract, **SCHEDULE "C"** text is deleted in its entirety and replaced with:

"SCHEDULE "C"

(a) Within District Lot 696, lots for residence and seasonal cottages may be subdivided, or created by other means subject to the number of residential lots being restricted to a maximum of 110 and to such number being further restricted to the numbers and locations shown on the plan accompanying and being a part of this Schedule.

(b) The location of the 110 residential lots shall, subject to minor variation upon survey, be as shown on the plan accompanying this Schedule."

(c) Within District Lot 696, in addition to the maximum 110 residential lots that may be created by subdivision, the following three non-residential lots may be created by subdivision as shown on the plan accompanying and being part of this Schedule, subject to minor variation upon survey:

- In Area C one lot in the area known as Campfire Rock;
- In Area E one lot for a nature reserve; and
- In Area F one lot or lease area for a BC Hydro facility.”

2.7. The plan accompanying Schedule “C” is deleted and replaced with “Plan 1” attached to this Bylaw;

2.8. Land Use Contract, **SCHEDULE “D”** text is deleted in its entirety and replaced with:

“SCHEDULE “D”

A 20 metres wide public road right-of-way shall be dedicated from the community dock (D.L. 6215) through the camp campus through to the eastern boundary of D.L. 696 as shown generally on the plan accompanying Schedule “C”. A 20 stall parking lot shall also be dedicated abutting the public road as shown generally on the plan accompanying Schedule “C”. Such road shall be constructed on an alignment and to the standards required by the Ministry of Transportation and Infrastructure but shall not involve any clearing beyond a 12 metre width. This road is designated a scenic/heritage road in the Ministry of Transportation/Islands Trust letter of Agreement dated October 20, 1992 and as such, any construction or changes made to this road requires a referral to the Gambier Island Local Trust Committee pursuant to the Letter of Agreement. Road standards shall not exceed the Ministry of Transportation/Islands Trust Letter of Agreement dated October 20, 1992 and amended July 18, 1996 regarding Road Standards, Classification and the Consultative Process in the Islands Trust Area.”

Other access ways required for the servicing of the lots created in Areas A, B, and C, shall be registered as common lots or access routes or dedicated as public road as may be required by the Approving Officer, when the lots are created. Constructed access routes should be constructed to the minimum standard possible and preferably designed for non-automotive use.

An unopened road not exceeding 6 metres in width extending from the public road in the vicinity of the dock through the camp campus to the southwestern point of D.L. 696 as shown generally on the plan accompanying Schedule “C” shall be dedicated to the Ministry of Transportation and Infrastructure for use by the public to access the nature reserve and the point at Salmon Rock. The unopened road shall be constructed and located to the satisfaction of the Ministry of Transportation and Infrastructure but there shall be a minimum disturbance of trees and bushes.”

2.9. Land Use Contract, **SCHEDULE “E”**, text in first paragraph, is deleted in its entirety and replaced with:

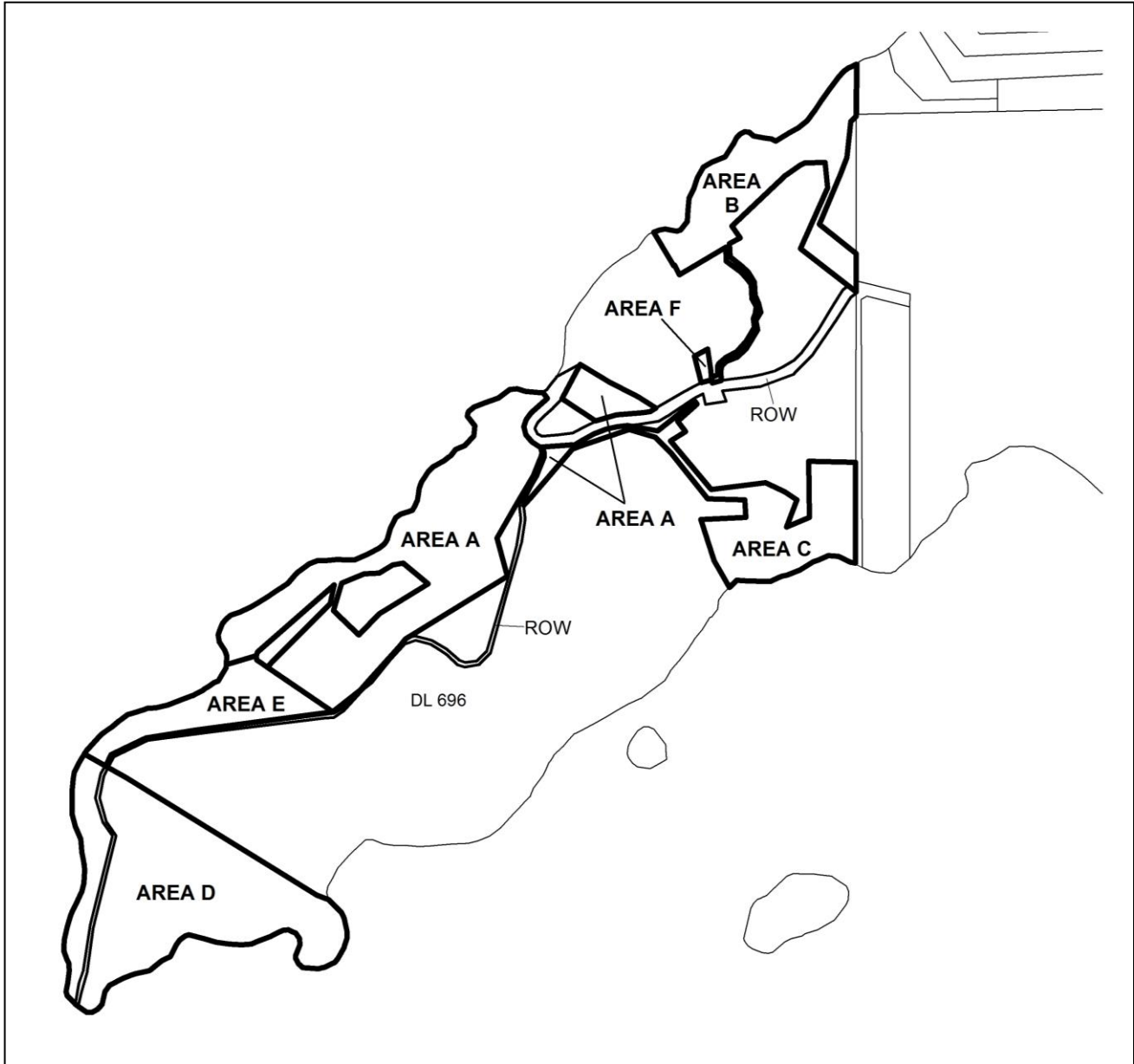
“A nature reserve shall be dedicated in the area indicated as Area E on the plan accompanying Schedule “C”. The nature reserve will be transferred to the Island Trust Fund. Keats Camp officials shall work with the Islands Trust Fund Board and the Keats Island community to develop a management plan for the nature reserve.”

DRAFT

GAMBIER ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 144

PLAN 1





Islands Trust

POLICY STATEMENT DIRECTIVES ONLY CHECK LIST

Bylaw and File No: **Bylaw Nos. 143 and 144 (GM-RZ-2004.1 – District Lot 696, KEATS ISLAND)**

PURPOSE

To provide staff with the Directives Only Checklist to highlight issues addressed in staff reports and as a means to ensure Local Trust Committee address certain matters in their official community plans and regulatory bylaws and Island Municipalities address certain matters in their official community plans and to reference any relevant sections of the Policy Statement.

POLICY STATEMENT

The Policy Statement is comprised of several parts. Parts I and II outline the purpose, the Islands Trust object, and Council's guiding principles. Parts III, IV and V contain the goals and policies relevant to ecosystem preservation and protection, stewardship of resources and sustainable communities.

There are three different kinds of policies within the Policy Statement as follows:

- Commitments of Trust Council which are statements about Council's position or philosophy on various matters;
- Recommendations of Council to other government agencies, non-government organizations, property owners, residents and visitors; and
- Directive Policies which direct Local Trust Committees and Island Municipalities to address certain matters.

DIRECTIVES ONLY CHECK LIST

The Policy Statement Directives Only Checklist is based on the directive policies from the Policy Statement (Consolidated April 2003) which require Local Trust Committees to address certain matters in their official community plans and regulatory bylaws and Island Municipalities to address certain 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
N/A	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
N/A	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
✓	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.
✓	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
?	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.
✓	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.
N/A	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
✓	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.
✓	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
	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.
✓	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.
✓	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.
✓	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
✓	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
x	NOT IN COMPLIANCE WITH TRUST POLICY for the following reasons: As yet unknown impact of development on water quantity and quality for both strata residential development and remainder lot (Keats Camp).



DATE OF MEETING: February 2, 2017
TO: Gambier Island Local Trust Committee
FROM: Aleksandra Brzozowski, Island Planner
Northern Team
SUBJECT: Riparian Areas Regulation – Expenditures for 2016/17 Fiscal Year

RECOMMENDATION

1. **“THAT the Gambier Island Local Trust Committee reallocate \$3,500 from the Gambier Official Community Plan Review project budget to the Riparian Areas Regulation project budget.”**

PURPOSE

At its November 17, 2016 regular business meeting, the Gambier Island Local Trust Committee (LTC) considered a staff report regarding *Riparian Areas Regulation* (RAR) implementation on Bowyer Island and passed the following resolutions:

GM-2016-097

It was **MOVED** and **SECONDED**

that the Gambier Island Local Trust Committee request staff to proceed with an independent peer review of the Madrone Riparian Areas Regulation identification findings for Orchid Creek, and to present proposed changes to the Riparian Areas Regulation Project Charter to the Local Trust Committee at a future meeting.

GM-2016-098

It was **MOVED** and **SECONDED**

that the Gambier Island Local Trust Committee request staff to determine where the cost of a peer review would be drawn from, and present the information to the Local Trust Committee and arrange a Resolution-Without-Meeting to authorize those funds, if necessary.

Current expense reports show an overexpenditure of the 2016-2017 RAR project budget, due in large part to the cost of advertising public hearing notices in the Coast Reporter for seven bylaws in the 2016/17 fiscal year. In order to offset the costs of the peer review and potential public hearing for Bylaw No. 131, staff recommend reallocating \$3,500 from the Gambier Official Community Plan Review budget (which will be underspent in the 2016/17 year); the reallocation may be confirmed by the above-noted resolution.

NEXT STEPS

Staff will notify the Financial Planning Committee of the budget reallocation in accordance with Islands Trust Policy 6.5.ii [Budget Control and Adjustment Authority].

Submitted By:	Aleksandra Brzozowski, MCIP, RPP Island Planner	January 25, 2017
Concurrence:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	January 25, 2017

**Top Priorities****Gambier Island**

No.	Description	Activity	R/Initiated	Responsibility	Target Date
1	Riparian Areas Regulation	Implement RAR across 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	Investigate and recommend options for protection/stewardship within the local trust area through the use of existing land use planning tools [implementation of Development Approval Information Bylaw (DAI) or Development Permit Areas (DPAs)]	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 Trail Map	Amend Keats Island OCP to include trail map used during OCP public process	08-Mar-2007
Development Approval Information Bylaw	Develop and adopt a D.A.I bylaw for the Gambier Trust Area.	
Squamish First Nation Consultation	Scope interim strategies pending completion of a possible protocol agreement to address protection of archaeological and heritage resources.	31-Jan-2012
Howe Sound Strategic Planning Review		31-Jan-2012
Gambier LUB Review	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
Gambier Site-specific Water Zones	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

Projects

Gambier Island

Description	Activity	R/Initiated
Recreational Camp and Private Institutional Regulation Review	Review 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



Islands Trust

Print Date: January 25, 2017

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\nvary the setback to the natural boundary of the sea for retaining wall

Planner: Marnie Eggen

Planning Status

Status Date: 14-Oct-2016

Requested documents not received in the time provided. File passed over to bylaw enforcement.

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

Rezoning

File Number	Applicant Name	Date Received	Purpose
GM-RZ-2004.1	LandPlan Group Inc.	16-Jun-2004	PID: 014-385-694\nKeats Island - Keats Camp rezoning application\nDL 696

Applications

Planner: Aleksandra Brzozowski

Planning Status

Status Date: 06-Oct-2016

Bylaw language drafted for LUC and LUB amendments.

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.

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\nKeats Island\n9 Lot Subdivision

Planner: Aleksandra Brzozowski

Planning Status

Status Date: 06-Oct-2016

New drawings submitted to MOTI September 9, 2016.

Status Date: 01-Aug-2016

New subdivision application submitted to MOTI on July 16, 2016.

Status Date: 28-Mar-2014

Under review by planner

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.



DATE: January 24, 2017
TO: Local Trust Committees (Northern Region)
FROM: Ann Kjerulf, MCIP, RPP
Northern Team
SUBJECT: Provincial Private Moorage Policy Update

PURPOSE

The Ministry of Forests, Lands and Natural Resource Operations (FLNRO) has recently amended its private moorage policy to no longer require applications for private moorage (i.e. docks) in certain locations and under certain conditions. These are now authorized as 'General Permissions'.

However, applications will continue to be required in 'Application-Only Areas' (see attached West Coast and South Coast Region Private Moorage Application-Only Area maps). In 'Application-Only Areas', all proposed new private docks, regardless of size, will continue to be subject to review and decision under the *Land Act*, and all proponents of new private docks will be required to submit an application to FrontCounter BC. However, tenure replacements for existing docks within 'Application-Only Areas', which meet the terms and conditions of a General Permission, will fall under the new General Permission policy and as such will not require an application and statutory decision.

Denman, Hornby, and Lasqueti Islands and the North Pender Associated Islands south of Piers and Moresby Islands, are excluded from the 'Application-Only Areas' and private moorage is permitted under the General Permission policy (with no application to FLNRO or referral to Islands Trust). Correspondence from FLNRO indicates their staff will be carrying out of a review of the 'Application-Only' areas with the intention of applying the General Permission provision to a larger area over the coming months.

Please note the changes to the Private Moorage policy do not affect local government zoning or bylaws. Local zoning bylaw requirements must be met regardless of location. Prospective dock owners must continue to ensure compliance with local zoning bylaws.

The Private Moorage Policy and supporting documents are available on the Province of BC website:
<http://www2.gov.bc.ca/gov/content/industry/natural-resource-use/land-use/crown-land/crownland-uses/residential-uses/private-moorage>.

Submitted By:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	January 24, 2017
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ATTACHMENTS

1. Letter from FLNRO to UBCM (January 17, 2017)
2. South Coast Region Private Moorage Application-Only Areas Map
3. West Coast Region Private Moorage Application-Only Areas Map



Date: January 17, 2017

Gary MacIsaac, Executive Director
Union of British Columbia Municipalities
525 Government Street
Victoria, BC V8V 0A8
(Sent by e-mail)

Re: Notice of amendments to the Private Moorage Program

To local government members:

The purpose of this letter is to advise you of recent changes to the Provincial Private Moorage Land Use policy that provides direction on the authorization of residential docks.

The Ministry of Forests, Lands and Natural Resource Operations (MFLNRO) has made changes to the private moorage program that will reduce red-tape and streamline administration, while maintaining public safety and environmental standards.

Effective January 17, 2017 more residential docks will be eligible to be authorized under a “General Permission” rather than an application-driven Crown land tenure. The General Permission will grant authority for a residential dock, subject to a dock owner complying with a set of specific conditions. These conditions have been established to avoid environmental impacts and interference with the public and other stakeholders, as well as to provide a high level of certainty that the dock will satisfy provincial and federal legislation. Some of the key requirements include:

- the dock owner must be the owner or lessee of the property fronting the foreshore where the dock is sited;
- the dock is not located in an area designated as being environmentally sensitive, or overlapping with other authorizations or Crown land reserves;
- the dock is not in a designated “application-only area” (i.e. where special circumstances dictate that all private moorage proposals require submission of an application);
- the dock is built to a specified standard and within set size limits; and
- the dock is constructed and placed to not unduly impede public access and to avoid impacts to neighbouring property owners.

**Ministry of Forests,
Lands and Natural
Resource Operations**

Land Tenures Branch

Mailing Address:
PO Box 9352
Victoria BC V8W 9M1

Phone: 250 387-6730
Fax: 250 356-6791

Docks that do not satisfy the conditions of the General Permission will require an application for a tenure, which will be subject to the standard ministry application review process, currently in place.

The policy changes expand the applicability of the private moorage General Permission which was introduced in 2008 and previously only applied to certain types of freshwater docks. The new policy now provides for moderately-sized docks, and docks located in marine waters to be eligible for general permission, subject to meeting all required conditions.

The changes to the private moorage policy do not affect local government zoning or bylaws. Prospective dock owners must continue to adhere to all local government requirements.

The rules and regulations of the Water Sustainability Act, including compliance with “works in and about a stream (waterbody)”, and those of other agencies, such as Federal Fisheries and Oceans Canada, and Transport Canada – Navigable Waters program, will continue to apply to all docks whether covered under a General Permission or not.

For further details of the Private Moorage Policy, as well as, the full list of conditions and requirements of the General Permission, please refer to the following website:
<http://www2.gov.bc.ca/gov/content/industry/natural-resource-use/land-use/crown-land/crown-land-uses/residential-uses/private-moorage>

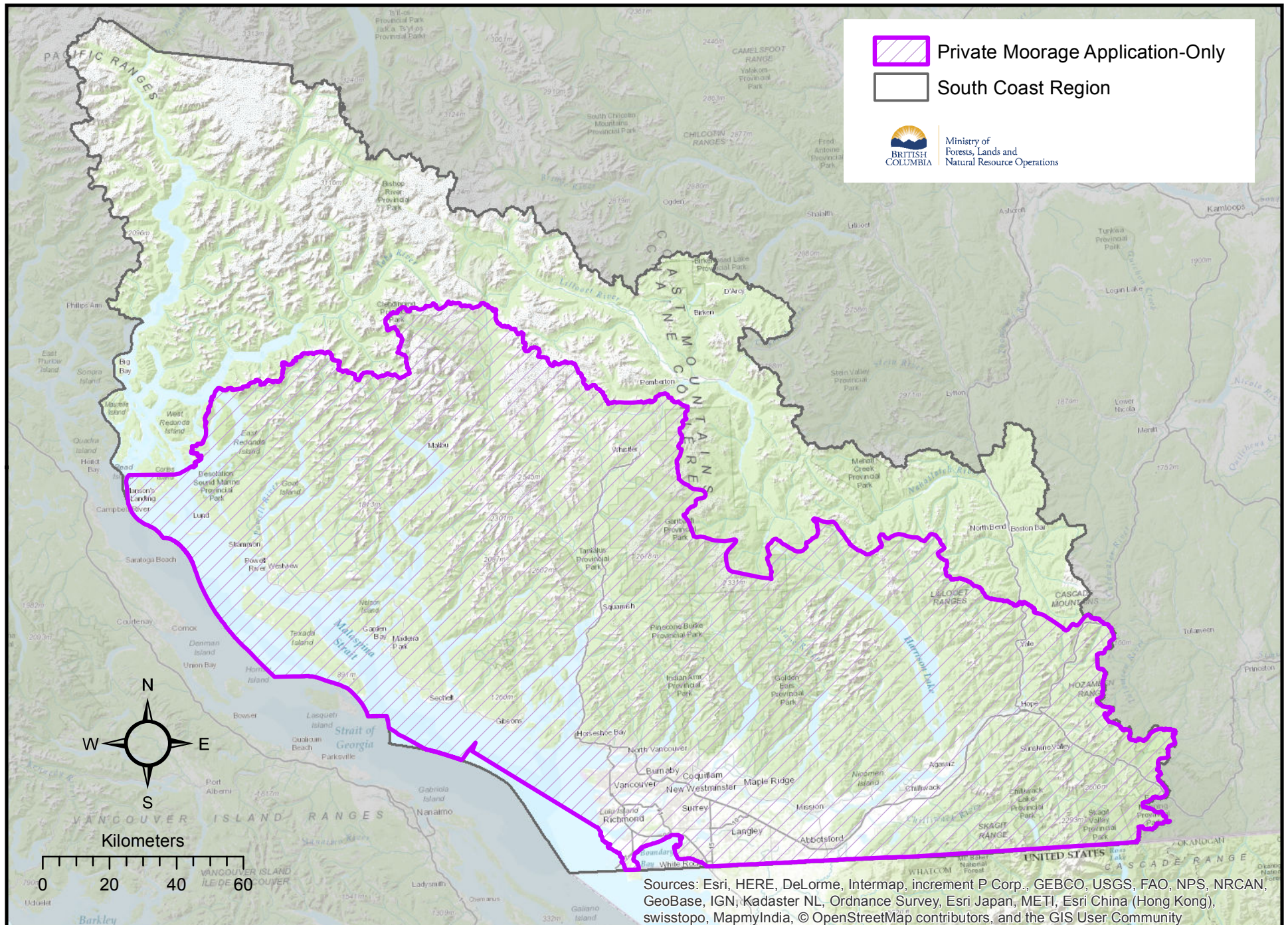
If you have questions or would like further information on how this may affect docks in your area please contact FrontCounter BC at: <http://www.frontcounterbc.gov.bc.ca/contact/>.

Sincerely,

Greg Kockx, Manager
Land Tenures Branch
Ministry of Forests, lands and Natural Resource Operations

E-mail: Greg.Kockx@gov.bc.ca

South Coast Private Moorage Application-Only Areas: January 2017



MFLNRO - West Coast Region

Private Moorage Application Only Area

Legend

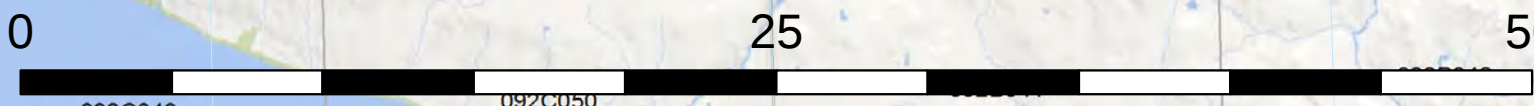
Private Moorage Application Only Area

MFLNRO - West Coast Region

Mapsheet Grid (1:20,000)

Private Moorage Application Only Area Description :

The natural boundary beginning at Englishman River Estuary (Parksville) and running south along the east coast of Vancouver Island to the Goldstream Estuary (Goldstream Park) and protruding up the left half of Sannich Inlet towards the middle of Satellite Channel including Piers Island and all the southern Gulf Islands.



Kilometers