



Gambier Island Local Trust Committee

Regular Meeting Agenda

Date: April 27, 2017
Time: 10:45 am
Location: John Braithwaite Community Centre
145 West 1st Street
North Vancouver, BC

	Pages
1. CALL TO ORDER	10:45 AM - 10:45 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	10:45 AM - 10:55 AM
4. COMMUNITY INFORMATION MEETING - None	
5. PUBLIC HEARING - None	
6. MINUTES	10:55 AM - 11:05 AM
6.1 Local Trust Committee Meeting dated February 2, 2017 for adoption	4 - 12
6.2 Local Trust Committee Special Meeting dated February 2, 2017 for adoption	13 - 19
6.3 Section 26 Resolutions-Without-Meeting Report dated April 20, 2017	20 - 20
6.4 Advisory Planning Commission Minutes dated March 13, 2017 for receipt	21 - 24
7. BUSINESS ARISING FROM MINUTES	11:05 AM - 11:15 AM
7.1 Follow-up Action List dated April 20, 2017	25 - 27
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	11:15 AM - 11:50 AM	
10.1	GM-DVP-2017.1 (Celaram Consulting Inc. [Scott Waldrum] and Murdlaw Holdings Ltd. [Alexander Waldrum]) - Staff Report		28 - 43
10.2	GM-RZ-2004.1 (District Lot 696, Keats Island) - Staff Memorandum to be Distributed		
10.3	SCRD Gambier Island Southwest Peninsula Trails Task Force Update - Verbal Report		
11.	BREAK	11:50 AM - 12:00 PM	
12.	LOCAL TRUST COMMITTEE PROJECTS	12:00 PM - 12:50 PM	
12.1	Gambier Island OCP		
12.1.1	<u>Coastal Douglas-fir Conservation Partnership Mapping - Memorandum</u>		44 - 54
12.1.2	<u>Further Recommendations to APC</u>		
12.2	Bowyer Island: Orchid Creek RAR Assessment - Staff Report to be Distributed		
12.3	Gambier Island Bylaw Nos. 140 and 141 - Verbal Report		
13.	REPORTS	12:50 PM - 1:10 PM	
13.1	Work Program Reports		
13.1.1	<u>Top Priorities Report dated April 20, 2017</u>		55 - 55
13.1.2	<u>Projects List Report dated April 20, 2017</u>		56 - 57
13.2	Applications Report - to be Distributed		
13.3	Trustee and Local Expense Report dated February, 2017		58 - 58
13.4	Adopted Policies and Standing Resolutions		59 - 60
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 Reports		
13.9.1	<u>Report dated February, 2017</u>		61 - 62
13.9.2	<u>Report dated April, 2017</u>		63 - 64
14.	NEW BUSINESS	1:10 PM - 2:20 PM	
14.1	Regional Conservation Plan Update - Staff Report		65 - 71
14.2	"Shared Narrative of Place" with Fiona MacRaild, Senior Intergovernmental Policy Advisor, Marine and First Nations Issues - Staff Report to be Distributed		
14.3	National Park Feasibility Study for Gambier Island - for Discussion		

14.4 UN Biosphere Designation for Howe Sound - for Discussion

14.5 2016/17 Islands Trust Annual Report - Memorandum

72 - 72

15. UPCOMING MEETINGS 2:20 PM - 2:30 PM

15.1 Next Regular Meeting Scheduled for Thursday, May 25, 2017 at 10:45 am
at Barnabas Camp, Barnabas Landing, Keats Island

15.2 Meeting Venues for 2017

- May 25 - Keats Island
- July 27 - Gambier Island
- August 31 - TBD
- October 26 - TBD
- November 30 - TBD

16. TOWN HALL 2:30 PM - 2:40 PM

17. CLOSED MEETING 2:40 PM - 3:10 PM

17.1 Motion to Close the Meeting

That the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1)(d) and (f) for the adoption of in camera minutes dated November 17, 2016; and Bylaw Enforcement and that the recorder and staff attend the meeting.

17.2 Recall to Order

17.3 Rise and Report

18. ADJOURNMENT 3:10 PM - 3:15 PM



Gambier Island Local Trust Committee Minutes of Regular Meeting

Date: February 2, 2017
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
Ann Kjerulf, Regional Planning Manager
Diane Corbett, Recorder

Also Present: Members of the Public – 13

1. CALL TO ORDER

Chair Morrison called the meeting to order at 10:15 a.m. She acknowledged that the meeting was being held in the territory of the Coast Salish First Nations. She introduced Staff and Local Trustees in attendance and acknowledged the presence of previous Local Trustees, Kim Benson and Jan Hagedorn.

2. APPROVAL OF AGENDA

The following addition to the agenda was presented for consideration:

12.4 Gambier Island Official Community Plan Review – Staff Report

By general consent the agenda was approved as amended.

3. TOWN HALL AND QUESTIONS

A representative of the Future of Howe Sound Society discussed an initiative promoting a UNESCO Biosphere for the Howe Sound region, and requested Local Trustee support.

A Trustee responded that this topic had been discussed at the previous meeting and that it was an oversight not to put this item on the current agenda. Clarification regarding how Local Trust Committee support would play into the larger efforts being made by Trust Council. The Trustee had drafted a motion of support that he would propose be sent to Executive Committee for formal comment, as the larger biosphere is on the Islands Trust strategic plan.

There was discussion regarding the process pertaining to the DL 696 application as follows:

- The opportunity for public input may be received any time until the end of the public hearing;
- Not all leaseholders are part of the process;
- Concern that the water system would be at risk with the subdivision as currently proposed; and
- The subdivision does not include protection of the water system for the future.

4. COMMUNITY INFORMATION MEETING – None

5. PUBLIC HEARING – None

6. MINUTES

6.1 Local Trust Committee Meeting dated November 17, 2016

The following amendment to the minutes was presented for consideration:

Page 11, Item 13.6, bullet one: delete “with the Financial Planning Committee.”

By general consent the minutes were adopted as amended.

6.2 Section 26 Resolutions-Without-Meeting Report dated January 25, 2017

Received.

6.3 Advisory Planning Commission Minutes (Draft) dated January 6, 2017

Draft Minutes received for information.

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated January 25, 2017

The Follow-Up Action List dated January 25, 2017 was not included with the agenda package. Island Planner read aloud from the Follow-Up Action List and gave updates:

- Providing a response to the comments made in the Gambier Island community survey. Trustee Stamford following up on the comments.
- Held orientation for Advisory Planning Commission.
- Meeting of Trustees and Staff with Ministry of Transportation and Infrastructure (MoTI) on January 18
- Referred the draft bylaws for DL 696 rezoning to Sunshine Coast Regional District (SCRD), MoTI and First Nations.
- Referred Bylaw 131 (Riparian Areas Regulation for Associated Islands) to Executive Committee; has been sent to the Ministry of Community, Sports, and Cultural Development.

- Independent review of Orchid Creek: Request for Proposals was done; site visit was done; Islands Trust has received draft report from biologist.

Trustee Rogers inquired about further actions on adding Salish location names to documents. Discussion ensued.

8. DELEGATIONS – None

9. CORRESPONDENCE – None

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

10. APPLICATIONS AND REFERRALS

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

Islands Planner Brzozowski provided an overview of the staff report that presented 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.

The Island Planner proposed a second version of Bylaw Nos. 143 and 144 and recommended that First Reading be given. She noted the Island Trust Policy Statement Directives Only Checklist required for all bylaw amendments indicated there is a need for verification in areas related to water and wastewater. There are currently 84 cabins on 110 lots, with potential build out of 26 additional cabins, and the camp will continue to have significant water and wastewater needs in the years to come.

The Island Planner responded to Trustee inquiries pertaining to details of the subdivision plan, including:

- Public access and rights of way;
- Covenants;
- Potential build out;
- Water quality and quantity impacts and regulatory process;
- SCRD interest in obtaining park subject to site visit;
- Nature of community services park (not intended as an off island destination park); and
- Foreshore protection, siting and setbacks to be addressed later after Preliminary Layout Approval, but before final subdivision approval.

Kim Benson, Keats Island, distributed to Trustees and Staff a letter from Evelyn Benson, Don Benson and Jay Benson, owners of District Lot 876A, dated February 1, 2017, regarding DL 696 Rezoning and Subdivision. She summarized main points of the letter, outlining support for aspects of the application and listing specific concerns and objections regarding the rezoning and subdivision related to water, wastewater and noise. Concerns included:

- Proposal to locate communal septic disposal facilities for Area C in proximity to two wells on DL 876A, risking contamination of the aquifer;
- Early involvement of the Ministry of Health to ensure water and wastewater issues on DL 696 are considered as an integral part of the bylaw amendment and subdivision approval processes;
- That a hydrological study be conducted;
- Need for water conservation measures, well monitoring and testing;
- That the Camp's water consumption and wastewater effluent be accounted for as part of the subdivision process; and
- That excessive noise impacts and noise mitigation measures be taken into account as part of the process.

Further points were made as follows:

- The water infrastructure was shared amongst the Camp and leaseholders, and should not be solely controlled by the Camp.
- Leaseholders need to know the water system is secure for their future.
- Concern that a hydrological study be conducted prior to moving forward on the application
- Noted potential risks of contamination of wells located on fractured bedrock and possible contamination of the aquifer.
- Reference was made to two maps, a context plan produced by Creus Engineering Ltd. and a map entitled "DL 696 Context Plan" identifying wells and septic field.
- Comment regarding the Camp's concern that available public space be managed and protected.

It was noted that the rezoning process had evoked a lot of good commentary, and comment was made regarding the generosity of the Camp in allowing public access on the property.

GM-2017-001

It was MOVED and SECONDED

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.

CARRIED

GM-2017-002

It was MOVED and SECONDED

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.

CARRIED

GM-2017-003

It was MOVED and SECONDED

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.

CARRIED

GM-2017-004

It was MOVED and SECONDED

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.

CARRIED

GM-2017-005

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request that the applicant for DL696 subdivision perform a hydrogeological study in relation to the proposed subdivision, and that the terms of reference be developed by Islands Trust in consultation with the proponent and the Ministry of Forests, Lands and Natural Resource Operations, Water Protection Branch.

CARRIED

11. BREAK

Chair Morrison recessed the meeting at 12:01 p.m. and reconvened the meeting at 12:18 p.m.

12. LOCAL TRUST COMMITTEE PROJECTS

12.1 Riparian Areas Regulation – Memorandum

The Island Planner discussed the memorandum on Riparian Areas Regulation expenditures for 2016/17 Fiscal Year and responded to trustee inquiries.

GM-2017-006

It was MOVED and SECONDED

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

CARRIED

12.2 Foreshore Protection

The Island Planner announced she would be meeting with staff from Bowen Island Municipality regarding the Green Shores workshops.

Discussion ensued regarding docks, foreshore structures and zoning on Keats Island.

GM-2017-007

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to provide a report regarding legislative options available to the Local Trust Committee specifically related to docks on Keats Island that affect identified sensitive ecosystems, or properties that have road access.

CARRIED

12.3 Howe Sound Industrial Applications – Update on Woodfibre LNG

A meeting was held on January 27, 2017 regarding the Woodfibre LNG project that was attended by local governments, two Members of Parliament, Member of the Legislative Assembly for Sea-to-Sky, Jordan Sturdy, and others. There was an update on the process pertaining to the Woodfibre LNG project. Topics of discussion included transparency on how the process unfolds. A follow-up meeting had been scheduled to discuss how to get feedback from local governments.

12.4 Gambier Island Official Community Plan Review

The Island Planner reviewed the staff report dated February 2, 2017, providing an update on the Gambier Island Official Community Plan (OCP) review project including a draft revised Project Charter. Trustees provided comment. Amendments were proposed for Attachment #2, the Draft Work Plan for Gambier OCP Review Engagement:

- Shoreline protection and environmental focus to be a separate entity;
- Timing for items 1.1 and 1.2 changed to Spring 2017; and
- 2.5 include survey concurrent with community meeting.

GM-2017-008

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee endorse the revised Project Charter for the Gambier Island Official Community Plan review project, as amended.

CARRIED

GM-2017-009

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee endorse the draft work plan for the engagement phase of the Gambier Island Official Community Plan Review project, as amended.

CARRIED

GM-2017-010

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee refer to the Advisory Planning Commission, for their review and comment, the results of the 2016 Gambier Island Community Survey and the current Official Community Plan policies related to economic development and livability.

CARRIED

13. REPORTS

13.1 Work Program Reports

13.1.1 Top Priorities Report dated January 25, 2017

Received.

13.1.2 Projects List Report dated January 25, 2017

Received. It was announced that the DL 696 subdivision file would be reassigned to Island Planner Zupanec.

13.2 Applications Report dated January 25, 2017

Received.

13.3 Trustee and Local Expense Report dated November, 2016

Chair Morrison stated that the Trustees were aware that the Trustee and Local Expense Report of November, 2016 were distributed to the trustees by email (missing in the agenda package).

13.4 Adopted Policies and Standing Resolutions

Received.

13.5 Local Trust Committee Webpage

Staff was requested to post the Trustee report with responses to the survey.

13.6 Chair's Report

Chair Morrison reported on the following:

- Activities of other Local Trust Committees (LTC) on which she sits;
- Recently chaired the Denman Island LTC; and
- On February 7, 2017, there will be a Special Meeting on Lasqueti Island regarding docks.

13.7 Trustee Reports

There was discussion of referral to the Executive Committee of a draft motion of support in principle for the nomination of Howe Sound as a United Nations Educational Scientific Cultural Organization (UNESCO) Biosphere Region. The draft motion was as follows:

"Whereas the Gambier Island Local Trust Committee is a signatory to the Howe Sound Community Forum Principles for Cooperation; and

Whereas the values stated in the Principles for Cooperation align with the objectives of a United Nations Educational Scientific Cultural Organization Biosphere Region:

Whereas, UNESCO Biosphere Regions are effective tools for implementing United Nations Conventions including the United Nations Declaration on the Rights of Indigenous Peoples; contribute to the conservation of landscapes, ecosystems, species and genetic variation; provide a development function - to foster economic and human development which is socio culturally and ecologically sustainable; and a logistic function - to provide support for research, monitoring, education and information exchange related to local, national and global issues of conservation and development;

Therefore be it resolved that on the condition that the initiative is fully supported by the First Nations whose unceded territory encompasses what is known as Howe Sound, the Local Trust Committee supports in principle the ongoing initiative to nominate Howe Sound as a UNESCO Biosphere."

GM-2017-011

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee refer the proposed motion related to the Howe Sound UNESCO Biosphere to the Executive Committee for comment and concerns.

CARRIED

13.8 Electoral Area Director's Report – none

13.9 Trust Fund Board Report

Chair Morrison reported that:

- A Trust Fund Board Report would be coming after the meeting of Trust Fund Board on Tuesday, February 7, 2017; and
- The Board has a new member.

14. NEW BUSINESS

14.1 Provincial Private Moorage Policy Update

Received for information:

- Memorandum dated January 24, 2017 from Regional Planning Manager Kjerulf, with an update regarding the Ministry of Forests, Lands and Natural Resource Operations' (FLNRO) recent amendment to its private moorage policy.

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

The following comments were made:

- DL 696 subdivision application and its importance to the future of Keats Island;
- Impacts over time, since the Land Use Contract was proposed in 1978, have been noticed with the growth of the Camp;
- Recommendation that the LTC advocate for water conservation and look at other impacts of the Camp, such as noise;
- Inquiry if there was a Terms of Reference for the Camp in terms of size of buildings, capacity, and so on;
- Comment made that the Camp build-out would allow for almost 500 people on site; and
- Camp Barnabas was also getting bigger.

17. CLOSED MEETING – None

18. ADJOURNMENT

Local Trustees extended thanks to Island Planner Brzozowski who soon would be leaving her position.

By general consent the meeting was adjourned at 1:20 p.m.

Susan Morrison, Chair

Certified Correct:

Diane Corbett, Recorder



Gambier Island Local Trust Committee Minutes of Special Meeting

Date: February 2, 2017
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
 Ann Kjerulf, Regional Planning Manager
 Diane Corbett, Recorder

Also Present Richard Baker, Councillor, Squamish Nation
 Lisa Wilcox, Intergovernmental Relations, Natural Resources and
 Revenue, Squamish Nation
 Members of the Public – 27

1. CALL TO ORDER

Chair Morrison called the meeting to order at 1:31 pm. She acknowledged that the meeting was being held in the territory of the Coast Salish First Nations. Chair Morrison introduced Trustees and Staff and welcomed Richard Baker and Lisa Wilcox of the Squamish Nation.

Councillor Richard Baker welcomed everyone and thanked Islands Trust representatives for the invitation.

Lisa Wilcox, who works with Squamish Rights and Title Management Team, commented on the areas of work of her department. The geographic area of Squamish Nation territory stretches from Roberts Creek on the Sunshine Coast to the north arm of the Fraser River and Port Moody area and up to Whistler. The Squamish Land and Resources Management Plan (LRMP) informs policy of how the Squamish manage their territory.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. PRESENTATIONS

3.1 Presentation of Gambier OCP Review topics and First Nations collaboration

Island Planner Brzozowski remarked on how this was an opportunity to share information before starting the work on reviewing policies. Some of the things the Squamish Nation have said they want input on include:

- The Wilderness Conservation area (60% of Gambier Island);
- Shoreline and marine areas;
- Archaeological sites; and
- The New Brighton dock.

3.2 Presentation of Squamish Interests for Gambier Islands Trust

Ms. Wilcox described the regulatory process regarding Crown land and how it involves the Squamish Nation, as it is subject to Aboriginal Rights and Title, a level of jurisdiction over the Crown land that includes review of a range of activities such as trails, forestry, mining, and dock tenure. Ms. Wilcox discussed Squamish Nation's ways of working, areas of jurisdiction and points regarding financial arrangements and tax status. Revenue comes from projects on Crown land and goes to support Nation members' housing, education, social programs and sports. Squamish Nation is one of the most innovative nations in Canada and has successful negotiating teams. The Squamish Nation have looked at different policies regarding the foreshore, special sites and other aspirations.

She remarked that she would like to hear from those present about what they think and care about in regard to Gambier Island, so that her Nation will make sure it is addressing those thoughts and will work to align with them.

Councillor Baker commented on the historical formation of the Squamish Nation through the amalgamation of villages. Traditionally, members migrated with the food cycle. He stated that there are sixteen elected hereditary Chiefs. He invited public comments.

4. PUBLIC ENGAGEMENT ABOUT GAMBIER ISLAND WITH REPRESENTATIVES FROM THE SQUAMISH NATION

4.1 Question and Answer Opportunity

- 4.1.1 Permitted Uses in the Wilderness Conservation zone
- 4.1.2 Shorelines
- 4.1.3 Archaeological and cultural sites
- 4.1.4 New Brighton dock

Trustees and members of the public queried the Squamish Nation representatives and shared information on Gambier Island:

- Gambier is a “Candidate Area” – please elaborate.
 - Ms. Wilcox explained that the Squamish Nation signed a land use agreement with the Province in 2007. The Land and Resources Management Plan (LRMP) is available on the BC Government website showing various maps and the different zones. The Squamish Nation defined and mapped different zones in its traditional territory and what could happen in those areas, with some being more conducive to development or forestry. Some areas are sacred and important to the Nation. The Province accepted some but not all of the areas. The areas that were accepted were cultural sites. “Candidate sites” are thought of similar to that; this means it has to have more meaningful consultation and that the Nation would look at it more closely. It comes from Squamish mythology and what the Nation knows about the island. The Squamish Nation has been in the area for over 8000 years. Places that have been identified have different degrees of importance. The highest site is Wild Spirit Places. She noted she could provide a map for the Gambier Community Centre.
- Is all of Howe Sound one LRMP or zones?
 - The whole of the Lower Mainland is under LRMP – see map on the website. The Nation has to come to agreement with adjacent Nations.
- What is the vision going forward? What is being considered, regarding Gambier in particular, for development?
 - There is not a particular vision for Gambier. What is important to the Squamish Nation community and elders includes sustaining the foreshore in its natural state. Retaining walls are destroying the natural habitat. The more docks, the less eelgrass. The more development that fills in the foreshore, the more you destroy natural systems and habitat.
- How are you involved in the fixed link decision?
 - It appears to be just a study at this time. The LRMP would come into effect with that. A cable from Gibsons to Keats to Bowen would cross through ten archaeological sites. It would be necessary to look at where the route is proposed to be in order to assess viability/feasibility.
 - Councillor Baker explained that when the Nation does any projects, there is a need to get service agreements and to conduct community engagement.
- Regarding some of the oral history and sacred places being kept internal so it protects those places: is there information available about Gambier Island, about where or how the land was used, where special places would have been? Is

there some public knowledge? As people understand those stories, it makes it easier to find different solutions to share.

- The Nation's staff could work with staff, to create posters or brochures. There is a lot of information that can be shared.
- There was extensive discussion of the finding of artefacts on the island. Some people are afraid to mention this in case "someone digs up their basement." A woman from West Bay offered her services to bring artefacts to a Squamish Nation Councillor. There is an interest on Gambier in helping protect sites.
- The policy is that the cultural heritage of the Nation is confidential. There are middens on Gambier. The importance of the midden is that it gives some understanding of the history, such as what people ate or climate change and in many cases, there will be human remains. It doesn't mean people can't build their house or fence; it is a matter of following proper process. It is a matter of working together, talking to Ms. Wilcox's department or government representatives. There is a heritage permit, which is important if you live near a registered archaeological site. The Province of BC will help with that.
- A trustee commented on the trustees' interest in developing the relationship with the Squamish Nation and in facilitating an increased understanding of the Nation's history over thousands of years.
- Gambier Island Conservancy (GIC) is very active in working to try to protect natural environmental and ecological integrity, particularly of Crown land, and manages three nature reserves on the Island. There is a rough trail network through the island that GIC would like to improve and put signs on and would like to work with the Squamish Nation on this network, particularly on the signage and names of places. Thanks to the Squamish Nation in halting the logging in the designated wood lots. GIC is interested in the idea of establishing a land and marine national park on Gambier and it would be an opportunity for protection of Crown land. What are the Squamish Nation's ideas on this? What is their interest in establishing a national park on the island and the green areas off the island?
- It is a double edged sword: in some ways parks or conservancies isolate the Nation. It is important that Nation members can come in to do what they want to do. It is something they are always conscious of. The marine area is very important, due to sponge reefs and areas the Squamish are identifying. It is a sensitive ecosystem. Regarding trails: a lot of times people go in and create trails on a wildlife corridor, pushing wildlife off the corridor. It is important to work together with the Nation to minimize impacts on animals. Naming and recognition is important; names help to create recognition. The Squamish are working with the David Suzuki Foundation and have looked at their analysis of the Sound.
- Regarding a national park: what concerns you?

- National parks create a level of protection over a location and are an opportunity to access funding. The Squamish have co-management with the different parks which could create access issues, however, it may protect against logging in watersheds. It was recommended that the people of Gambier identify as a community “what is important to you and what your values are”.
- The objective of the Future of Howe Sound Society is to try to have a dialogue around need for a comprehensive land and marine use plan for Howe Sound. Is the government looking at the Squamish Land Use Plan in the Cumulative Effects Assessment? What do you see as next steps for the Province regarding potentially reopening those wood lots? There was a tremendous amount of pushback by this community.
 - Every cut block is reviewed by the Intergovernmental Relations, Natural Resources and Revenue Department, which receives the cut block plan every year. If the community feels it is an important vision, it should work with its elected officials on that. The department would receive the cut block authorization, would review it and give comments on whether to move forward or not and provide direction to BC Timber Sales (BCTS). Regarding a marine and land use plan, the Squamish Nation are looking at their own marine plan. They have worked on a cumulative effects initiative with Environment Canada. The Squamish Nation has 10,000 years of understanding and looks at things as a whole, not project specific i.e. “does it fit?” Has to consider the economic component, including allowing projects to partner with the Nation. This creates revenue whereby the Nation is able to sustain its projects and services and sustain members.
 - Councillor Baker remarked on how the Squamish Nation look at taking care of their people and are also caretakers of the land. He emphasized that “we are here to support you; we want community engagement with you.”
- Thank you for the job you are doing working with New Brighton. That dock is essential to the community in the southwest part of the island. Do you have any thoughts about the future of the New Brighton dock?
 - Under agreement with the federal government, the dock would have to remain in the same condition for five years. What does the community think or need regarding the dock? Is there a need for expansion? Let your officials know, so that the Squamish Nation can work with them after the five years.

A trustee noted there had been some responses from people in the southwest peninsula area regarding inviting Squamish Nation representatives back to the Community Centre for another dialogue around visions for the New Brighton dock.

Ms. Wilcox noted her department deals with the disposition, not implementation. Once an asset is acquired, it switches over to Chief and Council for decision. Do we want a store, more dock, connections with other outposts? Those are the kinds of things Gambier Islanders should start thinking about.

- Interest in the experience in Squamish with Streamkeepers in getting herring coming back. Gambier Island Conservancy would like to work with the Squamish Nation regarding the New Brighton dock.
 - In relation to private docks, it is difficult for the Squamish Nation to say people cannot have their own private dock. It is hard for the Province not to allow an owner to have that private tenure. Community members should think about what they want to see in the OCP in terms of docks. Docks affect sunlight, herring spawn, regeneration of eelgrass. That is why Squamish Nation is a participant in the Howe Sound Community Forum. Bring those things up with your officials.
- In terms of logging, do you look at what is the most long-term benefit versus immediate benefit?
 - Squamish Nation logging management plans are asking for a 500 year plan, looking seven generations out. It might be decided to leave considerations on logging for future generations to decide.
- A member of the public described that in his area of the island at one time, was entirely barren of fish and shellfish. The area was cleaned up and private docks were put in. Within five years there were ecosystems under every dock; oysters, shellfish and herring. Because there is such a small footprint, the docks create a mini environment. Hope you examine specific circumstances in the environment when you consider dock activities.
 - Potential for people to come together, share knowledge, think in new ways to see what is of value and work together to see how to improve. The people on Gambier are the Squamish Nations' ears and eyes.
- There is a family that has six generations on Gambier. There are many people who would like to have their history forwarded.
- Camp Fircom dock is getting really busy as many lots have sold. There will be an event on April 22 concerning how people use the dock. As an island, we need to think about what we are doing with the different camping spaces; anything that has water access has been filling up. People show up in kayaks, or kids' camp group, or people partying. It is the same in Halkett Bay. It has been getting busier in the last six years.
 - The department deals with the Marine Trail and Sea to Sky Trail. She planned to discuss those kinds of things with the Province as the impacts are getting greater and greater. Part of the problem is people don't understand what it is

to go gently on the land. Let staff know what your concerns are so they can try to find solutions.

- There is an initiative working on the potential for Howe Sound to be recommended as a UNESCO Biosphere Region. Benefits: it would help create logistical support to create more dialogues around management of Howe Sound, so it is sustainable and well thought out. It would help and support research and education and help people understand and relate to their environment. This type of initiative cannot go forward unless it has the support of First Nations.
- Could not comment whether the Squamish Nation would be supporting that initiative. The Nation has jurisdiction over its traditional territory. How it is managed is based on the Nation's knowledge; the Squamish would manage its own territory.

5. CLOSING REMARKS

Trustee Stamford thanked the public for attending and providing input, and noted she would keep people informed about the process. Trustee Rogers emphasized the importance of engagement with the Squamish Nation as the OCP process moves forward.

Chair Morrison thanked Richard Baker, Lisa Wilcox and the public for attending.

Councillor Baker remarked on the value of the Squamish territory and stated to those present that they are caretakers. He thanked everyone for coming.

Ms. Wilcox noted the OCP process is a really important process. She expressed appreciation for the new relationship with Islands Trust staff and elected officials that has arisen in recent years.

6. ADJOURNMENT

By general consent the meeting was adjourned at 3:23 p.m.

Susan Morrison, Chair

Certified Correct:

Diane Corbett, Recorder



Islands Trust

Print Date: April 20, 2017

Resolutions Without Meeting

Gambier Island

Resolution #	Action	Resolution Description	Resolution Date
2017-01	In Favour	"THAT the Gambier Island Trust Local Trust Committee regular business meeting scheduled for March 23, 2017, be cancelled."	22-Feb-2017
2017-02	In Favour	"THAT the Gambier Island Local Trust Committee authorize the expenditure of up to \$500 from the Local Trust Committee Trustee Expense Budget for Trustees Stamford and Rogers to attend the We Speak! Squamish language fundraising event on April 8, 2017".	15-Mar-2017
2017-03	In Favour	"THAT the Gambier Island Local Trust Committee Bylaw No.140 cited as "Gambier Island Official Community Plan, 2001, Amendment No. 1, 2016", be adopted.	07-Apr-2017
2017-04	In Favour	"THAT the Gambier Island Local Trust Committee Bylaw No.141 cited as "Gambier Island Land Use Bylaw, 2004, Amendment No. 1, 2016", be adopted.	07-Apr-2017
2017-05	In Favour	"That the Gambier Island Local Trust Committee Proposed Bylaw Nos. 143 and 144 be referred to the 6 members of the Hulquminum Treaty Group."	19-Apr-2017



Minutes of the Gambier Island Advisory Planning Commission

Date of Meeting: Monday, March 13, 2017

Location: Gambier Island Community Centre
721 Andy's Bay Road, Gambier Island, B.C.

APC Members Present: Boris Gorgitza, Chair
Peter Scholefield, Deputy Chair
Camilla Berry, Secretary
Barney Taylor
Ruth Simons

Also Present: Kate-Louise Stamford, Local Trustee
Diane Corbett, Recorder
Four (4) members of the public

1. CALL TO ORDER AND WELCOME

- 1.1 Chair Gorgitza called the meeting to order at 1:34 p.m. and introduced the members of the Gambier Island Advisory Planning Commission.
- 1.2 Trustee Stamford clarified her role as a resource, and that she would not direct the group. A planner was unavailable due to a recent staff vacancy.

2. APPROVAL OF AGENDA

The APC continued with the approved agenda of the February 20, 2017 meeting, at which discussion on item 4 had not been completed. The purpose of the current meeting was to resume discussion on item 4, Official Community Plan Project – Gambier Island Advisory Planning Commission.

3. MINUTES

3.1 Gambier Advisory Planning Commission Meeting Notes dated February 20, 2017

Notes of the February 20, 2017 meeting were reviewed in detail and served as the foundation for the continued discussion of agenda item 4 and considerations regarding Gambier OCP policy on economic development and livability as well as questions for a follow-up public consultation with Gambier Island property owners. (Main points raised under item 4 from the February 20 notes, some of which were modified in discussion at the current meeting, are included in item 4 below.)

The notes of February 20, 2017 were adopted by consensus.

Gambier Advisory Planning Commission Draft Minutes dated January 6, 2017 were adopted as presented.

4. OFFICIAL COMMUNITY PLAN PROJECT – GAMBIER ISLAND ADVISORY PLANNING COMMISSION

4.1 Policy review items

OCP Communication options:

- Meetings in conjunction with other community gatherings and include paper surveys for further input.
- Surveys with maps for reference and definitions such as LUB/OCP etc.
- “Café” style casual meetings.
- Public meetings.

Survey – Consider options for more targeted information possibly identifying resident/non-resident and landowners using community transport versus private access.

Wording and intent of policies – See the OCP as a vision for Gambier Island over the next twenty-five years, and how that vision fits within the greater Howe Sound in the future.

It was noted that the APC process does not allow direct community input at the APC meeting. Chair Gorgitza recommended to the public that any suggestions on OCP items be put in writing and sent to himself as APC Chair or to the Local Trust Committee.

4.2 APC Recommendations on Community Goals

- Community Goal 2.6 – Delete as it is too vague to be effective; “existing services” do not exist.
- Community Goal 2.14 – Modify wording: “To enable and encourage opportunities for employment in the Gambier Island Planning Area.” State in general without referencing Gambier Islanders specifically. Remove barriers.

4.3 Affordable and Special Needs Housing Policies (4.25 - 4.27)

APC recommendations:

- Delete policy 4.25 – as it tells people how they should choose to support their families.
- Keep 4.26.
- Delete 4.27 – as it is vague, or is not applicable (lack of services on island).
- Add a new policy for housing options such as clustering, co-ops etc.

4.4 Home Occupation Policies (4.28-4.30)

APC recommendations and suggestion:

- Use the term “home-based business” instead of “home occupation”.
- 4.29 – Delete part iii. as there are existing bylaws that deal with the issue of storage and screening; this part is too specific.
- 4.29 – Reword part iv.: combine the intention from part iii. with part iv. regarding the appearance of the property: low key, respects neighbours and community.

- Suggestion that inclusion of a definitions section in the OCP would be helpful, to enhance clarity. There is no definition of “home occupation”.

4.5 Economic Activity Objectives (5.1-5.19)

- The APC suggested that policies for Economic Development be categorized for easier reading.
- The APC suggested further aspirational policies around burning and garbage disposal, as these are not contained in the current OCP.

Chair Gorgitza recessed the meeting for a town hall discussion at 2:20 p.m.

Chair Gorgitza recalled the meeting to order at 2:43 p.m.

The APC discussed the following topics:

- Proposed survey questions listed at end of meeting notes.
- Hunting, wildlife-human interface, natural environment, public safety, minimizing conflict.
- Strengthening community connection.
- Camps.
- Commercial Marine use.
- New Brighton dock possible futures.
- Maintaining public access to public and community docks; relates to livability.

The APC requested that Islands Trust staff clarify the intent and purpose of Policy 5.6; it is vague as it relates to camps.

The APC inquired if the Local Trust Committee could make provisions to ensure that public access to the island is maintained.

4.6 Recommended questions for a second survey to go out to Gambier Islanders

- What does economic revitalization on Gambier mean to you as a resident? Part-time resident?
- Question specifically about community members’ desire for a road across the island.
- Where would commercial zoning be appropriate and for what kind of operations?
- Question about affordable housing and special needs.
- Should there be provisions in the OCP supporting flexibility for different types of housing?
- What does liveability mean for people living on Gambier?
- Question about advocating for hydroelectric power to more parts of the island or alternate power infrastructure.
- Question addressed to wildlife protection or wildlife management, specifically regarding human interaction with wildlife and its impact on livability.
- Question about hunting.
- How could we strengthen island communities?

It was agreed that staff should provide input on improvement of question wording.

5. ADJOURNMENT

By general consent, the meeting was adjourned at 3:27 p.m.

Boris Gorgitza, Chair

Certified Correct:

Diane Corbett, Recorder

Follow Up Action Report

Gambier Island

28-Jul-2016

Activity	Responsibility	Target Date	Status
Add Coast Salish location names (if known) to agendas, notices, etc. Update: Tsleil-Waututh Nation does not have a policy on place names so it cannot participate in this project at this time. TWN requests that the phrase traditional territory of the Tsleil-Waututh Nation be used generally. Update: Fiona MacRaild to work with Squamish Nation to learn names, etc. Update: Stephen Foster (David Suzuki Foundation) and Woodfibre LNG have maps with Squamish Nation place names. Note: To be assigned to new Island Planner		31-Aug-2017	On Going

17-Nov-2016

Activity	Responsibility	Target Date	Status
Confirm RAR applicability of Orchid Creek (Bowyer Island)	Ann Kjerulf		Done

02-Feb-2017

Activity	Responsibility	Target Date	Status
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Follow Up Action Report

DL696 Rezoning and Subdivision Application

Sonja Zupanec

23-Mar-2017

On Going

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. 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. 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;
5. Require that the applicant submit a hydrogeological study to assess the presumed impact on water quality on DL696.

That the Gambier Island Local Trust Committee refer to the Advisory Planning Commission, for their review and comment, the results of the 2016 Gambier Island Community Survey and the current Official Community Plan policies related to economic development and liveability.

Aleksandra Brzozowski
Ann Kjerulf

23-Feb-2017

Done

Refer GMLTC resolution re: UNESCO Biosphere Reserve to Executive Committee for comment.

Sonja Zupanec
Aleksandra Brzozowski

23-Mar-2017

Done

Staff to provide a report regarding legislative options available to the Local Trust Committee specifically related to docks on Keats Island that affect identified sensitive ecosystems, or properties that have road access.
Note: To be completed by new Island Planner.

27-Jul-2017

On Going

Staff to notify the Financial Planning Committee of the Gambier OCP -> RAR budget reallocation in accordance with Islands Trust Policy 6.5.ii [Budget Control and Adjustment Authority]. Briefing prepared for Feb. 28 FPC meeting.

Ann Kjerulf

10-Feb-2017

Done

Follow Up Action Report

Send a letter of thanks to Squamish representatives for their participation in the February 2 meeting.

Ann Kjerulf

16-Feb-2017

Done



File No.: GM-DVP-2017.1
Celaram & Murdlaw (Waldrum)

DATE OF MEETING: April 27, 2017

TO: Gambier Island Local Trust Committee

FROM: Teresa Rittemann, Planner 2
Northern Team

SUBJECT: Development Variance Permit Application GM-DVP-2017.1
Applicants: Celaram Consulting Inc. (Scott Waldrum) and Murdlaw Holdings Ltd. (Alexander Waldrum)
Location: Lot 31, Anvil Road, Douglas Bay, Gambier Island; PID 026-954-371
Strata Lot 31, District Lot 2979, Group 1, New Westminster District, Strata Plan BCS1539

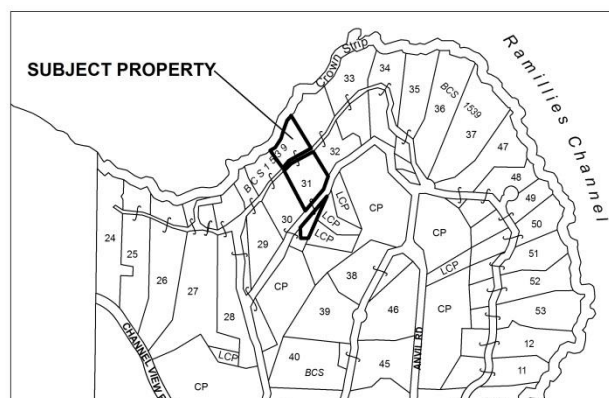
RECOMMENDATION

1. That the Gambier Island Local Trust Committee approve issuance of Development Variance Permit GM-DVP-2017.1 with the following variance to Gambier Island Land Use Bylaw No. 86, 2004:
 - a. To reduce the rear lot line setback from 7.5 m to 2.0 m to permit construction of a new single family dwelling.

REPORT SUMMARY

This application for a Development Variance Permit is for the construction of a new single family dwelling on a Strata Lot property in Douglas Bay on Gambier Island. The proposed development requires a variance from Gambier Island Land Use Bylaw No. 86, 2004 regulation 5.1(9)(a) to reduce the rear lot line setback from a minimum of 7.5 metres to a minimum of 2.0 metres. The location of the subject property is shown in figure 1 below.

Figure 1: Subject Property Map



BACKGROUND

The applicant is applying to reduce the rear lot line setback to accommodate the construction of a new single family dwelling. The subject property is surrounded by residential uses (strata properties and common property) to the northeast, southeast, and southwest; and to the northwest it is separated from the natural boundary of the sea by a 20 metre buffer within the P1 (Community Nature Park) zone. The application included the applicants' rationale for the variance request (see attachment 1), as well as submitted letters in support of their application from the neighbouring property owners of Strata Lots 29 and 30 (to the southwest), and Strata Lots 32 and 33 (to the northeast).

ANALYSIS

Policy/Regulatory

Attachment 2 addresses the site context in greater detail, including reference to Islands Trust policies and Gambier Island Local Trust Committee (LTC) bylaws; however, the following is a summary:

- The subject property is designated Settlement Residential (SR) under the Official Community Plan (OCP), and the proposed development is compatible with the objectives of this OCP designation;
- The subject property is not within a Development Permit Area;
- Hazard Lands OCP map: the proposed building site appears to be within the only area of the subject property that is outside the "hazard area" (where slope is greater than 35%);
- The subject property is zoned Settlement Residential (SR) under the Land Use Bylaw (LUB);
- The applicant is requesting a relaxation to LUB regulation 5.1(9)(a) to reduce the rear lot line setback from a minimum of 7.5 metres to a minimum of 2.0 metres to permit the construction of a new single family dwelling; and
- The proposed development is not contrary to or at variance with the Islands Trust Policy Statement.

Issues and Opportunities

As the property has a 20 metre parkland buffer between it and the natural boundary of the sea, this proposed variance request appears to be minor in nature and will likely have minimal impacts on neighbouring property owners. The applicant is also aware of the requirement to comply with all instruments registered on title, including covenants.

Consultation

No Community Information Meeting is required or recommended for this application. Public notice of the proposed Development Variance Permit is required under the *Local Government Act*. Notices were to be distributed to neighbouring property owners (see attachments 3 & 4) on April 14, 2017 in accordance with statutory requirements in order for neighbouring property owners to make additional comments for consideration by the Gambier Island Local Trust Committee.

No correspondence had been received at the time of preparing this report, but may be received before or during the LTC meeting on Thursday, April 27, 2017. All correspondence received on or before the LTC meeting will form part of the public record and will be considered by the Gambier Island Local Trust Committee. Correspondence may be sent to GambierIslandLocalTrustCommittee@islandstrust.bc.ca.

Rationale for Recommendation

As noted on Page 1 of the report, staff recommend that this variance be approved, with the following rationale:

1. The proposed development is not contrary to the Islands Trust Policy Statement or the Gambier OCP;
2. Due to the parkland buffer between the strata lot and the natural boundary of the sea, the requested variance appears to be minor in nature, as it is still a minimum of 22m from the natural boundary of the sea (greater than the minimum 15m required by the bylaw) and would not likely impact neighbouring property owners (and the owners of immediate neighbouring Strata Lots 29, 30, 32, and 33 have submitted letters of support for this proposal);
3. The proposed development proposes no further changes to access to the site or further removal of existing vegetation (a building site was identified and cleared by the applicants in November 2016); and
4. Due to the steep nature of the property, the proposed building site appears to be the only location that lies outside of the “Hazard Lands” map of the OCP. The natural conditions of this site (steep terrain, cliff areas, currently heavily treed) are such that building in the proposed location would also eliminate the need for blasting of rock to create another viable building site.

ALTERNATIVES

1. Request further information

The LTC may request further information be provided prior to making a decision. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request.

Resolution: *“That the Gambier Island Local Trust Committee request further information prior to making a decision on application GM-DVP-2017.1 including [specify information required].”*

2. Deny the application

The LTC may deny the application. If this alternative is selected, the LTC should state the reasons for denial.

Resolution: *“That the Gambier Island Local Trust Committee deny application GM-DVP-2017.1 for the following reasons [note specific reasons].”*

Submitted By:	Teresa Ritemann Planner 2	March 31, 2017
Concurrence:	Ann Kjerulf, RPP, MCIP Regional Planning Manager	April 7, 2017

ATTACHMENTS:

1. Copy of “Appendix 1” (including applicants’ rationale for DVP request)
2. Site Context
3. Public Notice
4. Proposed Permit

DVP

Appendix 1 – Detail for BOV application

SECTION 4: Describe the current uses of the land and buildings on the property.

The land was purchased by the owners in August of 2016. We have also been the owners of another property in Douglas Bay (Lot 49) for the last several years. Currently the land on Lot 31 is a recreational property for the owners and is completely undeveloped. There are no buildings of any type and there is no developed septic system in place. There is a drilled well existing from the original development.

The original developer of the Douglas Bay project identified a proposed building site and cleared it to some degree. In November of 2016 we, the new owners, cleared that site of the shrubs and alders and scraped the surface down to the bedrock to identify a suitable building site. We excavated and removed some rock from the rear of the building to try and extend the building area as much as possible away from the water.

SECTION 6: Describe the proposed variances to the bylaw requirements that are needed for the proposed development of the property. On your site plan, show the existing bylaw requirement and your proposed variance with accurate dimensions.

The lot has a 20m (66ft) crown reserve between the lot line and the natural boundary of the sea. The lot is designated as Settlement Residential (SR) and as such requires a 7.5m setback from this lot line. This requires any building to be a minimum of 27.5m from the water.

We have had a new survey done in November of 2016 to confirm the crown reserve line and all setbacks. On the attached survey, the originally surveyed 20m crown reserve line is shown from the original BCS1539 plan as well as the newly surveyed line. While slightly different they are extremely close at the area we are requesting the variance.

On the attached building plans, the setbacks on all sides are shown in dashed blue and the desired variance to the property line shown in red.

We are asking for a Variance to the 7.5m setback from our property line which is shared with the the 20m crown reserve line. This is the lot line closest to the water. The building we are proposing will require a 5.5m variance to that setback on the north west side of the building site (front/left corner of the building looking at the water). This variance would allow us to build within 2m of our property line instead of 7.5m.

It is important to note that even with this variance, the building will still be 22m from the water, well in excess of the 15m setback most zoning in the Islands Trust requires.

The building we are proposing is a modest 30'x28' cabin built by AJIA of North Vancouver. It will have an 8' deck out front.

SECTION 7: Describe the reasons for the proposed variance and why the current bylaw requirements cannot be met in the proposed development.

The lots in this area of Douglas Bay are particularly difficult to build on as there is limited flat terrain. There is a common road (referred to as Common Property on the building plan and survey) that bisects the property to the rear of the building site. There is also a shared driveway with Lot 32 (referred to as Existing Driveway on the building plan) that further bisects the lot.

These two roads position the only viable building site as we have described in the survey and building plans as "Existing Built Pad". This is the original site identified by the developer as it was somewhat flat, and is the site we further cleared down to the bedrock. To the North West of this site (toward Lot 30) there is a sheer cliff that makes it impossible to build in that direction. To the rear of the site (away from the water) the property becomes steep and heavily treed all the way up to the driveway and common road.

The building site we have proposed is somewhat flat bedrock, excellent for building on. Unfortunately, we are limited by the terrain as to how far back from the property line we can realistically build. The 5m variance from the crown reserve line on the south side of the building site would allow us to build on the property as it exists today. We also believe this solution has the least impact on our neighbours and will not have any detrimental impact on views from the water as the building will still be 22m from the water.

We only see two other options if the variance is not approved:

Option 1: One possible option is to move the house closer to the boundary of the lot (bordering Lot 32). This area of the lot has a steeper rock face that would require the house to be on very big stilts to the front and not look appealing from the water. We would still be impacted by the 7.5m setback from the crown reserve line and also be pinched by the access road to the neighbouring lot. We would still require a variance to build here. This solution is less desirable for us as it is much more difficult to build on that area. This would also be less desirable for our neighbours as it puts the home right on their property line. Lastly it also has a number of large trees that would need to be removed. We would rather keep these in place.

Option 2: The only other option is significant blasting to the rear (away from the water) of the building site in order to move the house back on the property from the proposed building site. This would likely require the blasting of 20ft (back) by 30ft (width) of rock up to 15 feet deep into the ground to create an area 30ftx30ft to accommodate the house. This would create significant hardship during construction for us (owners) as well as our neighbours.

SECTION 8: Describe how the property and the surrounding lands may be affected by the proposed variance, show any of the affected features on your site plan, and describe how you propose to mitigate.

The variance will substantially reduce the impact on the property by mitigating the requirement for significant blasting. It will also substantially benefit our neighbours on Lot 32 by allowing us to locate the home further from the joint property line. Lastly it will reduce the amount of tree removal and windowing as the proposed site has very few trees around the building site and between the building site and the water.

The only impact will be the siting of the home closer to the 66' crown reserve line and thus closer to the water. There home will still be 22m back from the water, much further back than the common Islands Trust zoning requirement of 15m and we feel the design we are proposing will look appealing from the water and add to the neighbourhood. There are no trees that must be removed within the setback area for which we are requesting the variance.

SECTION 9: Describe any consultation you have done with your neighbours.

Our neighbours on either side of us have been consulted. [REDACTED] is the owner of lots 32 and 33 to the North East and has given his support in writing after reviewing the application and the plans.

[REDACTED] is the owner of lots 29 and 30 to the North West and has also given his support in writing after reviewing the application and the plans.

Both of these are attached to the application.

ATTACHMENT 2 – SITE CONTEXT

LOCATION

Legal Description	Strata Lot 31, District Lot 2979, Group 1, New Westminster District, Strata Plan BCS1539 Together with an interest in the Common Property in proportion to the unit entitlement of the Strat Lot as shown on Form V
PID	026-954-371
Civic Address	Lot 31, Anvil Road, Douglas Bay, Gambier Island
Lot Size	1.17 hectares (2.88 acres)

LAND USE

Current Land Use	Vacant recreational property. No buildings or septic installed, but has a drilled well and a cleared building area/pad.
Surrounding Land Use	Residential zoned properties to the northeast (Strata Lot 32) and southwest (Strata Lot 30). Both are currently vacant, undeveloped lots. To the northwest, there is a 20m buffer of P1 (Community Nature Park) in between the lot and the ocean (Douglas Bay). Property is accessed by Anvil Road to the southeast; then via a Common Property road which bisects the property to the rear of the building site; and then an existing driveway which has shared access with Strata Lot 32. 

HISTORICAL ACTIVITY

File No.	Purpose
GM-SUB-1995.1 & GM-SUB-1998.5	53 Lot Subdivision
GM-RZ-1997.1	Rezoning from Rural to Settlement (previous Gambier LUB)

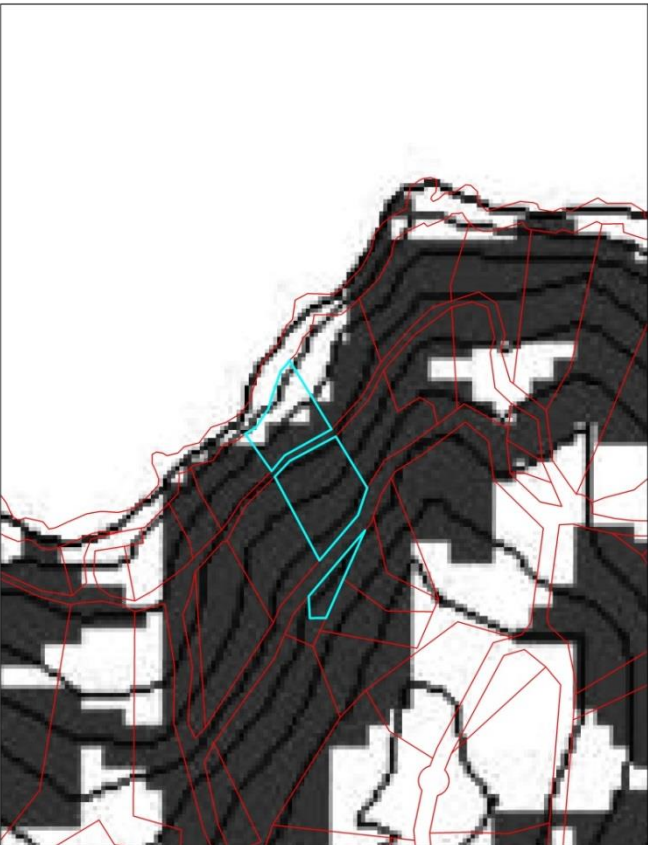
POLICY/REGULATORY

Gambier Island Official Community Plan (No. 73)	Schedule B – Land Use Designation = SR (Settlement Residential) Schedule E – Some Hazard Lands mapped (*see detail below) Schedule F – No mapped watercourses. Schedule I – Not within a Development Permit Area. General Residential Policies Policy 4.14 The residential policy of this plan shall be equally applicable to: i. fee simple lots created pursuant to the <i>Land Title Act</i>; and ii. strata lots created pursuant to the <i>Strata Property Act</i>. Settlement Residential Policies Policy 4.15 The principal use in the Settlement Residential designation should be single family residential.																		
Gambier Island Land Use Bylaw (No. 86)	Zoning = SR (Settlement Residential) And there is also a 20m buffer between the property and the ocean, which is in the P1 zone (Community Nature Park) Setbacks in the LUB: <table><tr><th>Minimum Setback</th><th>Proposed</th><th>Variance Required?</th></tr><tr><td>Natural Boundary of the Sea = 15 m</td><td>> 20 metres</td><td>No</td></tr><tr><td>Front Lot Lines = 7.5 m</td><td>n/a</td><td>n/a</td></tr><tr><td>Rear Lot Lines = 7.5 m</td><td>Minimum 2.0m setback</td><td>YES</td></tr><tr><td>Side Lot Lines =3 m</td><td>> 3 metres</td><td>No</td></tr><tr><td>Exterior Side Lot Lines =4.5 m</td><td>n/a</td><td>n/a</td></tr></table> Maximum lot coverage for all buildings and structures on lots 1 hectare to less than 2 hectares in area = 20%. Proposed = 7% = OK. Maximum height of a dwelling = 10 metres (32.8 ft). Proposed = 6.94 metres = OK.	Minimum Setback	Proposed	Variance Required?	Natural Boundary of the Sea = 15 m	> 20 metres	No	Front Lot Lines = 7.5 m	n/a	n/a	Rear Lot Lines = 7.5 m	Minimum 2.0m setback	YES	Side Lot Lines =3 m	> 3 metres	No	Exterior Side Lot Lines =4.5 m	n/a	n/a
Minimum Setback	Proposed	Variance Required?																	
Natural Boundary of the Sea = 15 m	> 20 metres	No																	
Front Lot Lines = 7.5 m	n/a	n/a																	
Rear Lot Lines = 7.5 m	Minimum 2.0m setback	YES																	
Side Lot Lines =3 m	> 3 metres	No																	
Exterior Side Lot Lines =4.5 m	n/a	n/a																	

Covenants	Numerous instruments registered on title: • Statutory Right-of-Way (BB54366) Sunshine Coast Regional District. Allows the SCRD access via the right of way. • Covenant (BB54387) The Crown (MOTI). Geotechnical concerns. “The risk of instability or flooding is presently low, or in the case of flooding on Strata Lots 31 and 32, manageable.” • Covenant (BB54391) Vancouver Coastal Health Authority. Covenant area for sewerage system use. Not affected by this proposal. • Covenant (BB54393) The Crown (MOTI). S. 219 covenant for potential flood danger to the Strata Lots.
Bylaw Enforcement	No BE files associated with this property.

SITE INFLUENCES

Islands Trust Fund (ITF)	This DVP application does not directly affect a Trust Fund Board owned property or conservation covenant; or a property adjacent to a TFB owned property or conservation covenant; or Crown Land (including all terrestrial lands and all intertidal lands located within 100m of a TFB property or covenant).
ITF Regional Conservation Plan	Map 6 of the ITF Regional Conservation Plan estimates the importance of habitat composition on this property to be “medium”; the property is located outside of a Trust Fund protected area.
Species and Ecosystems at Risk	None mapped.
Sensitive Ecosystems	TAPIS mapping indicates that this property has secondary herbaceous sensitive ecosystems (very dry maritime forests that range in age from young to mature, and primarily consist of Douglas-fir, Western Hemlock, and some Shore Pine trees, with additional Cladina and Oregon beaked moss ecosystems.) (http://www.islandstrustfund.bc.ca/initiatives/mapping-our-ecosystems/types-of-sensitive-ecosystems.aspx#hb)

Hazard Areas	As mapped on Schedule E of the OCP, a large portion of the lot is mapped as Hazard Area (see below), where the slope is greater than 35%. The proposed development site for the proposed dwelling is located outside of the steep slope area. 
Archaeological Sites	Reviewed Remote Access to Archaeological Data (RAAD) information, but no mapped archaeological sites noted on the property or within 100 metres of the property. Notwithstanding the foregoing, and by copy of this report, the owners and applicant should be aware that there is still a chance that the lot may contain previously unrecorded archaeological material that is protected under the <i>Heritage Conservation Act</i>. If such material is encountered during development, all work should cease and Archaeology Branch should be contacted immediately as a <i>Heritage Conservation Act</i> permit may be needed before further development is undertaken. This may involve the need to hire a qualified archaeologist to monitor the work.
Climate Change Adaptation and Mitigation	This is not a waterfront property. The property has a 20 metre buffer of P1 Community Park land between it and the natural boundary of the sea.
Shoreline Classification	Not Applicable
Shoreline Data in TAPIS	Not Applicable – not a waterfront property



NOTICE
GM-DVP-2017.1 – WALDRUM
GAMBIER ISLAND LOCAL TRUST COMMITTEE

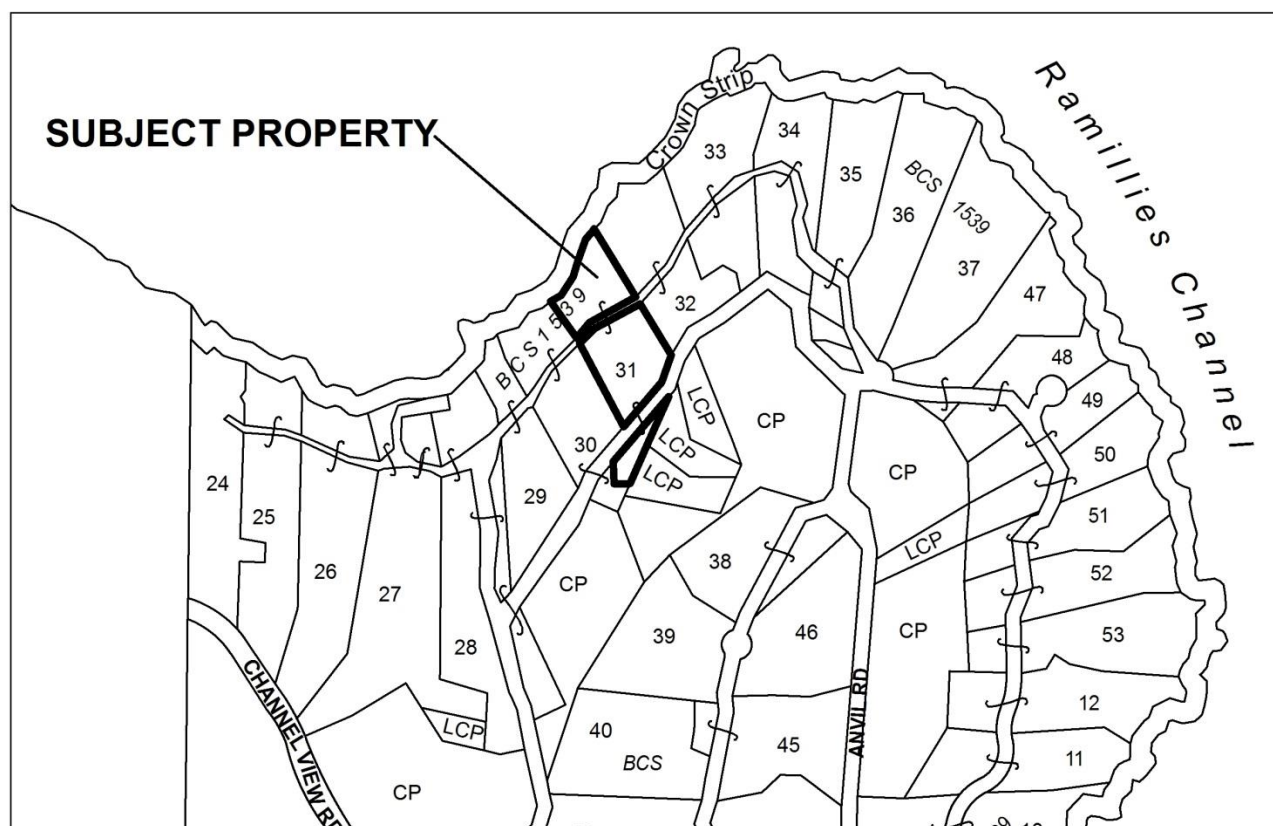
NOTICE is hereby given that the Gambier Island Local Trust Committee will be considering a resolution allowing for the issuance of a Development Variance Permit, pursuant to Section 498 of the *Local Government Act*, varying the Gambier Island Land Use Bylaw No. 86, 2004, in general terms, as follows:

The minimum rear lot line setback would be varied to permit the siting of a new single family dwelling, in order to be located a minimum of 2.0 metres from the rear lot line.

The property is legally described as:

PID 026-954-371;
Strata Lot 31, District Lot 2979, Group 1, New Westminster District, Strata Plan BCS1539

The general location of the subject area is shown in the following sketch:



A copy of the proposed Permit may be inspected at the Islands Trust Northern Office, 700 North Road, Gabriola Island, BC, V0R 1X3, between the hours of 8:30 am and 4:00 pm, Monday to Friday inclusive, excluding Statutory Holidays, commencing April 14, 2016 and continuing up to and including April 26, 2017. Also, attached for your convenience, is a copy of the proposed Permit.

If you have any questions or comments regarding the proposed Permit, please contact Teresa Rittemann, Planner 2, at 250-247-2200; for Toll Free Access, request a transfer via Enquiry BC: in Vancouver 604-660-2421 and elsewhere in BC at 1-800-663-7867.

Written submissions should be sent to:

Mail: Islands Trust
700 North Road
Gabriola Island, BC
V0R 1X3

Fax: 250-247-7514

Email: trittermann@islandstrust.bc.ca

Following the end of the notice period, the Gambier Island Local Trust Committee may consider issuance of the proposed Permit at its Regular Business Meeting to be held at 10:45 am, Thursday, April 27, 2017, at the John Braithwaite Community Centre, Meeting Room 2, 145 West 1st Street, North Vancouver, B.C.

All applications are available for review by the public. Written comments made in response to this notice will also be available for public review.

Becky McErlean
Deputy Secretary

PROPOSED



Islands Trust

**GAMBIER ISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT VARIANCE PERMIT
GM-DVP-2017.1 – WALDRUM**

TO: Celaram Consulting Inc. and Murdlaw Holdings Ltd.

1. This Development Variance Permit applies to the land described below:

PID 026-954-371

Strata Lot 31, District Lot 2979, Group 1, New Westminster District, Strata Plan BCS1539.

2. Pursuant to Section 498 of the *Local Government Act*, the *Gambier Island Land Use Bylaw No. 86, 2004* is varied as follows:
- a) **PART 5 – ZONES REGULATIONS**, Section **5.1 Settlement Residential (SR) Zone**, Subsection **5.1(9) Siting and Size**, the **minimum setback for any building or structure**, Article **5.1(9)(a)**: “7.5 metres from any front or rear lot line”;
 - Is varied in order to reduce the rear lot line setback from 7.5 metres to 2.0 metres for the siting of a new single family dwelling, as shown in the surveyed site plans in Schedules “A1”, “A2”, and “A3” attached to and forming part of this permit.
3. All buildings and structures shall be consistent with Schedules “A1”, “A2”, and “A3” which are attached to and form part of this permit. This permit is not a building permit and does not remove any obligation on the part of the permittee to comply with all other requirements of the Gambier Island Land Use Bylaw No. 86, 2004 including use and density, and to obtain other appropriate approvals necessary for completion of the proposed development.

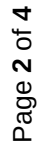
**AUTHORIZING RESOLUTION PASSED BY THE GAMBIER ISLAND LOCAL TRUST COMMITTEE
THIS ____ DAY OF _____, 2017.**

Deputy Secretary, Islands Trust

Date of Issuance

**IF THE DEVELOPMENT DESCRIBED HEREIN IS NOT COMMENCED BY THE ____ DAY OF 2019,
THIS PERMIT AUTOMATICALLY LAPSES.**

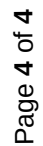
Schedule “A1”



Schedule “A2”



Schedule “A3”



To: Gambier Island Local Trust Committee

For the Meeting of: April 27, 2017

From: Kate Emmings, Steering Committee Member CDFCP &
Ecosystem Protection Specialist, Islands Trust Fund

File No.: GM-6500-20

SUBJECT: GAMBIER ISLAND OFFICIAL COMMUNITY PLAN REVIEW – ECOLOGICAL MAPPING REPORT

DESCRIPTION OF ISSUE:

The Gambier Island Local Trust Committee (LTC) and the Coastal Douglas-fir and Associated Ecosystems Conservation Partnership (CDFCP) partnered in October 2016 to develop ecological mapping for possible use by the LTC in its Official Community Plan (OCP) review. A first draft of the mapping is available and feedback from the LTC is requested by the CDFCP and the Contractor, Nina Morrell. Both Nina Morrell and Kate Emmings, Ecosystem Protection Specialist with the Islands Trust Fund and CDFCP Steering Committee Member, will be available at the meeting to present the work and answer questions.

BACKGROUND:

At its November 21, 2015 business meeting, the Gambier Island LTC reviewed the Coastal Douglas-fir and Associated Ecosystems Conservation Partnership (CDFCP) Conservation Strategy and passed the following resolution:

It was MOVED and SECONDED, that the Gambier Island Local Trust Committee write to the Coastal Douglas-fir Conservation Strategy Partnership volunteering the Gambier Island Official Community Plan review process to be part of the Coastal Douglas-fir Conservation Strategy Partnership test case.

The CDFCP accepted the invitation and worked in partnership with the Gambier Island LTC and the Islands Trust Fund to raise funds for the work. The project was funded by the Gambier Island LTC, the Islands Trust Fund and through a CDFCP grant from the Real Estate Foundation of British Columbia.

At its October 13, 2016, the Gambier Island LTC agreed to a terms of reference for the project (attached) and passed the following resolution:

It was MOVED and SECONDED that the Gambier Island Local Trust Committee endorse the Gambier Island Official Community Plan Review and Coastal Douglas-Fir Conservation Partnership Terms of Reference as received.

Mapping Report and Products

The mapping provided by the CDFCP, through a contract with Nina Morrell, examines Gambier Island from a regional perspective and identifies regionally important conservation areas based on a planning tool developed through the Peter Arcese lab at the University of British Columbia. The planning tool uses a computer application called Marxan to identify important areas of the landscape. The report provides three displays for use by the Gambier Island LTC:

- 1) Priority Areas based on targets of 17%, 30% and 50%¹ conservation in the CDFCP region (Figure 2, p. 3 of report).
- 2) Priority watersheds based on the Marxan tool analysis (Figure 4, p. 5 of the report). Note this prioritization includes only terrestrial inputs and doesn't include information on streams or estuary values.
- 3) Priority watersheds based on the Marxan tool analysis with overlays of streams, eelgrass beds and forage fish areas (Figure 5, p. 6 of the report).

ATTACHMENT(S):

- Gambier Official Community Plan Review and Coastal Douglas-fir and Associated Ecosystems Conservation Partnership Terms of Reference (October 13, 2016)
- Gambier Island OCP Conservation Mapping Report, Nina Morrell (April, 2017)

FOLLOW-UP: The CDFCP and the Contractor are seeking input from the Gambier Island LTC. With feedback, the mapping will be refined and the CDFCP will work with the Gambier Island Planner to provide options for integration into the Gambier Island OCP.

Prepared By:	Kate Emmings, Steering Committee Member CDFCP & Ecosystem Protection Specialist, Islands Trust Fund
Reviewed By:	Ann Kjerulf, RPP, Regional Planning Manager
Date:	April 19, 2017

¹ These targets are the standard targets selected by the CDFCP for regional assessment of the landscape based on:
17%: [Aichi Biodiversity Target 11](#), Convention on Biological Diversity
30%: Research procured by the BC Integrated Land Management Bureau (now part of the Ministry of Forests, Lands and Nature Resource Management) for the Coastal Douglas-fir Biogeoclimatic Zone, which found that more than two-thirds of species or communities cross extinction thresholds when less than 30% of their habitat remains.
50%: based on the global [Nature Needs Half](#) movement, initiated by Harvey Locke at the 2009 World Wilderness Congress.

Gambier Official Community Plan Review and Coastal Douglas-fir and Associated Ecosystems Conservation Partnership Terms of Reference

October 13, 2016

Approved by the Gambier Island Local Trust Committee October 13, 2016

Purpose:

To provide language and mapping to assist the Gambier Island Local Trust Committee (GM LTC) to adopt policies that advance the stewardship of sensitive and rare ecosystems and species on Gambier Island through revisions to the Gambier Island Official Community Plan (OCP).

Background:

The GM LTC reviewed the Coastal Douglas-fir Conservation Partnership (CDFCP) Conservation Strategy at its November 2015 meeting and, as a result, passed the following resolution:

It was MOVED and SECONDED, that the Gambier Island Local Trust Committee write to the Coastal Douglas-fir Conservation Strategy Partnership volunteering the Gambier Island Official Community Plan review process to be part of the Coastal Douglas-fir Conservation Strategy Partnership test case.

The CDFCP accepted the invitation and advised the GM LTC that it was applying for funding through the Real Estate Foundation of BC to assist with mapping and OCP input for the GM LTC. The GM LTC committed \$1,000 to the project. In June 2016, the CDFCP (via an application through the Islands Trust Fund) received \$5,000 in funding, approximately \$1,500 of which can be directed to the GM LTC OCP review work. The funding is intended to cover the costs of a CDFCP project coordinator to draft OCP mapping products.

Objectives:

In collaboration with the GM LTC, the CDFCP will:

- Use available ecosystem and species mapping and decision making tools to identify areas of ecological importance¹;
- Based on areas of ecological importance, recommend priority areas for conservation and stewardship efforts² and describe potential compatible land uses and land use policies for these areas;
- Based on areas of ecological importance and information provided by the Island Planner, recommend areas that would be suitable for major and minor trails; and,

¹ Note these areas will be assessed based on existing mapping and may require groundtruthing (field checking) to confirm their ecological value.

² Areas identified for conservation and stewardship efforts will be identified solely on the basis of ecological information. It is understood that there will be interests in forestry uses on the Crown lands on Gambier. These uses are outside of the scope of this project; however, if during the process the GM LTC or Island Planner, in consultation with the CDFCP, wish to consider these uses, the CDFCP and the GM LTC may revise the Terms of Reference to include these uses.

- develop maps that:
 - identify lands of ecological importance, and
 - Indicate candidate areas for trail and park development.

These maps will be peer reviewed by the CDFCP Steering Committee.

Deliverables & Timelines:

Activity	Responsible Party	Timeframe	Deliverable
Develop Terms of Reference with Gambier Island Planner to assist with Official Community Plan Review	CDFCP Working Group and Island Planner	September – early October, 2016	Terms of Reference
Terms of Reference provided to Gambier Island Local Trust Committee (GM LTC)	Island Planner	October 13, 2016	N/A
Meet to discuss mapping objectives and mapping products that would most benefit the Gambier Island OCP	Island Planner & Project Coordinator	October – November, 2016	Clear objectives for mapping purposes
Work with GM LTC and Gambier Island Planner to draft language and mapping for Gambier OCP	Island Planner & Project Coordinator	December – January 2016	Draft OCP language and map products described above
Solicit feedback from the GM LTC regarding OCP language and map(s)	Island Planner	January 2017	GM LTC feedback
Redraft OCP language and map products as needed	Project Coordinator & Island Planner	February 2017	Revised OCP language and map products
Submit final draft OCP language and map products to the GM LTC	Island Planner	March 2017	Final draft OCP and map products ³
Draft a case study summarizing results, lessons learned, and future recommendations. Report final project budget	Project Coordinator	March 2017	Draft Gambier Island case study
Finalize case study and Partner Communications	Project Coordinator & CDFCP Steering Committee	April 2017	Final Case study posted on CDFCP website, provided to GM LTC and partner agencies

Budget: Up to \$2,500: \$1,000 from the GM LTC, up to \$1,500 from the CDFCP's REFBC grant.

References:

- March 7, 2016, letter from CDFCP to GM LTC, re: CDFCP and the Gambier Island Official Community Plan Process
- May 19, 2016, letter from GM LTC to the Real Estate Foundation of BC, re: support for "Towards Rare Ecosystem Conservation in a Private Landscape" Project

³ It is understood that the CDFCP is providing product for the GM LTC which will need to be reviewed in the context of other information. The CDFCP may be available for further consultation and review subject to available capacity.

- July 28, 2016, Gambier OCP Review – Engagement Phase Project Charter

April 19th, 2017

GAMBIER ISLAND OCP CONSERVATION MAPPING

Produced on behalf of the Coastal Douglas-fir Conservation Partnership for the Islands Trust and the Gambier Island Local Trust Committee (LTC)

<http://arcese.forestry.ubc.ca/marxan-tool/>

For questions and comments please contact:

Nina Morrell

Arcese Lab | University of British Columbia

Morrell.nina@gmail.com

This project is made possible with funding from, the Real Estate Foundation of British Columbia, the Gambier Island Local Trust Committee and Islands Trust Fund.



COASTAL DOUGLAS-FIR
& ASSOCIATED ECOSYSTEMS
CONSERVATION PARTNERSHIP



INTRODUCTION

These mapping products were created for the Gambier Island Local Trust Committee using the CDFCP tool, an online Marxan-based planning tool produced by the Peter Arcese lab at the University of British Columbia (<http://arcese.forestry.ubc.ca/marxan-tool/>). Marxan is a computer application that runs an algorithm on a user-defined data set, and returns a solution as a table of land parcels (or planning units) ranked by how well they meet user-defined biodiversity targets, while minimizing the costs of land acquisition or other user-controlled costs (Ball et al. 2009). Our overall objective was to deliver a GIS tool to prioritize land acquisition and conservation investment throughout the Georgia Basin, and to facilitate scenario development around alternate land use plans likely to maximize the integrity and persistence of focal communities in future.

For this exercise, we set targets for six types of representative communities at three levels. The six communities were; old forest, savannah, shrub, wetland, herbaceous/open woodland native plants, and an exotic species layer used in negative in the tool (Figure 1). Targets were set at 17%, 30%, and 50% for each target layer and run at the basin-wide level. Units selected in the solutions 17% runs should be considered the highest priority for conservation, as they represent the set of units that are best able to meet multiple biodiversity goals across the entire Georgia Basin landscape. The tool must select more units to meet the 30% and 50% targets, but these additional areas should still be considered a priority compared to unselected units. Results and their explanations are shown in the following sections.

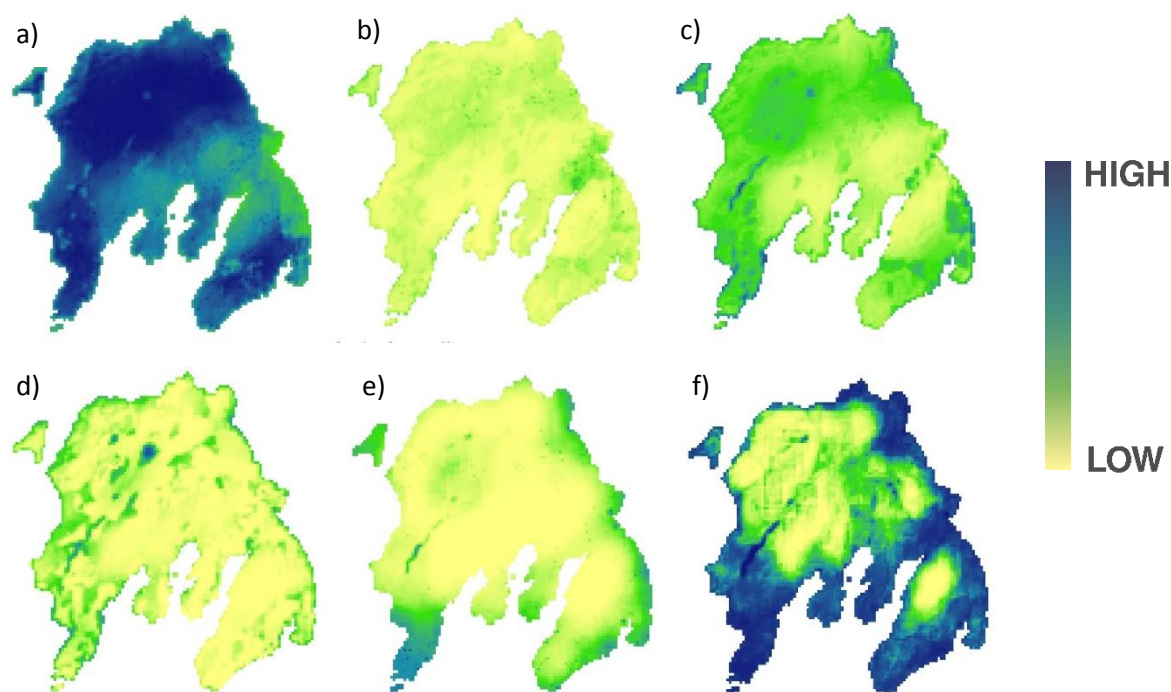


Figure 1. The six biodiversity input layers used in the Gambier planning exercise. Maps are composite distributions based on the probability of occurrence of birds and plants associated with specific community types. a) old forest bird community; b) savannah bird community; c) shrub bird community; d) wetland bird community; e) herbaceous/open woodland plant community; f) exotic plant community (inverse map used in the tool).

1 PRIORITY AREAS BY SELECTION OF ONE HECTARE PIXELS

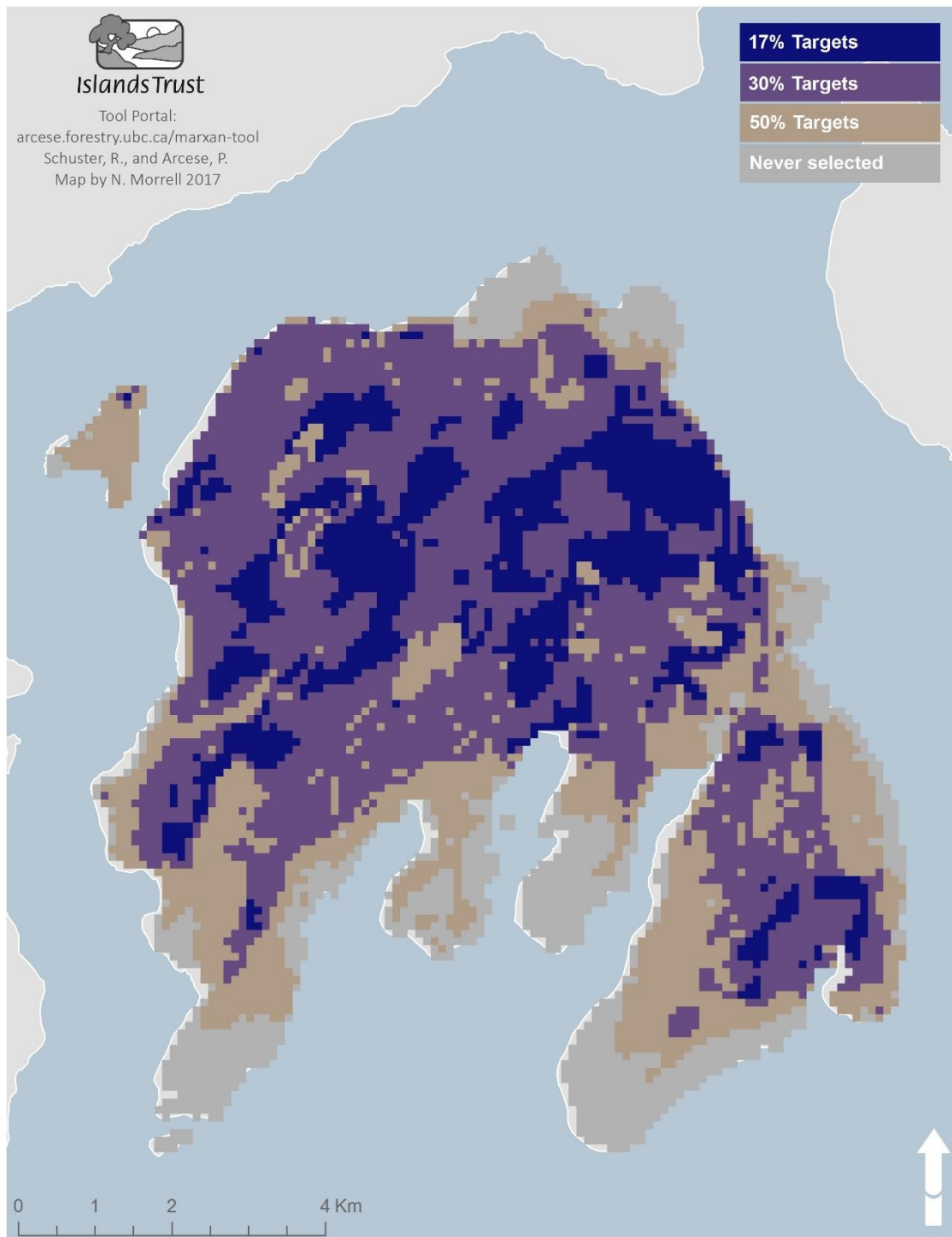


Figure 2. Map showing priority areas for conservation on Gambier with targets set for old forest communities, savannah communities, shrub communities, wetland communities, and native herbaceous/open woodland plant communities, as well as the inverse map of exotic plant communities. Parks not locked in and no property exclusions applied.

The first product of this analysis, shown in Figure 2, uses the outputs of the tool designed for the North Pacific Land Conservation Cooperative (NPLCC), which produces a raster where each 1ha pixel is either selected in the solution or not. We overlaid the three target levels to make one map, because it can be assumed that any pixel selected in the 17% solution will be selected again for 30% and 50% solutions. The goal was to produce a map entirely based on biological considerations. To do this we selected the “human score” cost layer instead of assessed land value or area of properties. Human score is based on an expert-elicited weighting of bird species distribution models by expert scores for urban and rural areas. As this metric identifies human impact rather than monetary value, it can be used when the focus is on biodiversity value regardless of acquisition cost. This allows the land planner to identify and prioritize conservation of areas with the lowest human scores, and thus areas with potentially higher biodiversity and furthest from threats represented by human use.

For this run we also left parks and protected areas as “available” instead of “locked in”, which means that each pixel was assessed equally, regardless of whether or not it was already protected. The output thus represents the areas most likely to contain a complementary set of the six input layers across the landscape. Figure 3 shows the analysis results with key landscape and conservation features overlaid. In this view, the relative performance of protected areas can be assessed, as well as adjacency of high priority terrestrial habitats to high priority aquatic habitats such as eelgrass beds. It should be noted that the solution was estimated across the entire Georgia Basin, not a subset made specifically for Gambier Island. However, this should not detract from the insights that can be drawn from this product. One drawback of showing the results as a raster is that the selected pixels do not always fall neatly within management units such as property lines or watershed boundaries. Our post processing products in the next section will address this.

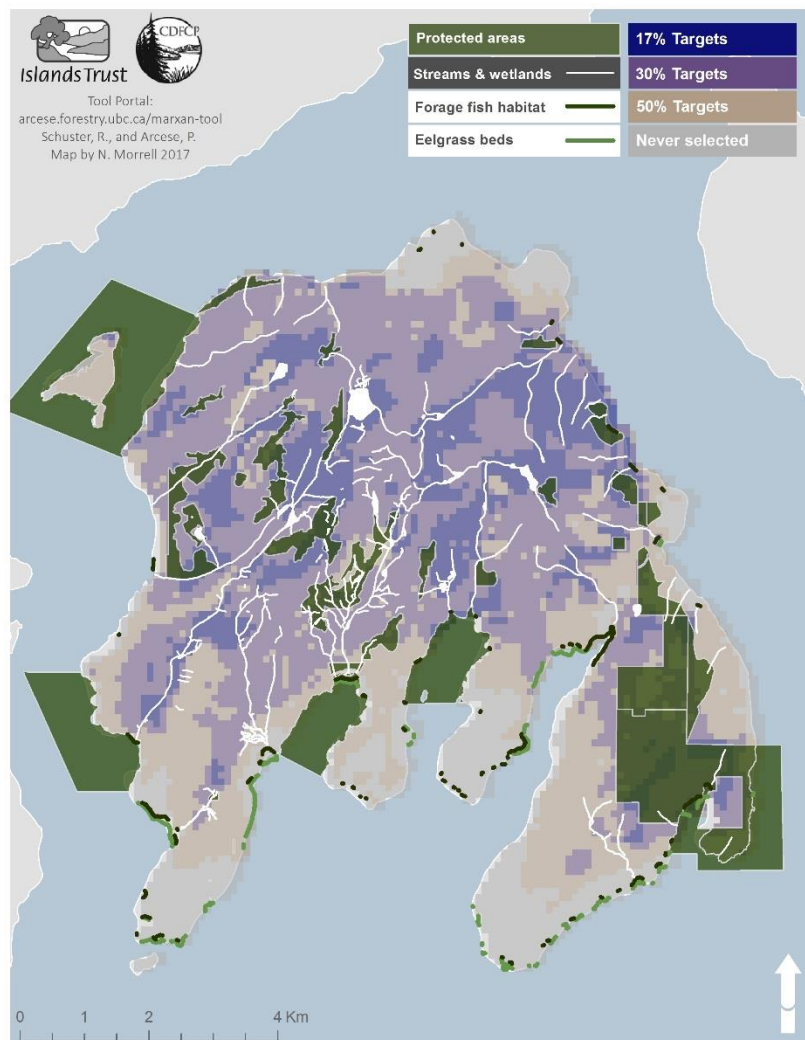


Figure 3. Map showing the priority area raster overlaid with important landscape features; including existing protected areas, eelgrass beds, forage fish habitats, and wetlands and streams.

2 WATERSHED PRIORITY BY SELECTED PIXELS/AREA

The goal of this second product was to summarize the results from the first section (Figure 2) within landscape units that may have additional use to managers. We used ArcGIS to group the outputs of the raster analysis by watershed (Figure 4). The sum of selected pixels across all three target levels was calculated within each watershed, and then divided by the area of that watershed to account for bias in watershed size. Watersheds categorized as “high priority” have the highest concentration of selected pixels in 17%, 30% and 50% target levels. These watersheds can be assumed to contain the best representations of available habitat for all six biodiversity inputs.

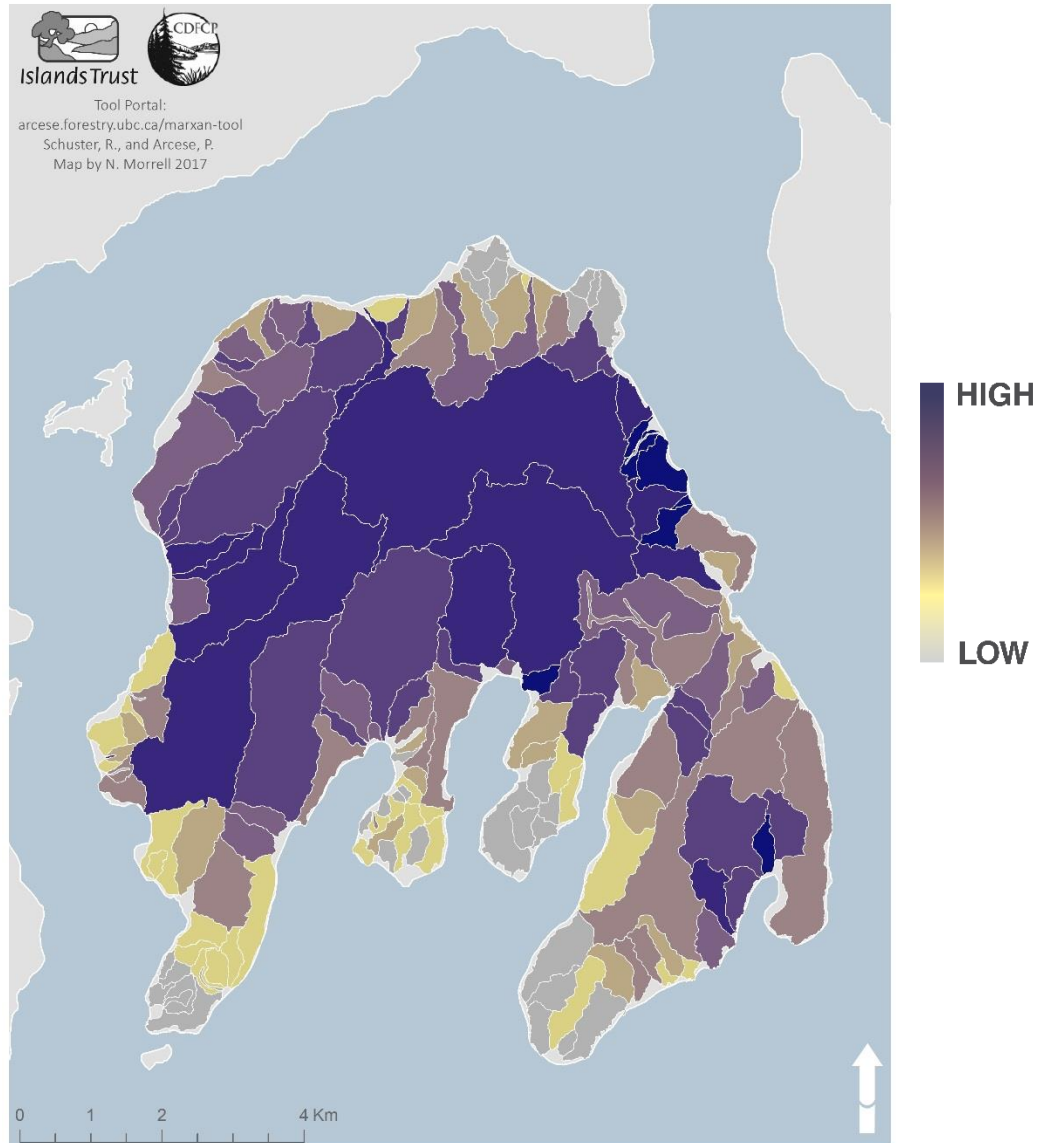


Figure 4. Map showing watershed boundaries on Gambier Island and relative conservation priority by watershed, derived from the product in figure 2.

Figure 5 shows the results of the watershed with key landscape and conservation features overlaid. In this view you can assess the adjacency of high priority watersheds to high priority aquatic habitats such as eelgrass beds, and look generally at how priority watersheds fall within property boundaries

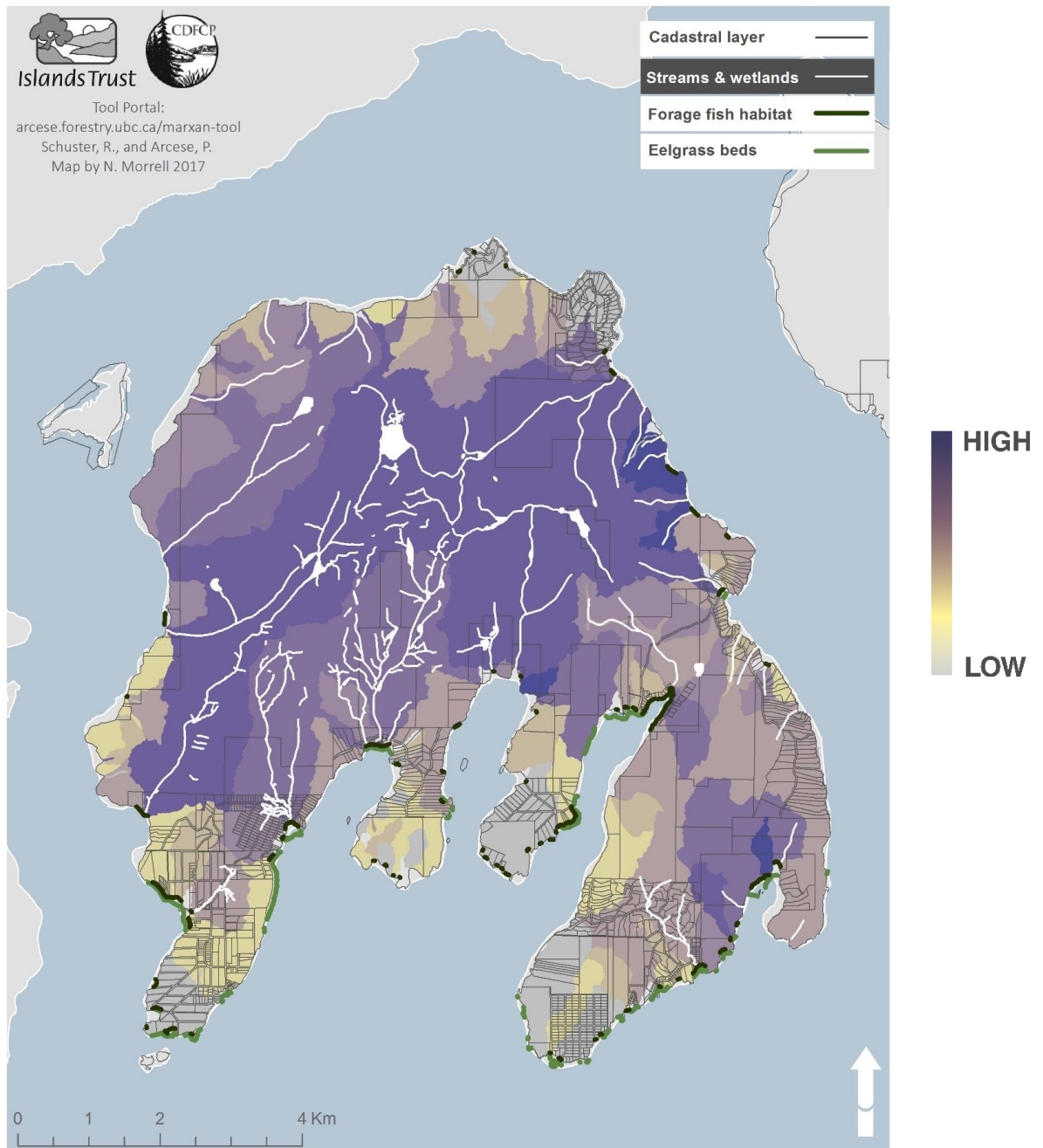


Figure 5. Map showing watershed boundaries on Gambier Island and relative conservation priority by watershed, overlaid with eelgrass beds, forage fish habitats, and wetlands and streams, and property boundaries delineated by cadastral data.



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	Sonja Zupanec Ann Kjerulf	31-Dec-2012
2	Gambier OCP comprehensive review.		12-Feb-2015	Kate-Louise Stamford Ann Kjerulf	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	Sonja Zupanec	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
LTC EXP SUMMARY REPORT F2017
Invoices posted to Month ending February 2017

630 Gambier	Invoices posted to Month ending February 2017	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-630	LTC "Trustee Expenses"	3,000.00	1,306.93	1,693.07
LTC Local				
65200-630	LTC - Local Exp - LTC Meeting Expenses	4,750.00	3,857.33	892.67
65210-630	LTC - Local Exp - APC Meeting Expenses	500.00	95.00	405.00
65220-630	LTC - Local Exp - Communications	1,000.00	0.00	1,000.00
65230-630	LTC - Local Exp - Special Projects	500.00	238.65	261.35
TOTAL LTC Local Expense		<u>6,750.00</u>	<u>4,190.98</u>	<u>2,559.02</u>
Projects				
73001-630-2016	Gambier OCP/LUB	1,500.00	1,092.99	407.01
73001-630-3003	Gambier RAR	6,000.00	3,021.14	2,978.86
73001-630-4052	Gambier Howe Sound Community Forum	1,000.00	1,550.00	-550.00
73001-630-4066	Gambier First Nations Relations	1,500.00	53.48	1,446.52
TOTAL Project Expenses		<u>10,000.00</u>	<u>5,717.61</u>	<u>4,282.39</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.



Trust Fund Board Report to Local Trust Committees and Bowen Island Municipality February 2017

Regional Conservation Plan – LTC input

The Regional Conservation Plan guides the work of the Islands Trust Fund. The Plan's objectives and goals shape how we pursue our mission based on good science, the regional context and the resources available. Our current five year plan – extended for a further two years – will conclude this year. We are pleased to report that most of its goals have been, or are about to be, achieved.

The Trust Fund Board has approved the project charter for developing a new Regional Conservation Plan. This time, we are looking at a ten year plan with action items being developed and reviewed every two to three years. First steps include background research and preliminary consultations with trustees, partners and planners over the spring. We very much welcome the input of local trust committees and Bowen Island Municipality. We will be in touch with a formal way to provide feedback, but feel free to contact us for more information or send us your ideas informally.

New Board Member: Robin Williams

At our February meeting we welcomed a new Board member appointed by the Province: Robin Ashley Williams. Robin is a resident of Salt Spring Island who has been very actively involved in his community. Prior to his retirement, Mr. Williams was the President and Owner of Rombus Digital Systems and Ashley Fraser Technologies. Active in his community, Robin is the elected Chair for the Capital Regional District (CRD) Salt Spring Island Transportation Commission. He brings a range of expertise and experience that will be of great value to the Board. We are now back up to our full complement of six members.

Moore Hill, Thetis Island - New Nature Reserve

We are excited to announce the acquisition of a new 21 hectare nature reserve of unspoiled waterfront forest on Thetis Island. Moore Hill forms one of the highest peaks on Thetis and features sandstone cliffs with caves that provide bat habitat. This hill is ecologically rich and is culturally significant to the Penelakut Tribe. The acquisition involved an Ecological Gift from the former owner, a significant private donation, a major grant and partnership with Cowichan Community Land Trust and the Thetis Island Nature Conservancy.

Fairyslipper Forest campaign

This project is moving into its crucial final fund-raising stage. Thetis Islanders have already provided huge support through donations and pledges, so the balance required to close the purchase will likely have to be found from off-island sources. To that end, applications have been submitted to appropriate funding agencies. Deep appreciation is due to Lisa Gordon and everyone who contributed to her retirement campaign which raised \$3,000 towards the Fairyslipper Forest acquisition.

Summary of Current Island-by-Island Activities

Bowen

Bowen Island Conservancy has just completed site remediation work in the David Otter Nature Reserve and installed a new sign. ITF staff are working with a contractor to revise the management plan for the Singing Woods Nature Reserve.

Denman

The Islands Trust Fund Manager and the Director of Trust Area Services met recently with staff of the Ministry of Forests, Lands and Natural Resources to explore options for the protection of provincially managed parcels on Denman Island that have identified conservation values.

Gabriola

A survey of Western Screech Owls is being carried out during February in the Elder Cedar Nature Reserve. We are waiting to hear about potential funding to cover the cost of a boardwalk around the iconic large western redcedar. Two new signs for the entry points are being created to remind visitors about leashing dogs. A management plan for Burren's Acres Nature Reserve has been approved and posted to the ITF website.

Galiano

Restoration activities including tree planting plus weeding of last year's planting are taking place in March in the Trincomali Nature Reserve.

Gambier

Gambier Island Conservancy will be carrying out restoration work in the Long Bay Wetlands Nature Reserve. This will involve planting and caging new western redcedar seedlings in the old gravel pit and in the areas that have been previously logged.

Lasqueti

A Species at Risk survey on all three Lasqueti Island nature reserves has begun. The revision of the management plan for the Kwel Nature Reserve is underway.

Salt Spring

The Trust Fund Board approved a conservation covenant on Salt Spring Island to be held with the Salt Spring Island Conservancy.

Please feel free to contact members of the Trust Fund Board or Islands Trust Fund staff for more details.

Tony Law, Chair tlaw@islandstrust.bc.ca
Islands Trust Fund itfmail@islandstrust.bc.ca



Trust Fund Board Report to Local Trust Committees and Bowen Island Municipality April 2017



100 Protected Places

The protection of Moore Hill on Thetis Island marks a milestone of 100 protected places for the Islands Trust Fund. We hope you take a moment to reflect on your part in this achievement, as every single protected place is truly a result of collaboration, cooperation and partnership.

Property Management Strategy approved

The Trust Fund Board has approved a Property Management Strategy which will guide the management of Islands Trust Fund nature reserves and covenants. The strategy provides a framework for informed decision-making to ensure that the ecological integrity of protected areas is maintained or enhanced while making the most effective and efficient use of resources. There will soon be a page on our website providing information on this strategy.

Regional Conservation Plan consultation

Look out for the trustee survey on the Regional Conservation Plan coming your way in early May. Input from trustees will be really valuable and will help make our session at the Trust Council meeting in June more productive. In the fall, Islands Trust Fund staff will attend local trust committee meetings to discuss conservation planning for each local trust area with you. ITF is also hosting workshops for our conservation partners and First Nations in Nanaimo on May 1st and in Sidney on May 4th.

Financial Planning Committee appointment: Robin Williams

The Trust Fund Board has appointed member Robin Williams to serve as our representative on the Financial Planning Committee. We are grateful for Robin's interest.

Property Monitoring

Visits to monitor Islands Trust Fund properties and covenants will be taking place from April to July. Our monitoring is carried out by a contractor who has worked with the Islands Trust Fund for many years.

Summary of Current Island-by-Island Activities

Bowen

Bowen Island Conservancy has restored an area of the David Otter Nature Reserve, planting and caging cedar trees. The group has also been working with consultants to determine the site and design of a proposed viewing platform at Fairy Fen Nature Reserve.

Gabriola

A \$10,000 grant from TD Friends of the Environment has been received towards the cost of a wooden boardwalk around the iconic large western redcedar at the Elder Cedar Nature Reserve. The raised boardwalk will allow people to get close to the majestic giant, but lessen the impact on the root zone of the tree.

Galiano

Following a presentation by the Chair of the Crystal Mountain Society Rezoning Committee with respect

to the possibility of the Society donating land to the Trust Fund Board as a nature reserve, TFB reconfirmed its agreement to hold a covenant on approximately 18 hectares of the lands owned by Crystal Mountain Society and indicated a willingness to consider a Conservation Proposal with respect to transferring of some or all of the land to the Board.

A successful restoration project was carried out at the Trincomali Nature Sanctuary involving new planting and weeding of last year's planting. Thanks to the volunteers involved!

Gambier

Restoration work at the Long Bay Wetlands Nature Reserve was successfully carried out involving volunteers from Gambier Island Conservancy and Camp Suzuki.

Keats

Islands Trust Fund has indicated support for provisions in proposed Bylaws 143 and 144 that pertain to dedicating an area as a nature reserve. If the bylaws are approved, ITF will continue to work with the owners to secure the transfer of land.

Lasqueti

TFB has approved a revised management plan for the Kwel Nature Reserve. The plan will be posted to our website soon.

Mayne

TFB has approved an Opportunity Fund grant of \$5,000 towards the costs of an ecological assessment and legal fees in conjunction with Mayne Island Conservancy Society's project to acquire and conserve a property at St John Point.

North Pender

An arborist limbed a danger tree that fell over the trail at Medicine Beach Nature Sanctuary.

Salt Spring

A representative of Salt Spring Trail and Nature Club presented a proposal to Trust Fund Board members requesting the Islands Trust Fund consider releasing or amending the covenant on Lot 31, Salt Spring Island, to allow BC Parks to acquire the land as an expansion of Mount Erskine Provincial Park. Board members identified a number of issues that would have to be addressed once a formal proposal is received, including the board's over-riding responsibility to maintain ecological protection, limited staff, time and financial resources and possible legal issues.

A conservation covenant, co-held with the Salt Spring Island Conservancy, has been registered on Isabella Point. The covenant protects 2.15 hectares of forest, woodland and rocky bluffs along the shoreline.

Thetis

A covenant held by the Cowichan Community Land Trust Society is now registered on the property recently acquired on Moore Hill. Management planning will begin in the next few months.

The campaign to protect Fairyslipper Forest is in its last few months, and the push is on to raise the funds required.

Please feel free to contact members of the Trust Fund Board or Islands Trust Fund staff for more details.

Tony Law, Chair tlaw@islandstrust.bc.ca
Islands Trust Fund itfmail@islandstrust.bc.ca



TRUST FUND BOARD BRIEFING

DATE: April 18, 2017

TO: Gambier Island Local Trust Committee

MEETING DATE: April 27, 2017

SUBJECT: REGIONAL CONSERVATION PLAN UPDATE

DESCRIPTION OF ISSUE: The Trust Fund Board is updating the Regional Conservation Plan (RCP) in 2017 and will be asking for input from local trust committees and the Bowen Island Municipality. Trustees will receive a survey in May 2017 and formal input will be sought between July and October 2017. Because ITF staff are attending the April 27 Gambier Local Trust Committee meeting for the OCP Review item related to the Coastal Douglas-fir and Associated Ecosystems Conservation Partnership (CDFCP), this opportunity is also being used to discuss and seek feedback on the Regional Conservation Plan (earlier than the other LTCs).

BACKGROUND:

Ecology:

The rich diversity of life in the Islands Trust Area makes the region ecologically significant, not only locally, but globally. Within the Gambier Island Local Trust Area (LTC) there are globally rare Coastal Douglas-fir ecosystems which only occur within the dry areas of the Salish Sea basin. The Islands Trust Area, including the Gambier Island LTC is also home to several other sensitive ecosystems and hundreds of rare terrestrial and marine plants and animals.

Despite its ecological significance, biodiversity in the Islands Trust Area is exposed to some of the highest threat levels in British Columbia. With over 3.3 million people living in the surrounding areas, the pressures to develop and change the natural landscape in the islands are tremendous.

Conservation Planning:

Because of the significance of the ecosystems found in the Islands Trust Area and the threats they face, conservation planning is an important tool to ensure that the natural beauty that draws so many to the region is not lost. Since 2005, the work of the Trust Fund Board and some of the Islands Trust's local planning work has been guided by Regional Conservation Plans (RCPs). There have been two RCPs: 2005-2010 and 2011-2017, both endorsed by Trust Council and the Trust Fund Board. The next RCP will cover a ten year period.

Current Work:

Islands Trust Fund staff have developed a cross-unit project team with representatives from Islands Trust Fund, mapping, and Local Planning Services to develop the 2018-2027 Regional Conservation Plan. Currently, staff are planning workshops (May 2017) with partner agencies, including island conservancies, regional, provincial and federal conservation agencies, and

regional districts. Staff have also extended invitations to the 37 First Nations in the Islands Trust area to participate in workshops. Staff will also concurrently conduct a survey of trustees.

Consultations with Trustees:

Islands Trust Fund staff will consult with trustees as follows:

- 1) Survey: A brief survey will be sent to trustees in early May 2017 to seek feedback on the current RCP and input into the next RCP.
- 2) Updates to Trust Council: Islands Trust Fund staff have submitted a briefing note and a Project Charter to Trust Council and will be providing updates at June and September Trust Council meetings. Trust Council will receive a final Regional Conservation Plan for endorsement in December 2017.
- 3) LTC input: The Gambier Island LTC will receive a draft Regional Conservation Plan for comment in the fall of 2017. The current plan is to provide this to the Gambier Island LTC at its August 31, 2017 meeting.

ATTACHMENT(S):

- Summary of Accomplishments of the 2011-2017 RCP
- Regional Conservation Plan Development Project Charter (provided to Trust Council, March, 2017)

FOLLOW UP: Staff will follow up with trustees as noted above and will provide a draft Regional Conservation Plan to the Gambier Island LTC for comment.

Staff will also follow up as required on any comments or questions received at the April 27, 2017 meeting from the Gambier Island LTC and use input provided when they craft the Regional Conservation Plan.

PREPARED BY: Kate Emmings
Ecosystem Protection Specialist

REVIEWED BY: Jennifer Eliason
Manager, Islands Trust Fund

2011-2017 Regional Conservation Plan Accomplishments

February 21, 2017

Introduction

In November 2010, the Trust Fund Board approved its five-year, 2011-2015 Regional Conservation Plan (RCP). The Trust Fund Board, at its January 2015 meeting, voted to extend the time period of the plan until the end of 2017 to allow it to complete some of the RCP's more time consuming objectives. The RCP identified seven goals and proposed thirty, five-year objectives to guide the work of the Islands Trust Fund over the course of the plan. The following is a brief summary of the RCP successes and lessons learned.

GOAL 1. Secure conservation areas that effectively conserve biodiversity priorities within the Islands.

Accomplishments:

- Protected 170.45 ha of land including 140.12 ha of priority lands;
- Assisted in conservation of an additional 339.27 ha of land, including 310.12 ha of priority lands;
- Approved criteria for prioritizing lands for conservation and prioritized areas for conservation within the Islands Trust area;
- Developed relationship with Thetis Island Nature Conservancy (ThINC), identified appropriate acquisition projects on Thetis Island, completed one acquisition project (21.04 ha) and scheduled to close on a second (~16 ha) in the summer of 2017 in collaboration with ThINC ;
- Improved policies for assessing conservation proposals, and acquiring land/covenants;
- Acquired database for information storage; and
- Finalized a securement strategy for the next 10 yrs.

Lessons learned:

- Due primarily to funding limitations, the TFB did not meet its 500 ha objective for priority lands conservation; however, it was able to either secure through its own tenure, or through assisting partner agencies, 448.6 ha of priority lands, indicating that strong partnerships are important to land conservation in the islands.
- Although the TFB had many conservation successes, obtaining funding for land securement is difficult and the TFB either needs to be more modest in its goals or identify/develop new funding sources.

GOAL 2. Investigate the protection of biodiversity priorities on lands outside of core conservation areas, including working landscapes.

Accomplishments:

- Collaborated with a Masters student in the School for Public Administration at the University of Victoria to evaluate the effectiveness, feasibility and potential tools for conservation of natural components of the working landscape (e.g. forestry and farm lands);
- Mapped "working landscape" of Islands Trust area using tax class, zoning and Agricultural Land Reserve data;

- Identified areas for landowner contact and conducted and evaluated a pilot landowner contact program on Lasqueti Island in collaboration with the Lasqueti Island Nature Conservancy (LINC);

Lessons Learned:

- Landowner contact programs can be effective ways to reach potential land donors but need to be tailored to each island and each audience; and
- There are tools available for conservation on working lands; the TFB will consider these and determine if it wishes to pursue them further.

GOAL 3. Work with partner organizations to conserve marine ecosystems and habitats.

Accomplishments:

- Completed eelgrass mapping for entire Islands Trust region in partnership with the Seagrass Conservation Working Group, SeaChange Marine Conservation Society and the Mayne Island Conservancy Society (December 2014);
- Completed forage fish habitat assessments for North and South Pender, Thetis, Denman and Hornby islands and assisted with forage fish habitat assessments for Bowen, Keats and Gambier islands;
- Shared available mapping with a broad range of partners working in the Islands Trust area; and,
- Coordinated a communication mechanism with Trust Area Services and Local Planning Services regarding marine conservation issues.

Lessons Learned:

- Shoreline mapping information has been very popular with a variety of other agencies and the Islands Trust has shared data with First Nations, Industry, Government and non-profits for the following uses:
 - Oil spill planning
 - Evaluation of shoreline structures (i.e. docks, breakwaters, seawalls, etc.)
 - Marine protected area planning
 - Community education
 - Fish habitat information
 - Environmental Assessments for industrial uses of the shoreline
 - University research
- Shoreline mapping has been useful to the Local Planning Services on islands where shoreline Environmental Development Permit Areas are present and to the Bowen Island Municipality in considering docks and other shoreline applications and initiatives. It has also been useful in evaluating conservation proposals for the Trust Fund Board.

GOAL 4. Work with the Islands Trust Council, local trust committees and island municipalities to implement and accentuate Regional Conservation Plan goals and objectives within official community plans and land use bylaws.

Accomplishments:

- Finalized Sensitive Ecosystem Mapping and Eelgrass Mapping and assisted two local trust committees in creating development permit areas for these habitats;
- Initiated Terrestrial Ecosystem Mapping updates (due to complete in August 2017);

- Provided ongoing training to staff and trustees regarding sensitive ecosystem mapping and shoreline ecosystem mapping (eelgrass and forage fish);
- Finalized tools for creating protected area networks for local trust committees or island municipalities (ready for a pilot project with a willing local trust committee or the Bowen Island Municipality);
- Collaborated with Local Planning Services on marine and shoreline stewardship workshops on several islands and via webinar; and,
- Incorporated RCP goals and objectives in Islands Trust Strategic Plan and the Islands Trust Fund Board 5-year plan.

Lessons Learned:

- Working with local trust committees and island municipalities requires time and willingness of planning staff and elected officials (trustees & municipal councilors). These are autonomous and independent agencies and the Trust Fund Board will explore further ways of partnering more effectively in the next conservation plan.

GOAL 5. Promote community participation in conservation within the Islands Trust Area through effective stewardship and management of private lands, information sharing and support of conservation education initiatives for private landowners.

Accomplishments:

- Produced and issued eight issues of the Heron;
- Initiated regular Trust Fund Board updates to local trust committees and the Bowen Island Municipality;
- Created materials for landowner contact and piloted and evaluated a landowner contact program on Lasqueti Island;
- Collaborated with Islands Trust to launch NAPTEP in the Lasqueti Island Local Trust Area and within the Bowen Island Municipality;
- Developed 'Planned Giving' resource package for donors; and
- Issued 27 news releases about conservation issues.

Lessons Learned:

- There are opportunities for outreach to island communities; however, time availability can be a limiting factor. Opportunities for outreach that arise and originate from island communities can be the most time efficient means of disseminating information. Conversely, if the Trust Fund Board wishes to reach a particular audience, it may need to do its own outreach and this can be time consuming as the needs of each audience and island community are different.

GOAL 6. Support and enhance the work of conservation partners working in the Islands Trust Area.

Accomplishments:

- Sponsored island conservancies to attend six networking and training events;
- Staff participated in 26 conservation networking and training events with island groups;
- Staff presented Islands Trust Fund work at 22 events, including 6 NAPTEP presentations and 4 shoreline mapping presentations;
- Provided ecosystem mapping (shoreline and terrestrial) to over 20 organizations;

- Opportunity Fund increased between 7 % and 23 % of opening balance each year through individual donations and calendar sales; and,
- Distributed \$33,079 in grants to island conservancies through 10 Opportunity Fund grants for land conservation initiatives.

Lessons Learned

- The Trust Fund Board continues to be a strong supporter of conservation partners through information dissemination (i.e. mapping data), the Opportunity Fund and through participation in conferences and community events.

GOAL 7. Monitor and manage existing conservation areas to maintain and enhance existing biodiversity and cultural features, with the understanding that ecosystems are continuously in a state of change.

Accomplishments:

- Three ecological monitoring sites identified: Mt. Trematon (homestead/logging impact restoration project), Sidney Island Covenants (deer exclosures), Long Bay Wetland (gravel pit restoration);
- Continued work to control invasive species and manage human use on Trust Fund Board Nature Reserves; and,
- Completed a draft Property Management Strategy as a means to more strategically use available budgets and resources.

Lessons Learned

- As the Trust Fund Board continues to acquire land and conservation covenants, it must consider management needs and associated costs. Properties with greater recreational access and higher levels of damage require more money to manage. These are key factors that the Trust Fund Board considers when taking on a property.
- The Islands Trust area has a high level of rare species, some of which are found on Trust Fund Board lands. The Trust Fund Board has an increasing level of responsibility to ensure that these species survive and thrive on its lands.

Regional Conservation Plan Development - Charter

Trust Fund Board

Date: February 7, 2017

Purpose

Develop a Regional Conservation Plan (RCP), with input from partners & key knowledge holders, that supports decisions and guides activities that protect Islands Trust area ecosystems in order to further the Islands Trust object and the Trust Fund Board mission

Background

The ITF has had two iterations of 5-year RCPs. The current RCP runs from 2011-2017 and is available at <http://www.islandstrustfund.bc.ca/initiatives/conservation-planning.aspx>. To maintain workflow, the new RCP will span 10 years.

Objectives

- Develop a baseline, process and standards for evaluating and communicating progress
- Identify achievable goals and objectives
- Seek input from decision makers and key knowledge holders to create a more robust RCP
- Ensure that the RCP is relevant and useful to land use planning and conservancy partners

In Scope

- Identification of comms. needs during the planning process
- Identification of data needs & budget & org. impacts
- Input from current partners
- Seek feedback from the public before finalizing the plan
- Input from BIM, LTCs and TC
- Seek and consider interests of First Nations
- BRF to EC to inform LTC Chairs

Out of Scope

- Extensive consultation (e.g. meetings on each island)
- Attendance at all LTC/BIM meetings to present the RCP
- Extensive marine conservation planning (i.e. beyond shoreline)
- Detailed action items for the next 10 yrs. These will be done over shorter periods (i.e. 3 yrs.)

Workplan Overview

Deliverable/Milestone	Date Completed
Communications Plan Completed	March 31, 2017
Background Research Complete	March 31, 2017
Preliminary Consultations (planners & partners)	May 15, 2017
Trust Council presentation	June 20-22, 2017
First Draft for TFB Review	July 18, 2017
Mapping and Data Analysis Complete	April 1–August 31, 2017
LTC Referrals Complete	October 31, 2017
Final Plan Approved by TFB	November 21, 2017

Project Team

Kate Emmings	Project Manager
Jennifer Eliason	Project Champion
Mark van Bakel	Mapping and Data Support
ITF Staff	Subject Leads
LPS Representatives	Key Users and Advisors

Approved by:

Jennifer Eliason

Date: Jan 12, 2017

Endorsement:

Res #: TFB-2017-003

Date: Feb 7, 2017

Budget

Budget Source: Base Budget

Fiscal	Item	Cost
2017/2018	Partner Meetings	\$600
2017/2018	Graphics & advertising	\$1500
2016/2017 & 2017/2018	Data acquisition	\$25,000-\$35,000
2017/2018	Travel	\$500

DATE OF MEETING: April 27, 2017

TO: Gambier Island Local Trust Committee

FROM: Ann Kjerulf, Regional Planning Manager
Northern Team

SUBJECT: 2016/17 Islands Trust Annual Report

RECOMMENDATION

1. That the Gambier Island Local Trust Committee endorse the annual report submission as follows:
<annual report text>.

PURPOSE

In preparation for the 2016 Islands Trust Annual Report, each Local Trust Committee (LTC) is asked to review and endorse draft text for inclusion in the report. The Annual Report is a status report on the period April 1, 2016 – March 31, 2017 describing how Islands Trust Council and committees further the Strategic Plan and implement the Islands Trust Policy Statement.

Each LTC is requested to formally endorse the annual report submission by resolution. Please review the following draft text and indicate any changes or additions for the 2016/17 Annual Report.

Draft Annual Report Text

In 2016-2017, the Gambier Island Local Trust Committee held six regular meetings and two public hearings, and also held a special meeting with Squamish First Nation representatives in support of the Gambier Island Official Community Plan (OCP) update. In addition to work on the OCP, the Local Trust Committee continued to engage in advocacy for Howe Sound in response to large-scale industrial proposals. The Local Trust Committee also made significant progress towards achieving compliance with the Provincial Riparian Areas Regulation. As a result, bylaws have been adopted to designate a new Development Permit Area on Gambier Island and bylaws for other islands within the Local Trust Area, including Keats, Anvil and South Thormanby, are pending adoption as they await Ministerial approval. The Local Trust Committee continued to consider one major application for rezoning on Keats Island (District Lot 696) with that application continuing as the Committee continues to gather information and public input on this significant proposal.

Submitted By:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	April 10, 2017
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