



Gambier Island Local Trust Committee

Regular Meeting Agenda

Date: May 25, 2017
Time: 10:45 am
Location: Gibsons Public Market
473 Gower Point Road
Gibsons, 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 April 27, 2017 for adoption	3 - 14
6.2 Section 26 Resolutions-Without-Meeting Report - None	
6.3 Advisory Planning Commission Minutes - None	
7. BUSINESS ARISING FROM MINUTES	11:05 AM - 11:15 AM
7.1 Follow-up Action List dated May 17, 2017	15 - 17
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 - 12:35 PM
10.1 GM-DVP-2017.2 (Scholefield) - Staff Report	18 - 31
10.2 GM-RZ-2004.1 (District Lot 696, Keats Island) - Memorandum	32 - 32

- | | | | |
|--------|--|--------------------|---------|
| 11. | BREAK | 12:35 PM - 1:05 PM | |
| 12. | LOCAL TRUST COMMITTEE PROJECTS - None | | |
| 13. | REPORTS | 1:05 PM - 1:25 PM | |
| 13.1 | Work Program Reports | | |
| 13.1.1 | <u>Top Priorities Report dated May 17, 2017</u> | | 33 - 33 |
| 13.1.2 | <u>Projects List Report dated May 17, 2017</u> | | 34 - 35 |
| 13.2 | Applications Report dated May 17, 2017 | | 36 - 38 |
| 13.3 | Trustee and Local Expense Report dated March, 2017 | | 39 - 39 |
| 13.4 | Adopted Policies and Standing Resolutions | | 40 - 41 |
| 13.5 | Local Trust Committee Webpage | | |
| 13.6 | Chair's Report | | |
| 13.7 | Trustee Reports | | |
| 13.8 | Electoral Area Director's Report - None | | |
| 13.9 | Trust Fund Board Report - None | | |
| 14. | NEW BUSINESS - None | | |
| 15. | UPCOMING MEETINGS | | |
| 15.1 | Next Regular Meeting Scheduled for Thursday, July 27, 2017 at 10:45 am
at Keats Camp, Pilot House, Keats Island | | |
| 16. | TOWN HALL | 1:25 PM - 1:35 PM | |
| 17. | CLOSED MEETING - None | | |
| 18. | ADJOURNMENT | 1:35 PM - 1:40 PM | |



Gambier Island Local Trust Committee Minutes of Regular Meeting

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

Members Present Laura Busheikin, Chair
 Dan Rogers, Local Trustee
 Kate-Louise Stamford, Local Trustee

Staff Present Ann Kjerulf, Regional Planning Manager
 Kate Emmings, Ecosystem Protection Specialist, Islands Trust Fund
 Fiona MacRaid, Islands Trust Senior Intergovernmental Policy Advisor, Marine and First Nations
 Sonja Zupanec, Islands Planner (via telephone, 11:03-11:50 a.m.)
 Diane Corbett, Recorder

Others Present Nina Morrell, Contractor, Coastal Douglas-fir Conservation Partnership
 Members of the Public – 8

1. CALL TO ORDER

Chair Busheikin called the meeting to order at 10:45 a.m. She acknowledged that the meeting was being held in the territory of the Coast Salish First Nations. She introduced trustees and staff in attendance.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. TOWN HALL AND QUESTIONS

Chair Busheikin surveyed members of the public who were interested in speaking, and directed that they could comment during discussion of their agenda item of interest.

4. COMMUNITY INFORMATION MEETING – None

5. PUBLIC HEARING – None

6. MINUTES

6.1 Local Trust Committee Meeting dated February 2, 2017

By general consent the Local Trust Committee meeting minutes of February 2, 2017 were adopted.

6.2 Local Trust Committee Special Meeting dated February 2, 2017

The following amendments to the minutes were presented for consideration:

- Page 4, bullet 2, line 3: Change “woman” to “resident”.

By general consent the minutes were adopted as amended.

Trustee Stamford requested that the Special Meeting minutes be posted separately to the website.

6.3 Section 26 Resolutions-Without-Meeting Report dated April 20, 2017

Received.

6.4 Advisory Planning Commission Minutes dated March 13, 2017

The draft Gambier Island Advisory Planning Commission minutes of March 13, 2017 were received for information.

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated April 20, 2017

The Regional Planning Manager reviewed the Follow-up Action List.

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-DVP-2017.1 (Celaram Consulting Inc. [Scott Waldrum] and Murdlaw Holdings Ltd. [Alexander Waldrum])

Scott Waldrum, applicant, outlined the request for a variance of the 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, for the construction of a new single family dwelling on a Strata Lot property in Douglas Bay on Gambier Island.

The Regional Planning Manager reviewed the staff report dated April 27, 2017.

The applicant responded to trustee questions regarding site topography and neighbours.

GM-2017-012

It was MOVED and SECONDED,

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.

CARRIED

10.2 GM-RZ-2004.1 (District Lot 696, Keats Island)

Island Planner Zupanec reviewed the staff report dated April 13, 2017, with an update to the Local Trust Committee (LTC) on the status and next steps of application GM-RZ-2004.1 (Convention of Baptist Churches). Staff will prepare a comprehensive report for the May 25, 2017 LTC meeting to recommend a community consultation process to be aligned with the legislative process for the proposed bylaws, as well as identify any outstanding issues and bylaw amendments the LTC should consider.

Discussion ensued. Points included:

- Concern of a trustee about the Sunshine Coast Regional District (SCRD) request to delete “outdoor recreation use is not permitted” as pertaining to the park. it was noted that the concern of the Camp and residents is that it not become a destination park.
- Need for further analysis on how the SCRD defines recreation. There will be further analysis in the May report.
- Islands Trust currently awaits further information, outlined in the staff report.
- Regarding a process to address waterfront issues, staff hoped to identify this in the May report.
- Community consultation meetings – The proponent sponsored two public consultations during the summer of 2016 and submitted a summary of the events to Islands Trust. There also will be community information meeting(s) conducted by Islands Trust as part of the bylaw process.
- Concern was expressed by the applicant’s agent regarding the need for further public consultation, in light of previous efforts in spring and summer of 2016 to develop a communications strategy and consult with the public; also noted concern that the SCRD would not commit to taking Triangle Park. Advocated moving to second reading and public hearing. Perceived that the consultation process was being restarted.
- The Island Planner clarified that her role was to maintain the integrity of the legislative review process, and ensure questions are answered well in advance of a public hearing. The consultation strategy used to date is valid and has served an important purpose in preparation of the bylaws. At this point of the bylaw process there is new information; any information that the

LTC considers must be available to all interested parties. Islands Trust would not be waiting for the public hearing for the public to access the information. There is critical information that the LTC needs to have; referral responses are critical to convey in a way that is transparent and helpful. Need to hear from Ministry of Transportation and Infrastructure (MoTI) and a hydrogeological assessment. The community needs a chance to review new information if moving forward to ensure transparency.

- A trustee clarified that the proponent's communications plan was not officially adopted by the LTC in July 2016, when it was put before the LTC and was received for information. The application document was not available when the public information meetings were being held in August 2016. The application was first received by the LTC in October 2016.

Comments on the DL 696 application process:

- As part of the rezoning process in 2007, some lots were overdeveloped, some had nonconforming structures; some do not meet the Land Use Contract in terms of setback, so a lot of variances were needed. There have been changes since 2007. There are considerations of water, wastewater, access and public amenities. There has to be certainty of legality. The development variance permit piece needs updated information.
- DL 696 occupies over half of Keats Island; this development involves signing off on a process that will affect future generations. This public process is for helping people to understand what is proposed and how it will affect them, and to give informed input to the Trust Committee. Information is needed to make an informed decision. Encouraged the LTC to get the process done right and well.

Comments were made on the overall project comments on DL 696:

- There were 110 lots in the Camp by the 1950's, when 60-80 houses were there.
- 1978: adoption of Bylaw 4, and Bylaw Nos. 77 and 78 controlling land use.
- This is the third rezoning for this property. The process stopped when the subdivision could have happened.
 - 2005: Bylaw Nos. 89 and 90 got to second reading.
 - 2008: Bylaw Nos. 99 and 100 got to fourth reading.
- In the current OCP, it says that there is an existing condition out there, and we support its current configuration.
- There have been some changes but most are still reflected in bylaws that are there now.
- The applicant has conducted many professional studies for the rezoning applications; they indicate "suitable for intended use". This is the normal measure.
- The rezoning process does not create permission for 110 units. That already exists in the zoning. The rezoning is clarifying boundaries.

10.3 SCRD Gambier Island Southwest Peninsula Trails Task Force Update

The Regional Planning Manager announced that Islands Trust had received notification from the SCRD advising them that the SCRD had initiated a SCRD Gambier Island Southwest Peninsula Trails Task Force of six or seven

community volunteers, formed to develop a plan for trails. The process will run through October 2017.

Trustee Stamford noted the Task Force has quite specific Terms of Reference, and there may be opportunities that emerge out of this work. She also reported that she had been asked to sit on this committee as an alternate for SCRD Area F Director Winn, and that she wanted to ensure that this was acceptable to all parties.

No objections were raised regarding the trustee accepting the role as a possible alternate for Director Winn on this committee.

11. BREAK

By general consent, the Local Trust Committee amended the agenda as follows:

- Switch the order of 12.1 and 12.2.

Chair Busheikin recessed the meeting at 12:02 p.m., and reconvened the meeting at 12:20 p.m.

12. LOCAL TRUST COMMITTEE PROJECTS

12.2 Bowyer Island: Orchid Creek RAR Assessment

The Regional Planning Manager gave a summary of the staff report dated April 27, 2017 on the Bowyer Island Orchid Creek RAR (Riparian Areas Regulation) Assessment.

Chair Busheikin invited Brian Clark, a Professional Biologist representing Kildaire Estates, Bowyer Island, to comment as follows:

He expressed that both of the Qualified Environmental Professional (QEP) reports indicated a 15% gradient, which presents a barrier to fish movement. He recommended that the Local Trust Committee move forward with the second QEP report, which determined that Orchid Creek is not RAR applicable, as there was more extensive information gathered in that study than in the first report. He described how roads, docks, recreation and the water supply are located in the stream setback area at Kildaire Estates. There are no plans for further development or roads. He proposed that RAR is the wrong tool to use to protect Orchid Creek and recommended that agencies should use the proper tools.

The Regional Planning Manager indicated that, left with two opposing points of view in the reports, the LTC was not in a position to overturn the original RAR assessment. Staff proposed the LTC could take an alternative approach of looking at other values of Orchid Creek and proceed with a general development permit area (DPA) for streamside protection.

Discussion included the following:

- Reflection on the process to date for Orchid Creek;

- Looking at other values for protection, as suggested in the second QEP report, such as water in the stream or wetland protection;
- Consideration of process and language to create a DPA;
- Example of Gambier Island DPA for protection of watercourses;
- Do not want a DPA to negatively impact the community;
- Mapping available through Madrone Report and Islands Trust ecosystem mapping.

GM-2017-013**It was MOVED and SECONDED,**

that the Gambier Island Local Trust Committee request staff to draft a bylaw to amend the Gambier Associated Islands Official Community Plan, 2009 to designate a development permit area for Orchid Creek on Bowyer Island.

CARRIED**12.1 Gambier Island OCP****12.1.1 Coastal Douglas-fir Conservation Partnership Mapping**

Ecological mapping was presented by Ecosystem Protection Specialist, Kate Emmings and Coastal Douglas-fir Conservation Partnership contractor, Nina Morrell. The presentation outlined what the Coastal Douglas-fir Conservation Partnership is, its interaction with local governments, and mapping projects being worked on – with the intent to show how the mapping is useful, to seek input from the Gambier Island LTC to help refine the mapping, and to look at how it could work to serve the Gambier LTC. The Coastal Douglas-fir Conservation Partnership will work with the Gambier Island Planner to provide options for integration into the Gambier Island OCP.

Trustees offered comment. There was consensus that discussion on the mapping be continued at a future meeting with the assistance of a planner, and that the mapping tool be shared by staff with the Squamish Nation.

12.1.2 Further Recommendations to APC

Trustee Stamford reported on her attendance at two Gambier Island Advisory Planning Commission (APC) meetings where members considered policies regarding liveability and economic development on Gambier and gave recommendations for OCP changes as well as questions for a second survey of Gambier residents.

Trustees agreed that a further referral to the APC be deferred until a new planner is hired who could focus on the OCP process.

Ms. Morrell left the meeting at 2:20 p.m.

By general consent, the Local Trust Committee amended the agenda as follows:

- Move 14.1 and 14.2 to before 12.3.

14.1 Regional Conservation Plan Update

The staff report on the Regional Conservation Plan Update (the Plan) was received for information. The Plan looks at the natural landscape of the Islands Trust Area and ways to maintain biological diversity. The Ecosystem Protection Specialist reported that a survey would be going out to trustees inquiring about conservation issues in their region, and that the Plan would be referred to Local Trust Committees for comment.

14.2 "Shared Narrative of Place" with Fiona MacRaid, Senior Intergovernmental Policy Advisor, Marine and First Nations Issues

Senior Intergovernmental Policy Advisor, Fiona MacRaid responded to comments and questions from trustees regarding the staff report dated April 27, 2017 on developing a shared narrative of Gambier Island with local First Nations.

It was determined through discussion that amendments were needed on the proposed Shared Narrative of Place Project Charter. It was agreed that the Senior Intergovernmental Policy Advisory should come back to the LTC with a revised report after interviews with the Local Trustees, and include place names to bring forward and a draft introductory section for the Gambier OCP.

By general consent, it was agreed that a recommendation on this item would be made by Resolution-Without-Meeting.

Ms. Lemmings and Ms. MacRaid left the meeting at 2:35 p.m.

By general consent the Local Trust Committee amended the agenda as follows:

- Move 14.3 and 14.4 to before 12.3.

14.3 National Park Feasibility Study for Gambier Island

Trustee Stamford reported there was a request for support by the David Suzuki Foundation via the Howe Sound Community Forum to conduct a feasibility study for a national park on Gambier Island. Discussion ensued.

It was noted by a member of the Future of Howe Sound Society that on March 31, 2017, the David Suzuki Foundation and Squamish Nation signed an agreement entitled "Howe Sound Memorandum of Understanding".

GM-2017-014

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee supports a feasibility study by Parks Canada for a national park on Gambier Island.

CARRIED

14.4 UN Biosphere Designation for Howe Sound

Trustee Rogers discussed a motion distributed to the LTC prior to the meeting regarding a UN Biosphere Designation for Howe Sound.

A committee member who has worked for the past year exploring the possibility of a UN Biosphere Designation for Howe Sound, remarked that a boundary had been established for the Howe Sound Biosphere that aligns with the Cumulative Effects Assessment. She reported that the group met with the Squamish Nation in November; the Nation had received an update since then, and the group would continue to keep the conversation going.

She advised that the Suzuki Foundation has incorporated the Coast Salish word for Howe Sound, “Atl’ K̓itsem”, into its documentation. In light of this, the Future of Howe Sound Society would propose an update to include this name in the wording of the Principles of Cooperation for the Howe Sound Community Forum.

GM-2017-015

It was MOVED and SECONDED,

by the Gambier Island Local Trust Committee that:

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 supported by the First Nations whose unceded territory encompasses what is known as Howe Sound/ Atl’ K̓itsem, the Local Trust Committee supports in principle the ongoing initiative to nominate Howe Sound as a UNESCO Biosphere.

CARRIED

12.3 Gambier Island Bylaw Nos. 140 and 141

The Regional Planning Manager gave a verbal report on Gambier Island Bylaw Nos. 140 and 141.

GM-2017-016

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request staff to prepare written communication materials for distribution to Gambier Island residents regarding the adoption of Bylaw Nos. 140 and 141.

CARRIED

13. REPORTS

13.1 Work Program Reports

13.1.1 Top Priorities Report dated April 20, 2017

Received.

13.1.2 Projects List Report dated April 20, 2017

Received.

13.2 Applications Report

Received.

13.3 Trustee and Local Expense Report dated February, 2017

Received.

13.4 Adopted Policies and Standing Resolutions

Received.

13.5 Local Trust Committee Webpage

Items to post to the Local Trust Committee webpage will be sent by Trustee Stamford to Islands Trust web posting staff.

13.6 Chair's Report

Chair Busheikin reported on:

- Format of an interactive mapping party combined with a talk about First Nations by the Senior Intergovernmental Policy Advisor, conducted on Lasqueti Island.
- AVICC conference resolution requesting higher levels of government to regulate all foam in the environment.
- Executive Committee meeting with Malahat First Nation regarding proposed Steelhead LNG project.
- Planning for Trust Council on Lasqueti in June.

13.7 Trustee Reports

Trustee Stamford distributed a report via email prior to the meeting. Additional activities from the previous week were reported:

- SCRD-Gambier Island Local Trust Committee protocol meeting.
- Attendance at Community Connections day at Camp Fircom.

Trustee Rogers distributed a report via email prior to the meeting. He noted he would attend a meeting of the Howe Sound Community Forum the following week in Lion's Bay.

13.8 Electoral Area Director's Report – none

13.9 Trust Fund Board Reports

13.9.1 Report dated February, 2017

Received.

13.9.2 Report dated April, 2017

Received. Trustee Stamford commended the work being done by staff.

14. NEW BUSINESS

14.5 2016/17 Islands Trust Annual Report

GM-2017-017

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee endorse the annual report submission as amended:

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; also, 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.

CARRIED

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Thursday, May 25, 2017 at 10:45 am

GM-2017-018

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee schedule the May 25 business meeting to a location in Gibsons if available.

CARRIED

15.2 Meeting Venues for 2017

May 25 – Gibsons

July 27 – Keats

August 31 – Gambier

October 26 – TBD

November 30 – TBD

16. TOWN HALL – none

17. CLOSED MEETING

17.1 Motion to Close the Meeting

GM-2017-019

It was MOVED and SECONDED,

by the Gambier Island Local Trust Committee that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1)(d) 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.

CARRIED

Chair Busheikin called a recess to move to closed meeting at 3:30 p.m.

17.2 Recall to Order

Chair Busheikin re-called the meeting to order in open meeting at 3:41 p.m.

17.3 Rise and Report

Chair Busheikin reported that the Local Trust Committee adopted the in-camera minutes of November 17, 2016, and received information about bylaw enforcement.

18. ADJOURNMENT

By general consent the meeting was adjourned at 3:42 pm.

Laura Busheikin, 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

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.

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.

On Going

27-Apr-2017

Activity	Responsibility	Target Date	Status
GM-DVP-2017.1 approved. Issue DVP and register notice on title. Close file.	Becky McErlean Penny Hawley Teresa Rittmann	11-May-2017	On Going
Staff to prepare draft OCP and LUB amending bylaws applicable to Orchid Creek (watercourse protection dpa).	Becky McErlean Ann Kjerulf	25-May-2017	On Going



Follow Up Action Report

Staff to prepare written communication materials for distribution to Gambier Island residents regarding the adoption of Bylaws 140 and 141 (watercourse protection DPA).	Ann Kjerulf	25-May-2017	On Going
Upcoming meetings to be scheduled: May 25 (Gibsons), July 27 (Keats Camp), August 31 (Gambier I)	Wil Cottingham	04-May-2017	Done
Conduct a conference call with Gambier trustees and staff (Northern RPM and SIPA) concerning proposed actions for First Nations Relationship Building	Ann Kjerulf Wil Cottingham	11-May-2017	On Going
DL 696 - Staff to report to the LTC on the following: ·clarify SCRD request to not permit outdoor recreation use; ·clarify what would be an appropriate agency to hold a MOTI permit; ·address consultation concerns; ·outcomes of applicants hydrogeological study; ·shoreline encroachments; ·Differences in previous rezoning application and the current application and rationale for current considerations and process	Sonja Zupanec	25-May-2017	On Going



File No.: GM-DVP-2017.2
(Scholefield)

SUBJECT: Development Variance Permit application GM-DVP-2017.2
Applicants/Owners: Heather Scholefield & Peter Scholefield
Location: Lot 42, District Lot 1588, Plan 10549; PID 009-402-691
621 Bowen View Road, Gambier Island

- a. To reduce the natural boundary of the sea setback from 15 m to 6.59 m to permit construction of a new accessibility tram structure on the subject property; and
- b. To reduce the natural boundary of the sea setback from 15 m to 0.0 m to permit the location of an existing dock deck structure.

This application for a Development Variance Permit requires two variances to Gambier Island Land Use Bylaw regulation 3.3(1), in order to reduce the natural boundary of the sea setback from a minimum of 15 metres to: a minimum of 6.59 metres for a proposed accessibility tram structure, and a minimum of 0.0 metres for the location of an existing dock deck structure. The location of the subject property is shown in figure 1 below.

The map shows a grid of land parcels in Section 15. Key features include:

- Roads:** Hood Point Rd (top left), Jay Rd (top center), Hawk Rd (top right), and Bowen View Rd (bottom left).
- Parcel Numbers:** 1 through 56 are distributed across the section. Parcel 42 is the subject property.
- Owners/Identifiers:**
 - BCP 27309 (parcels 3, 4, 5, 6)
 - JEE (parcels 53, 54, 55, 56)
 - PI 10549 (multiple parcels including 12, 41, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52)
 - PI 10801 (parcels 45, 46)
 - PI 11215 (parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56)
- Subject Property:** Parcel 42 is outlined in thick black and labeled "SUBJECT PROPERTY".

BACKGROUND

The applicants are applying to reduce the natural boundary of the sea setback from a minimum of 15 metres to a minimum of 6.59 metres for the proposed construction of an accessibility tram on their property, and a minimum of 0.0 metres for their existing dock deck. The subject property is surrounded by residential uses to the west, north, and east; and to the south by the natural boundary of the sea. With their application, the applicants provided the following description of the reasons for the proposed variance and why the current bylaw requirements cannot be met:

“We access our property on a routine basis from our dock. A good portion of the dock structure [see photos in attachment 1 of this Staff Report], which was approved and built in 2002, lies within the 15m setback. The current bylaw requirement cannot be met because the tram connecting to the dock deck will pass through the 15m setback. Since 2007, I have undergone 7 hip operations, the most recent being in January, 2016. As a result of these operations and having artificial hip implants in both of my legs, carrying supplies from our dock up to the cabin has become challenging. Also, my wife suffers from arthritis in her knee and hip and finds it increasingly difficult to get up to our cabin. We are both in our mid-70s, so the installation of the tram will allow us to continue to access and use our cabin as we get older.”

Although Islands Trust received no letters of support prior to the writing of this report, the application did note that the applicants’ neighbours to the west (Lot 43) and east (Lot 41) were amenable to the proposed variance for the location of the tram. The variance request for the location of the existing deck was not included with the original application, as the need was only identified after receipt of the application, when staff reviewed the site plan survey. Thus, neighbouring property owners have not yet indicated whether or not they are in support of issuing a variance for the existing dock deck structure.

ANALYSIS

Policy/Regulatory

Attachment 1 addresses the site context in greater detail, including reference to Islands Trust policies and Gambier Island local 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 neither within a Development Permit Area, Environmentally Sensitive Area, nor within the Hazard Lands Area;
- The subject property is zoned Settlement Residential (SR) under the Land Use Bylaw (LUB);
- The applicant is requesting a relaxation to LUB regulation 3.3(1), in order to reduce the natural boundary of the sea setback from a minimum of 15 metres to: a minimum of 6.59 metres for a proposed accessibility tram structure, and a minimum of 0.0 metres for the location of an existing dock deck structure.; and
- The proposed development is not contrary to or at variance with the Islands Trust Policy Statement.

Issues and Opportunities

This proposed variance request appears to be minor in nature and will likely have minimal impacts on neighbouring property owners. The applicant is aware of the requirement to comply with all instruments registered on title, including the covenants. The two local Gambier Trustees also conducted a site visit of this property on Saturday, April 22, 2017 with the applicant in attendance.

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*. Notice will be distributed to neighbouring property owners (see attachments 2 & 3) on May 12, 2017 in accordance with statutory requirements and 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, May 25, 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, under the following rationale:

- The proposed development is not contrary to the Islands Trust Policy Statement or the Gambier OCP;
- The proposed tram appears to be modest in size (including under maximum permitted height), would be consistent with the island's rural character and low population, would not limit public access to the foreshore, and its potential impact on the natural environment appears to be minimal;
- The proposed tram will likely have minimal impacts on neighbouring property owners, and the applicant has indicated that their neighbours to the east (Lot 41) and to the west (Lot 43) have no concerns with the tram as proposed (though formal letters confirming support were not included in the application);
- The proposed development proposes very little removal of existing vegetation, and current mapping indicates that there are no sensitive ecosystems or species at risk on the property; and
- Due to the steep nature of the waterfront portion of the property, and given the accessibility challenges that the current owners face, the proposed tram would be a structure accessory to the residential use of their upland property, and will provide ongoing waterfront access and ability to transport supplies from the applicants' dock onto their property as they age.

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	May 2, 2017
Concurrence:	Ann Kjerulf, RPP, MCIP Regional Planning Manager	May 10, 2017

ATTACHMENTS:

1. Site Context
2. Public Notice
3. Proposed Permit

ATTACHMENT 1 – SITE CONTEXT

LOCATION

Legal Description	Lot 42, District Lot 1588, Plan 10549
PID	009-402-691
Civic Address	621 Bowen View Road, Gambier Island

LAND USE

Current Land Use	Recreational year-round use (approximately 80-100 days per year); Water access to the property and hand-crafted log cabin from a seaside dock and a steep pathway. Proposed tram (not yet constructed).
Surrounding Land Use	Residential zoned properties to the west, north, and east; natural boundary of the sea to the south. Property has access off of Bowen View Road, and from the water. 
Lot Size	1.33 hectares (3.289 acres)

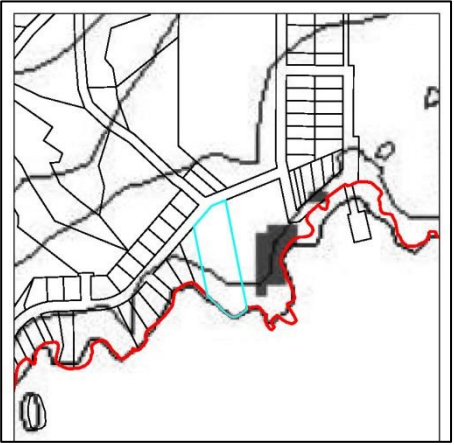
HISTORICAL ACTIVITY

File No.	Purpose
GM-SUB-1993.4 & GM-SUB-1998.3	Multi-property subdivision & property line adjustment
GM-CL-2001.3	Private residential moorage/license of occupation; crown Lease ID 913692

POLICY/REGULATORY

Gambier Island Official Community Plan No. 73, 2001	Schedule B – Land Use Designation = SR (Settlement Residential) Schedule C – Not mapped within an Environmentally Sensitive Area Schedule D – Roads, Trails, Parks, and Crown Land Map - n/a Schedule E – Not mapped within Hazard Lands area Schedule F – No mapped watercourses. Schedule I – Not within a Development Permit Area.															
Gambier Island Land Use Bylaw No. 86, 2004	Zoning = SR (Settlement Residential) “5.1(3): On a lot 0.4 hectares or greater in area, one single family dwelling and one associated secondary dwelling are permitted, in addition to buildings and structures accessory to residential and domestic agriculture use.” The tram would be considered a structure accessory to the residential use. 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>Min. 6.59 metres for the tram structure; and Min. 0.0 metres for the location of the existing dock deck structure</td><td>YES</td></tr><tr><td>Front/Rear Lot Lines = 7.5 m</td><td>> 7.5 metres</td><td>No</td></tr><tr><td>Side Lot Lines =3.0 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 <20% = OK. “5.1(10) The maximum height of an accessory building and structure is 7 metres.” Proposed < 4 metres = OK	Minimum Setback	Proposed	Variance Required?	Natural Boundary of the Sea = 15 m	Min. 6.59 metres for the tram structure; and Min. 0.0 metres for the location of the existing dock deck structure	YES	Front/Rear Lot Lines = 7.5 m	> 7.5 metres	No	Side Lot Lines =3.0 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	Min. 6.59 metres for the tram structure; and Min. 0.0 metres for the location of the existing dock deck structure	YES														
Front/Rear Lot Lines = 7.5 m	> 7.5 metres	No														
Side Lot Lines =3.0 m	> 3 metres	No														
Exterior Side Lot Lines =4.5 m	n/a	n/a														
Islands Trust Policy Statement	The proposed development is not contrary to the ITPS.															
Covenants	Covenant (BM128714) Sunshine Coast Regional District. Section 219 of the Land Title Act covenant stating that the building or structure is a seasonal cottage only and shall not be used as a full time residential dwelling on a continuous basis. = OK.															
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	None mapped.
Hazard Areas	Schedule E of the OCP indicates that this property is not mapped within Hazard Lands 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	Most of this property is 4 metres or greater above the natural boundary of the sea.
Shoreline Classification	Rock Shoreline - Low Rock/Boulder
Shoreline Data in TAPIS	Rock with gravel beach; access from water is up a steep inclined pathway

PHOTOS PROVIDED BY THE APPLICANTS









NOTICE
GM-DVP-2017.2 – SCHOLEFIELD
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 natural boundary of the sea setback would be varied to permit the siting of a new accessibility tram, in order to be located a minimum of 6.59 metres from the present natural boundary of the sea, and an existing dock deck to be located a minimum of 0.0 metres from the present natural boundary of the sea.

The property is legally described as: PID 009-402-691 Lot 42, District Lot 1588, Plan 10549

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 May 12, 2017 and continuing up to and including May 24, 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 Rittmann, 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.

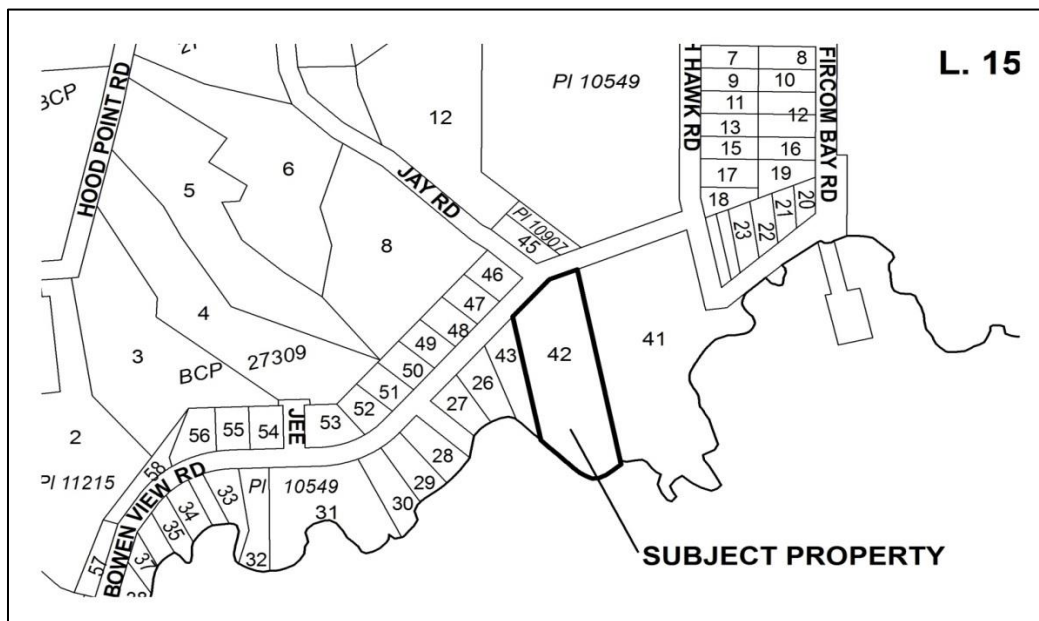
Written submissions should be sent to: **Mail:** Islands Trust, 700 North Road, Gabriola, BC V0R 1X3;
Fax: 250-247-7514 or **Email:** trittermann@islandstrust.bc.ca

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, May 25, 2017, at the Keats Island Barnabas Family Ministries, Barnabas Landing, Keats Island, 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

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



PROPOSED

 Islands Trust	GAMBIER ISLAND LOCAL TRUST COMMITTEE DEVELOPMENT VARIANCE PERMIT GM-DVP-2017.2 – SCHOLEFIELD
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TO: Heather Scholefield & Peter Scholefield

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

PID 009-402-691

Lot 42, District Lot 1588, Plan 10549

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 3 – GENERAL REGULATIONS, Section 3.3 Siting and Setback Regulations, Subsection 3.3(1):** “No building or structure shall be sited within 15 metres of the natural boundary of the sea, lake, wetland or watercourse, or constructed with the underside of any floor system or the top of any pad supporting any space or room that is used for dwelling purposes, business or the storage of goods less than 1.5 metres above the natural boundary of the sea, lake or watercourse unless otherwise provided for in this Bylaw”;

- Is varied in order to reduce the natural boundary of the sea setback from 15 metres to 6.59 metres for the siting of a proposed accessibility tram, as shown in the surveyed site plans in Schedules “A1” and “A2” attached to and forming part of this permit.
- Is varied in order to reduce the natural boundary of the sea setback from 15 metres to 0.0 metres for the siting of an existing dock deck structure, as shown in the surveyed site plans in Schedules “A1” and “A2” attached to and forming part of this permit.

3. All buildings and structures shall be consistent with Schedules “A1” and “A2” 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.

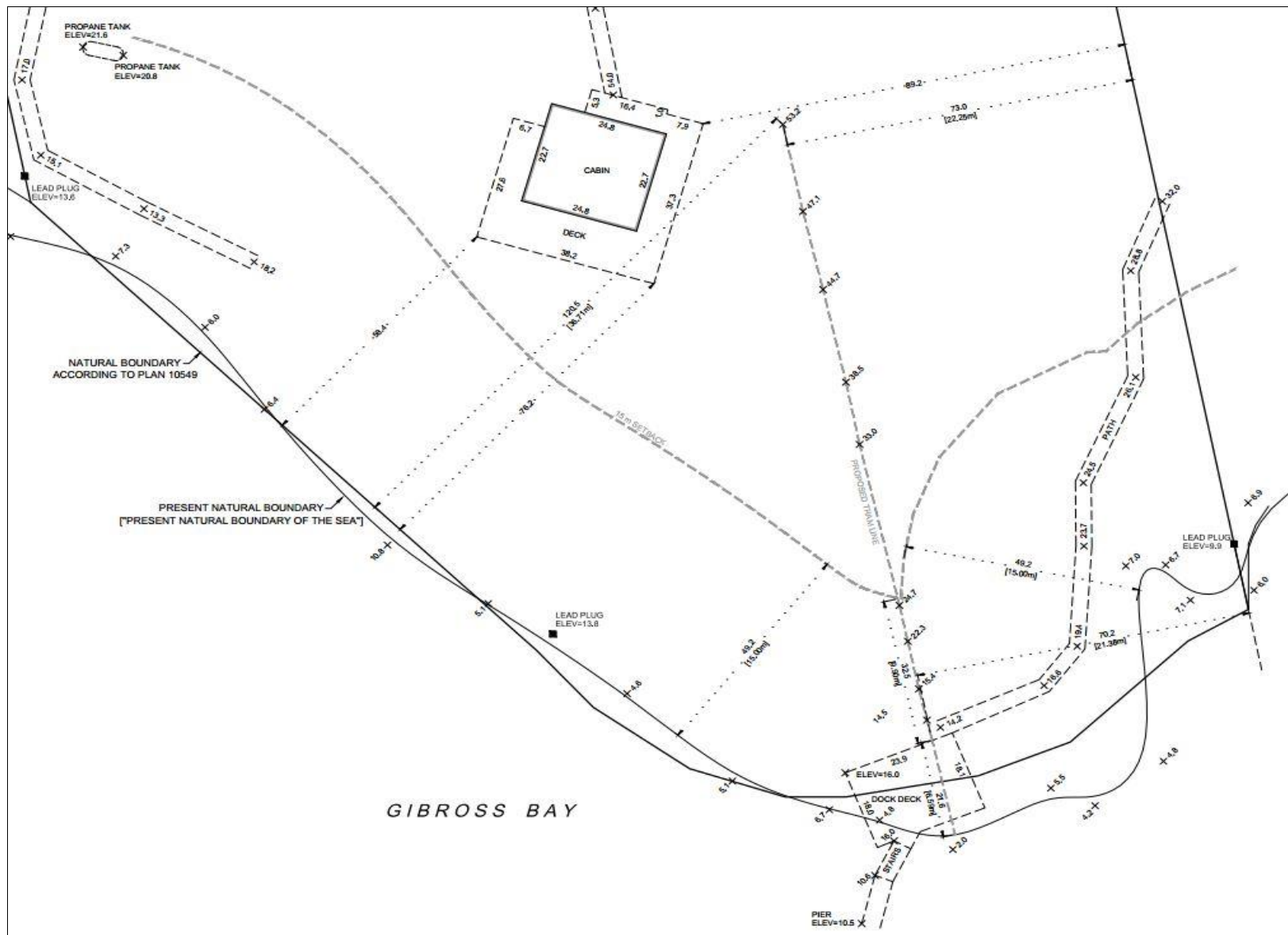
**AUTHORIZING RESOLUTION PASSED BY THE GAMBIER ISLAND LOCAL TRUST COMMITTEE
THIS ____ DAY OF _____, 2017.**

Deputy Secretary, Islands Trust

Date of Issuance

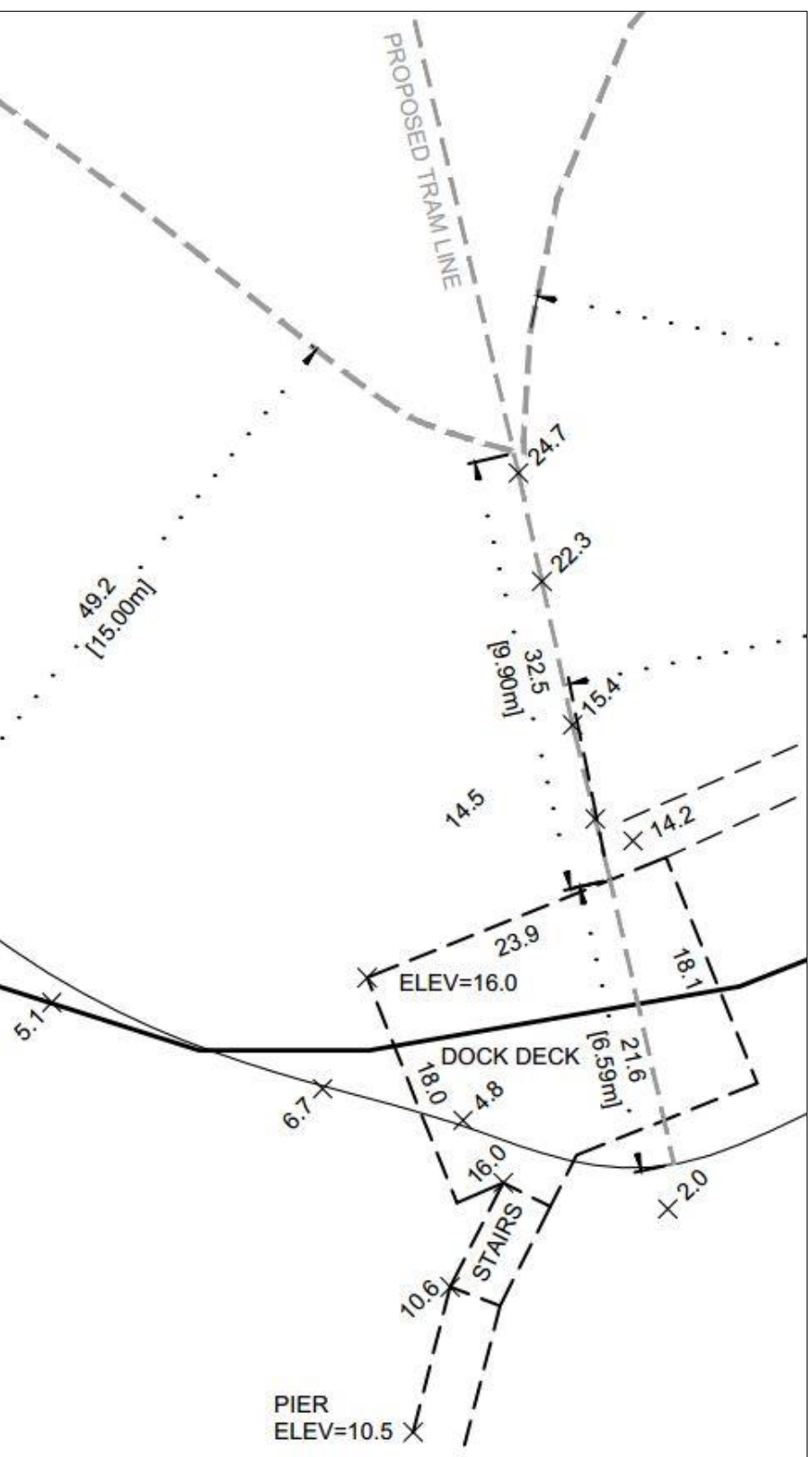
**IF THE DEVELOPMENT DESCRIBED HEREIN IS NOT COMMENCED BY THE ____ DAY OF 2019,
THIS PERMIT AUTOMATICALLY LAPSES.**

Schedule “A1” – Excerpt of Surveyed Site Plan



GAMBIER ISLAND LOCAL TRUST COMMITTEE
GM-DVP-2017.2 – SCHOLEFIELD

Schedule "A2" – Detailed Excerpt of Surveyed Site Plan





MEMORANDUM

File No.: GM-RZ-2004.1 (Keats Camp)
DL 696 Keats Island

DATE OF MEETING: May 25, 2017
TO: Gambier Island Local Trust Committee
FROM: Sonja Zupanec, Island Planner
Northern Team
COPY: Kevin Healy, Creus Consulting - Applicant
SUBJECT: Application File Status Update

PURPOSE

The purpose of this memo is to provide the Local Trust Committee (LTC) with an outline of the topics which will be presented by staff during the May 25, 2017 regular business meeting in consideration of next steps and recommended options pertaining to application GM-RZ-2004.1 (Keats Camp, DL 696):

1. Squamish First Nation referral response update;
2. Recommended revisions to Proposed Bylaw 143 (LUB) based on Sunshine Coast Regional District (SCRD) referral response;
3. Update on the status of the hydrogeological assessment terms of reference;
4. Update on LTC covenants required prior to second reading;
5. Update on the recommended process to address non-conforming buildings and structures on DL 696;
6. Recommended consultation schedule during legislative process for bylaw review;
7. Recommended timeline of deliverables prior to bylaw adoption; and
8. Overview of a draft 'frequently asked questions' document to assist in public consultation.

The staff presentation slides and notes/recommendations will be an addendum to the May 25 agenda item for the above noted application file.

Submitted By:	Sonja Zupanec, MCIP, RPP Island Planner	May 15, 2017
Concurrence:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	May 15, 2017



Top Priorities

Gambier Island

No.	Description	Activity	R/Initiated	Responsibility	Target Date
1	Riparian Areas Regulation	Implement RAR across Gambier Island Local Trust Area.	26-Oct-2011	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

Print Date: May 17, 2017

Applications

Development Variance Permit

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

Planner: Sonja Zupanec

Planning Status

Status Date: 10-Apr-2008

still on hold pending rezoning

Status Date: 13-Aug-2007

on hold pending rezoning application

Status Date: 16-May-2006

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

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

Planner: Marnie Eggen

Planning Status

Status Date: 14-Oct-2016

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

Status Date: 11-Jul-2016

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

Status Date: 09-Jun-2015

no change

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2017.1	Celaram Consulting Inc.	03-Feb-2017	PID: 026-954-371 Variance required to build within setbacks. Lot 31 Douglas Bay, Gambier Island.

Planner: Teresa Ritemann

Planning Status

Applications

Status Date: 04-May-2017

LTC approved DVP at regular business meeting 27-Apr-2017. Planner completed file, updated TAPIS, and gave to PTA to issue DVP and close file.

Status Date: 20-Apr-2017

Staff Report complete and on agenda for LTC consideration at the meeting 27-Apr-2017.

Status Date: 09-Mar-2017

Planner reviewing application.

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2017.2	SCHOLEFIELD, Peter	08-Feb-2017	PID: 009-402-691 Planning to construct a tram lift from dock to cabin. Civic address: 621 Bowen View Road, Gambier Island, BC.

Planner: Teresa Ritemann

Planning Status

Status Date: 15-May-2017

Staff report completed and on agenda for 25-May LTC meeting

Status Date: 20-Apr-2017

Staff waiting for survey and additional information from applicant.

Status Date: 09-Mar-2017

Planner reviewing application.

Rezoning

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

Planner: Sonja Zupanec

Planning Status

Status Date: 20-Apr-2017

Revised draft ToR for hydro.assessment sent to applicant for review.

Status Date: 10-Mar-2017

Draft Terms of Reference for hydrogeological assessment sent to applicant for review

Applications

Status Date: 09-Feb-2017

GM LTC resolution requesting hydrogeological assessment

Subdivision

File Number	Applicant Name	Date Received	Purpose
GM-SUB-2013.1	Creus Engineering	09-Dec-2013	PID: 014-385-694 The Convention of Baptist Churches of BC Island 9 Lot Subdivision

Planner: Sonja Zupanec

Planning Status

Status Date: 20-Apr-2017

New drawings January 20, 2017 endorsed by MOTI staff

Status Date: 06-Oct-2016

New drawings submitted to MOTI September 9, 2016.

Status Date: 01-Aug-2016

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

Islands Trust
 LTC EXP SUMMARY REPORT F2017
 Invoices posted to Month ending March 2017

630 Gambier	Invoices posted to Month ending March 2017	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-630	LTC "Trustee Expenses"	3,000.00	1,435.43	1,564.57
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	325.51	174.49
65220-630	LTC - Local Exp - Communications	1,000.00	0.00	1,000.00
65230-630	LTC - Local Exp - Special Projects	500.00	463.90	36.10
TOTAL LTC Local Expense		<u>6,750.00</u>	<u>4,646.74</u>	<u>2,103.26</u>
Projects				
73001-630-2016	Gambier OCP/LUB	1,500.00	1,092.99	407.01
73001-630-3003	Gambier RAR	6,000.00	4,521.14	1,478.86
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	98.42	1,401.58
TOTAL Project Expenses		<u>10,000.00</u>	<u>7,262.55</u>	<u>2,737.45</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.

