



Gambier Island Local Trust Committee Regular Meeting Agenda

Date: May 24, 2018
Time: 9:00 am
Location: Gibsons Public Market
473 Gower Point Road
Gibsons, BC

Pages

1. **CALL TO ORDER** 9:00 AM - 9:00 AM
“Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change.”
2. **APPROVAL OF AGENDA**
3. **TOWN HALL AND QUESTIONS** 9:00 AM - 9:10 AM
4. **COMMUNITY INFORMATION MEETING - None**
5. **PUBLIC HEARING - None**
6. **MINUTES** 9:10 AM - 9:15 AM
 - 6.1 Local Trust Committee Special Meeting dated April 18, 2018 for Adoption 4 - 8
 - 6.2 Public Hearing Record dated April 18, 2018 - for Receipt 9 - 13
 - 6.3 Local Trust Committee Meeting dated April 19, 2018 for Adoption 14 - 22
 - 6.4 Section 26 Resolutions-Without-Meeting Report dated May 17, 2018 23 - 23
 - 6.5 Advisory Planning Commission Minutes - None
7. **BUSINESS ARISING FROM MINUTES** 9:15 AM - 9:20 AM
 - 7.1 Follow-up Action List dated May 17, 2018 24 - 26
8. **DELEGATIONS - None**
9. **REPORTS** 9:20 AM - 9:40 AM
 - 9.1 Chair's Report
 - 9.2 Trustee Reports

9.3	Electoral Area Director's Report	
9.4	Trust Fund Board Report	
10.	CORRESPONDENCE - None	
	<i>(Correspondence received concerning current applications or projects is posted to the LTC webpage)</i>	
11.	APPLICATIONS AND REFERRALS - None	
12.	LOCAL TRUST COMMITTEE PROJECTS	9:40 AM - 10:10 AM
12.1	Gambier Official Community Plan Review Project - Verbal Update	
12.2	Greenshores Workshop - Verbal Update	
12.3	Riparian Areas Regulation - Gambier/Anvil/Bowyer - Verbal Update	
	--BREAK--10:10 - 10:25	
13.	REPORTS	10:25 AM - 10:35 AM
13.1	Work Program Reports	
13.1.1	<u>Top Priorities Report dated May 17, 2018</u>	27 - 27
13.1.2	<u>Projects List Report dated May 17, 2018</u>	28 - 29
13.2	Applications Report dated May 17, 2018	30 - 31
13.3	Trustee and Local Expense Report dated March, 2018	32 - 32
13.4	Adopted Policies and Standing Resolutions	33 - 34
13.5	Local Trust Committee Webpage	
13.6	First Nations Activities	
14.	NEW BUSINESS	10:35 AM - 11:05 AM
14.1	Support for the Howe Sound Community Forum - Discussion	
14.2	Gambier Island Local Trust Committee Annual Report Submission - Request for Decision	35 - 36
14.3	Draft Restrictive Covenant to be used for the Purpose of Satisfying Keats Island LUB No. 78, 2002, Regulation 4.4.7 - Staff Report	37 - 55

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|-------------|---|----------------------------|
| 15. | UPCOMING MEETINGS | 11:05 AM - 11:10 AM |
| 15.1 | Next Regular Meeting Scheduled for Thursday, June 28, 2018 at 10:45 am at Gambier Island Community Hall, 721 Andy's Bay Road, Gambier Island, BC | |
| 15.2 | Discussion regarding Rescheduling the November 15, 2018 Regular Meeting to after Swearing in of New LTC on November 16, 2018 | |
| 16. | TOWN HALL | 11:10 AM - 11:20 AM |
| 17. | CLOSED MEETING - None | |
| 18. | ADJOURNMENT | 11:20 AM - 11:20 AM |



Gambier Island Local Trust Committee Minutes of Special Meeting

Date: April 18, 2018
Location: Gleneagles Golf Course, Great Hall
 6190 Marine Drive, West Vancouver, BC

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

Staff Present: Sonja Zupanec, Island Planner
 David Marlor, Director of Local Planning Services
 Diane Corbett, Recorder

1. CALL TO ORDER

Chair Morrison called the meeting to order at 7:01 pm. She acknowledged that the meeting was being held in territory of the Coast Salish First Nations. Chair Morrison introduced trustees and staff in attendance. She acknowledged the presence of previous Local Trustees Kim Benson and Jan Hagedorn, and previous Island Planner Aleksandra Brzozowski.

2. APPROVAL OF AGENDA

The following addition to the agenda was presented for consideration:

- Add to end of agenda if there is time: Trustee discussion regarding comments.

By general consent the agenda was approved as amended.

3. COMMUNITY INFORMATION MEETING

3.1 GM-RZ-2004.1 (District Lot 696, Keats Island) - Proposed Bylaw No. 143

3.1.1 Planner Presentation – Bylaw No. 143 – Slides

3.1.2 Proposed Bylaw No. 143

3.1.3 Proposed Covenant for Water Conservation

3.1.4 Revised Proposed Covenant/SRW/Rent Charge for Salmon Rock Area

3.1.5 Proposed Covenant for Wellhead Protection

The Island Planner gave a PowerPoint presentation on the GM-RZ-2004.1 application that addressed the following topics:

- Context and current land regulations on District Lot 696;
- Proposed Bylaw No. 143;
- Three Local Trust Committee covenants proposed to be registered on title;

- Public input opportunities;
- Options the Local Trust Committee can consider post-Public Hearing;
- What happens if/when the Bylaw is adopted.

The Island Planner remarked that this was an opportunity for members of the public to ensure local officials know if they do or do not support what is proposed.

3.2 Question and Answer Session

Chair Morrison noted that the applicant and owners were present. She invited questions and comments from the public.

Points raised included:

- The zone regulations on my lot disappear within the Comprehensive zone. Is there any guarantee that they come back? Do the zones no longer exist?
 - Staff explained that Bylaw No. 143 stipulates permitted uses. Permitted in the residential parcel is one single family dwelling per lot, same height, same setback from the natural boundary of the sea as previously. Due to the existence of 78 properties that cannot comply with a side setback, it has been stipulated that there be a three metre separation from buildings. The bylaw wipes clean the DL 696 zoning provisions, and allows for discharge of Bylaw No. 4, the Land Use Contract.
- Of the 110 lots, 100 lots exist today – where are the additional ten lots?
 - Staff explained that the lots were located and numbered on the map in the subdivision strata lot proposal in the agenda package.
- Inquiry about rent charge for the land being given up for the Sandy Beach Nature Reserve.
 - The Island Planner explained the rent charge is used to enforce the covenant, which includes monitoring. The rent is a maximum of \$500 per year. Someone comes yearly to inspect the site.
 - Director of Local Planning Services Marlor explained that the intent of the rent charge would be to give Islands Trust a chance to take some rent if something does not happen. That is in the covenant. The rent charge allows the Local Trust Committee to charge to recover costs, and makes it easier than going through court.
- Inquiry about liability for damage; the lands are currently being used now.
 - The Island Planner clarified that the owner of the land is entering into covenant with the Local Trust Committee, agreeing to protect the land and ensuring the covenant is being upheld. The covenant says who is responsible. The owner is agreeing, the best they can within reason, to protect those amenities. In the covenant, liability is not extended to the owners if it is an active trespass or vandalism.

- When the public hearing was held for these bylaws in 2007, there was a component that addressed the nonconforming uses, a Development Variance Permit (DVP) that could address the lots with a lot of “nonconforming”. There are also issues with respect to other structures. The Land Use Contract was brought in to allow the regularization in the development. Since the bylaws came in from the Sunshine Coast Regional District (SCRD) in the late 1970s and the new Land Use Bylaw in 2002, DL 696 has not been frozen. There is concern about some of the structures, some legal nonconforming. How are those issues addressed if not addressed through DVP?
 - Staff explained the majority of issues were related to side lot setback and lot coverage. It was deemed that two lots had exceeded the 33% lot coverage, with minor increases in lot coverage. At time of subdivision, there can be no further nonconformities. Lot coverage and setback from the sea are at existing setbacks. Height wouldn’t trigger a negative referral.
- There was a freeze on building permits; there may be structures that are in no man’s land. How would this be addressed?
 - If lot coverage is an issue, it has been addressed by information from the applicant. Setback would not be an issue. The only other piece would be height. If they applied for an additional building permit, in time these would be examined. The SCRD refers to Islands Trust; staff does a check-off to ensure it conforms to the bylaw and that an inspector made sure it was code compliant.
 - Josh Lupine, a representative of the owner, noted there were a number of sheds that do not comply with the three-metre separation and would have to be moved.
- Inquiry about whether a second report was being done and looked at by trustees regarding the drinking water and the area of protection around the wellheads. Is there a report and, if there is such a thing, were trustees taking it into consideration when making a decision?
 - The Island Planner discussed the presentation slide on the covenant requirement in the Keats Land Use Bylaw. A second study was not being considered. One of the submissions on proposed Bylaw. No. 143 was an eleven-page analysis of data used in the first hydrogeological report. The applicant has satisfied the wellhead protection conditions for rezoning and the Keats Island Land Use Bylaw. Through the subdivision process, Vancouver Coastal Health has possibly a more robust wellhead protection plan.
- Speak more about Sandy Beach Conservation Area. Are there other pieces of land on the islands that are protected in that way? Will that land be like a park? What is the vision for that land?
 - The Island Planner noted the SCRD park of 1.1 hectares will remain in a natural state. Sandy Beach Nature Preserve is not a recreational area. It will remain in a natural state. Islands Trust Fund would be owners of that land, and would have

a monitoring program. There will be public access to the SCRD park. The goal would be to ensure natural areas and features are protected.

- Trustee Stamford noted that Gambier Island has a couple of preserves. One is Artiban Nature Reserve. The public does access it, but it is not widely publicized and not advertised as a recreation spot. It is a low impact site; Gambier Conservancy maintains it.
- Inquiry about responsibility and liability of these properties that will be owned or monitored by other parties. Typically Sandy Beach and Salmon Rock are popular for parties. Camp staff had been attending to it. Do they still call the police? Who do they answer to?
 - Trustee Rogers explained that Salmon Rock, for which the owner would be responsible, would still be owned by the Convention and still private property, on which there is a conservation covenant. On Sandy Beach, Trustee Rogers hoped the neighbours would be involved in taking ownership of a protected nature reserve.
 - Island Planner Zupanec explained that Trust Fund Board would remediate any damage and could also pursue legal means to address issues.
- Request for clarification that management plans for Trust Fund Board properties usually have a local monitoring group.
- Inquiry about whether the three stage subdivision could be just two stages, with the last two stages being one.
 - The Island Planner reported the approving officer cannot approve a subdivision that is fee simple and strata at the same time; they have to separate the three first, then turn the residential parcel into a strata. They can submit the applications at the same time.
- If the second subdivision takes place and there are two large parcels: are two titles created at that point?
 - Yes.
- Is there any guarantee that one parcel cannot be sold separately from the other? If at one stage they have two lots, could they sell one of the lots (e.g. the residential lot to a developer)?
 - Kevin Healy, Applicant, explained that the subdivision does not allow strata and fee simple at same time. You cannot get strata subdivision until you build the sewer system. The current plan is to do the initial subdivision to meet requirements of the bylaw; then do subdivision.
- Request that the hydrogeologist give his opinion of whether the main drinking water wells were from confined or unconfined aquifers.
 - Matthew Mumford, hydrogeologist, provided background information on his involvement with this application and the process related to submission of the

initial and final versions of the hydrogeological report in July and November 2017, involving an interactive process of reviewing information. The original report refers to the aquifer as being a confined aquifer, for the reasoning that it is consistent with the definition of a confined aquifer in guidance documents, to which Mr. Mumford was still committed. It was not something revisited in each version of the document. The functional definition is referenced in the open pages of the Well Protection Toolkit.

- Mr. Mumford discussed his response regarding a letter submitted on this date to Islands Trust by another senior hydrogeologist regarding whether the aquifer is confined or unconfined.
- An individual commented on observing all of the water readings in the last five years. In September 2016, there was a massive rain, and high coliform. The speaker thought that something happened in that big rain event, and it continues to occur. It was 350 in October 2017.
 - Mr. Mumford acknowledged that it seems to be a repeating seasonal detection on well number 2 (September, October), lingering until December. The land around a well can hold rotting material. Initial rains flush material away. Wells will reflect the surface water quality.
- Before it was drilled, well number 2 was bare bedrock; it has six feet of junk fill on top. When it was drilled, the drill logs clearly state there is a bentonite well seal, so that well is unconfined. It has a well seal. The casing does not leak. Anything getting into that well has to be coming from the aquifer.
 - Mr. Mumford noted that the seal on that well is not compliant with new regulations.

4. PUBLIC HEARING – scheduled to begin at 8:00 pm

Public Hearing regarding Proposed Bylaw No. 143

5. PUBLIC COMMENTS – none

6. TRUSTEE DISCUSSION REGARDING COMMENTS – none

7. ADJOURNMENT

By general consent the meeting was adjourned at 8:24 pm.

Susan Morrison, Chair

Certified Correct:

Diane Corbett, Recorder



**Gambier Island Local Trust Committee
Public Hearing Record**

**REGARDING
PROPOSED BYLAW NO. 143 (GM-RZ-2004.1 – District Lot 696, Keats Island)**

Date: April 18, 2018
Location: Gleneagles Golf Course, Great Hall
6190 Marine Drive, West Vancouver, BC

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

Staff Present: David Marlor, Director of Local Planning Services
Sonja Zupanec, Island Planner
Diane Corbett, Recorder

Others Present: Approximately forty (40) Members of the Public

1. CALL TO ORDER

Chair Morrison called the Public Hearing to order at 8:24 pm.

Chair Morrison read a formal statement explaining the Public Hearing regarding the Proposed Bylaw No. 143. She stated that all persons who believe their interest is affected by the bylaw would be given the opportunity to express their concerns and that further submissions cannot be received by the Local Trust Committee after the close of the Public Hearing.

Island Planner Zupanec reviewed the Public Hearing Notice, summarized proposed Bylaw No. 143, and stated that all related information, and public comments, was available for members of the public to view in the Public Hearing binders. The Public Hearing was advertised in the April 6, 2018 and April 13, 2018 issues of *The Coast Reporter*.

The Island Planner announced that the purpose of proposed Bylaw No. 143, if adopted, is to amend the current Keats Island Land Use Bylaw No. 78 to rezone portions of District Lot 696, Keats Island and select adjacent marine areas, in order to regulate uses, density, subdivision potential, siting, setbacks, lot coverage, discharge the Land Use Contract in effect, and require the dedication of public roads, trails, park area, and designated covenant areas.

Referral agency responses included:

- Ministry of Transportation and Infrastructure approval subject to conditions;
- SCR D Board resolution pending; accepted park;

**Public Hearing Record
Received for Information
By Local Trust Committee**

- Agricultural Land Commission unaffected;
- Islands Trust Fund approval subject to conditions;
- First Nations deferred comment.

To date, a total of forty-one public submissions on the proposed bylaw had been received.

Chair Morrison advised that written submissions could be made at any time until the end of the Public Hearing.

2. PROPOSED BYLAW NO. 143

Gambier Island Local Trust Committee Bylaw No. 143 cited as “Keats Island Land Use Bylaw, 2002, Amendment No. 2, 2016”, proposed to rezone a portion of District Lot 696, Keats Island and select adjacent marine areas in order to regulate uses, density and subdivision, would enable:

- 110 strata lot subdivision of existing leaseholder lots;
- Roadway Dedication between the Keats Landing dock and the northeast corner of the property;
- Trail Dedication between the Keats Landing dock and Salmon Rock;
- Dedication of 1.1 hectares of land to the Sunshine Coast Regional District for a community park;
- Dedication of 3.3 hectares of land to the Islands Trust Fund Board for Sandy Beach Nature Reserve; and
- Registration of restrictive covenants to protect Salmon Rock, require water conservation measures and well head protection.

3. PUBLIC COMMENTS

Chair Morrison invited public submissions on proposed Bylaw No. 143.

Scott Benson, Gibsons, made the following points:

- Inquired why it is necessary to protect the water supply with a restrictive covenant. A covenant can be required as a condition of rezoning when caution is required.
- The Ministry of Health must review a subdivision application, but does not review for reference, but does review the plans. Since 2004, the professional reliance model has been used; designers are assumed to be competent.
- Septic field locations can be modified. Errors have already been made by professionals regarding locations. Errors have also been made in determining aquifer location. Proposed septic field by the wells have been changed. There is no current threat. Keats Camp will have to relocate existing septic fields in coming years.
- How can the covenant be simple yet affective? It is imperative the development and activities that could contaminate the water supply are brought to the attention of the Drinking Water Officer (DWO) before being implemented. The obligation on the owner would be to inform the DWO of their proposal. There is no need for the granting of permission. All that is required is to fix the break in the link of getting information to the DWO.

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- The Ministry of Health or the authority with jurisdiction over drinking water should hold the covenant.

Kevin Healy, Applicant, made the following points:

- All the fields the Applicant proposed were put ninety meters from any well.
- The Campfire Rock field was removed as a concession to the neighbor to try to satisfy some of their concerns.

Bryson Milley, leaseholder, remarked that:

- The island and District Lot 696 are very special. There is less certainty without Bylaw No. 143. Trustees have done their due diligence. There is a great opportunity to put together a program that provides certainty.
- Fully supports Bylaw No. 143. It gives the family certainty.

Kim Benson, Keats Island, a full-time resident for forty years whose family neighbours District Lot 696, made the following points:

- The DL 696 rezoning proposal is big and complex; it is a big deal when you are rezoning a third of an island. 110 lease lots and a camp will accommodate 400-500 kids on it. It creates a community of around 700 people living on a small rock in the ocean.
- Emphasized importance of making sure things are done properly. Knew of other places where there have been failures of water systems. When people run out of water it is a big deal.
- Supports the bylaws, and glad there will be covenants. Family has a well next to the Baptist camp; only draws from the well for the family. Understood the setback from their well is 100 feet. Should it be 300 feet? Would be willing to do 200 feet. The work to protect the water source for DL 696 should be not to just meet minimum standards but best practices.
- Supports the bylaw, nature reserve, covenant on Salmon Rock, the trails, and the park. Had seen development proposals go sideways after rezoning and before subdivision approval. Encouraged the LTC to make sure to get the best covenants that are going to work in the long term.

Josh Lupine, cottager at Campfire Rock, neighbour of Bensons, part of subdivision committee and two-term chair of Keats Camp Board, made the following points:

- Has a lot of knowledge of what has gone on in the last ten years. Remembered the days of conservation well. His priority has always been with the Camp, and with kids foremost in his mind.
- What we see with the water covenants is unprecedented in the islands. The covenant area is larger than recommended. The new septic field location is 344 metres away from this area.
- In moving to the work with VCH, the proponent will continue to work above and beyond. It is in everyone's interests to have good water. Thought responsible choices had been made.

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George Slade, leaseholder, made the following points:

- Generally supports Bylaw 143.
- Has reservation on the water catchment protection covenant. Wording is in one way too restrictive, because it is an outright prohibition of activities. But it doesn't restrict pesticide and chemicals. Wording could use more thought. Getting it right is a big deal.
- Understood that the Ministry of Health definition of a high capacity well is one that serves more than 500 people in a 24-hour period (peak period in summer); it clearly serves that many people, 500 to 600 campers. Ministry of Health says 60 metres in that case.
- Water quality is the higher priority – nothing trumps the safety of water. We have to make sure we got it right. Encouraged trustees to think about that water.

Kevin Healy, Applicant, reported that:

- At least four of the six septic fields have to be installed as part of subdivision.
- Will have to build the septic system before subdivision.

Trustee Rogers questioned Mr. Benson regarding the latter's comment that wellhead protection plans are not reliable and would not be yet a further level of protection beyond a covenant.

Mr. Benson gave an example of a recent situation where the Ministry of Environment had granted an emergency permit to a strata to dump its sewage plant sludge according to Ministry of Environment standards in a pit near a lake, which turned out to be in a well head protection area. The Ministry had had no idea of the wellhead protection plan, as they were not advised. If there had been a covenant, the owner would have been required to inform the Drinking Water Officer.

Jim Burn, leaseholder, Keats Island, Chair of Keats Island Leaseholder Association, made the following points:

- Acknowledged the time and effort spent on the process.
- Had worked to make sure this is an open process, and had encouraged leaseholders to come forward with issues to present at executive meetings.
- A concern was there had not always been transparency by different groups; information was often made available at the last minute.
- Believed Bylaw No. 143 to be in the best interest of the leaseholders, who felt they had been open and honest about this process. Looked forward to seeing this passed.

Jan Hagedorn, Keats Island, noted:

- Support for Bylaw No. 143 and thanks to everyone who brought this forward.
- Desire to protect the water for future generations, and encouraged trustees to listen and to be cautious. Expressed support for trustees being attentive to information and supporting the islanders in making good decisions around the groundwater.

Graham Davis, Keats Island, noted the following:

- Complimented and thanked the Island Planner for bringing forward the new zoning, "a huge step forward".

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By Local Trust Committee**

- Expressed support for Bylaw No. 143 and its conclusions, including the covenant on the water.
- Acknowledged the support of Mr. Benson in maintaining the water system.
- Encouraged the trustees to move Bylaw 143 forward quickly.

Kevin Healy, Applicant, made the following points:

- There is no one in this room not concerned about water. Wellhead protection plans, covenants, regulations have a role; some of it is punitive; none of those pieces of paper will stop anything. Have professionals provide guidance, authorities. They aren't minimum standards; they are standards designed to protect the water.
- When first involved with project, he was impressed at the care and quality of the water system. No one is proposing anything here to put the water at risk. There may be a difference of opinion. It is the operator that is going to protect the water.

Maureen Jones, Vancouver, leaseholder, made the following points:

- To the audience, asked anyone who was for the passing of Bylaw 143 to stand on their feet and show their support, in response to which many attendees stood up.
- Expressed love for the Island Planner.

Chair Morrison asked the public for any other comments or submissions. The Chair asked again for any further comments or submissions. The Chair asked a third and final time for submissions. Hearing none, Chair Morrison closed the meeting and thanked everyone for attending.

4. ADJOURNMENT

By general consent the Public Hearing was adjourned at 9:08 pm.

**I CERTIFY THAT THIS IS A FAIR AND ACCURATE SUMMARY OF THE NATURE OF REPRESENTATIONS
RESPECTING THE MEETING HELD**

Diane Corbett, Recorder



Gambier Island Local Trust Committee Minutes of Regular Meeting

Date: April 19, 2018
Location: John Braithwaite Community Centre
 145 West 1st Street
 North Vancouver, BC

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

Staff Present: David Marlor, Director of Local Planning Services
 Sonja Zupanec, Island Planner
 Jaime Dubyna, Planner 1 (via teleconference, 11:56 am-12:05 pm)
 Diane Corbett, Recorder

Also Present: Approximately 40 members of the Public

1. CALL TO ORDER

"Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."

Chair Morrison called the meeting to order at 10:00 am. She acknowledged that the meeting was being held in territory of the Coast Salish First Nations. Chair Morrison introduced trustees and staff in attendance.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. TOWN HALL AND QUESTIONS

- A Keats Island resident, on behalf of some other residents who were looking for successful examples to follow, inquired as to whether any development variance applications had been using "Green Shores" installations.
 - The Island Planner indicated she could provide contact details for the Islands Trust northern office, for further information.
 - Trustee Rogers noted the Local Trust Committee (LTC) was at the beginning stages of a proposed project looking at shoreline protection; Green Shores might come up in discussions.

4. COMMUNITY INFORMATION MEETING – None

5. PUBLIC HEARING – None

6. MINUTES

6.1 Local Trust Committee Meeting dated March 8, 2018

The following amendments to the minutes were presented for consideration:

- p. 2, item 9.2, bullet 1 should read: "Correspondence to Pasley Island group from the Aquarium;"
- p. 3, item 9.3: replace "have a report later this morning" with "notify the Local Trust Committee later that day";
- p. 3, item 9.4, first sentence: replace "now called" with "talking about calling the Trust Fund Board the Islands Trust Conservancy, but not at this time," before "and commented on the following:";
- p.3, item 9.4, bullet 2: replace "Council for approval" with "Fund Board for consideration".

By general consent, the March 8, 2018 minutes were adopted as amended.

6.2 Section 26 Resolutions-Without-Meeting Report dated April 11, 2018

Received. Trustee Rogers noted he had attended the Salish Sea Conference instead of Trustee Stamford.

6.3 Advisory Planning Commission Minutes – None

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated April 11, 2018

The Follow-up Action List of April 11, 2018 was received. The Island Planner advised she had been in contact with the coordinator of the Green Shores Project and would bring further information to the May meeting regarding a workshop in August.

8. DELEGATIONS – None

9. REPORTS

9.1 Chair's Report

Chair Morrison reported on the following:

- Executive Committee meeting of April 11, 2018;
- Islands Trust attendance at the Association of Vancouver Island Coastal Communities (AVICC);
- Upcoming meeting on Thetis Island where representatives from the Cowichan Valley Regional District would attend to talk about their protection of drinking water.

9.2 Trustee Reports

Trustee Stamford reported on the following:

- Safety meeting to be held on April 21 on Gambier, including representation from Ambulance Services, BC Forest Service, ground and marine rescue, RCMP.

- Attended Conservation Assessment Workshop on April 10, hosted by the Coastal Oceans Institute and the David Suzuki Foundation, where about eighty people from around Howe Sound participated in information gathering for a mapping project that provides a comprehensive view of Howe Sound as a whole.
- The Ocean Watch Task force is developing a regional marine reference guide that will use, in part, the information from the above-noted Conservation Assessment Workshop. The project has been accepted by Tides Canada and there is initial financial support from municipalities and regional districts around the Atl'Kitsem/Howe Sound area as well as from the Moore Foundation.

Trustee Rogers reported on the following:

- Thanked Trustee Stamford for organizing the safety forum on Gambier on April 21; will attend with some people from Eastbourne.
- Attended Salish Sea Ecosystem Conference, sponsored by Western Washington University in Bellingham, Washington, held every two years. Was impressed with the many people around the Salish Sea working to try to find solutions to conserve and preserve the Salish Sea, including First Nations, educators, students, environmental groups, and governments. The conference included around 250 sessions from which to choose. Washington state is doing a lot more to protect particularly salmon habitat than is being done in BC.
- Went to the Ocean Wise Conference; it is a very large project to deal with just Howe Sound and the "various mapping layers".
- The next Howe Sound Forum is scheduled for May 4, 2018.
- Was on Salt Spring Island on April 16 for Trust Planning Commission; had a town hall to look at some of the governance issues they had.
- Agreed to be a Ferry Advisory Committee member for Route 13 for awhile, since one of the representatives has left the island.
- Trust Fund Board staff will be coming onto Keats regarding the Sandy Beach Nature Reserve for a day in April. They will be shown that and other areas of Keats.

9.3 Electoral Area Director's Report – None

Trustee Stamford reported that Director Winn had decided not to run again for Area F.

9.4 Trust Fund Board Report dated April, 2018

Chair Morris reviewed highlights from the Trust Fund Board Report of April 2018 that included:

- A new acquisition project on Lasqueti island;
- Grant for Saturna Island;
- Nature reserve on Thetis;
- Regional conservation plans.

10. CORRESPONDENCE – None

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

Chair Morrison recessed the meeting at 10:22 am, and reconvened the meeting at 10:29 am.

11.1 GM-RZ-2004.1 (District Lot 696, Keats Island) – Proposed Bylaw No. 143 for Consideration of Third Reading

The Island Planner read to trustees proposed recommendations for consideration regarding the proposed Bylaw No. 143. Discussion ensued.

The Island Planner responded to a trustee inquiry about the nature of covenants and requirements in updating or changing covenants.

Trustee Rogers thanked Island Planner Zupanec, previous Island Planner Brzozowski, and Local Planning Services Director Marlor for their work in getting to this point, and to all the people who had been involved. There had been great interest and input from all around Keats Island. The trustee acknowledged the proponent for being adaptable to the issues as they arose and helping to get to this point. The trustee acknowledged the leaseholders for being involved and supportive of this process, and also the neighbours for raising issues.

Trustee Rogers noted there had been two community information meetings and numerous Local Trust Committee meetings about this issue, and that he, as well as others, had tried to ensure everyone had the information they needed.

The trustee summarized issues reviewed over recent months:

- A trail to Salmon Rock; a protective covenant on Salmon Rock that goes well beyond the Land Use Contract and provides a good balance between protecting access to the area and protecting the shoreline;
- Sandy Beach Nature Reserve will be protected as a natural area and managed by the Trust Fund Board;
- Issue of the road to the dock, and connection to the road to the dock;
- Parking area will be road allowance;
- Triangle Park area will be dedicated to SCRD;
- Septic near Campfire Rock area was moved;
- Hydrogeological study and the review by Trust staff has provided much information for all concerned.

Trustee Rogers noted he had read all the submissions in all the reports, and listened carefully to all the submissions. The importance of water protection and the wellhead covenant has become a focus of discussion.

Trustee Rogers offered comment on some concerns raised at the recent community information meeting. He did not believe the wellhead covenant was too restrictive; there would be a wellhead protection plan in addition to the covenant. Regarding including reference to a Drinking Water Officer in the covenant, he did not believe Islands Trust should be involving other organizations in covenants drafted for Islands Trust, and asserted that it is the operator who would protect the system. He noted that most of the submissions received at the information meeting were focused on the wellhead covenant.

The trustee was generally satisfied that the wellhead covenant was sufficient for now, although thought it needed to be amended slightly to anticipate possible future changes, such as if the pumping rate increased or if the regulations change.

Staff responded to trustee inquiries regarding possible future considerations pertaining to the wellhead, wells, water protection and covenants. It was noted section 7.7.1 of the Land Use Bylaw (Gambier Island Local Trust Committee Bylaw No. 78) regarding community water systems would continue to apply. At the time of subdivision, Islands Trust would receive a referral asking if section 7.7.1 still applies; if new wells were being drilled, this feedback would be provided to the Approving Officer.

GM-2018-026

It was MOVED and SECONDED

by the Gambier Island Local Trust Committee that staff be requested to amend the wellhead protection covenant by adding words to the effect of the following after “30 meters” in paragraph 2: “or the setback required by provincial regulations, whichever is greater” of the wellhead.

CARRIED

GM-2018-027

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee Bylaw No. 143, cited as “Keats Island Land Use Bylaw, 2002, No. 2, 2016”, be read a third time.

CARRIED

GM-2018-028

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee Bylaw No. 143, cited as “Keats Island Land Use Bylaw, 2002, No. 2, 2016”, be forwarded to the Secretary of Islands Trust for approval by the Executive Committee.

CARRIED

Chair Morrison recessed the meeting at 11:24 am and reconvened at 11:54 am.

12. LOCAL TRUST COMMITTEE PROJECTS

12.1 Shoreline Protection – Keats Island

Planner 1 Dubyna provided an overview of the staff report on Keats Island Shoreline Protection Project – ‘Phase 1’ Draft Project Charter.

Discussion ensued on: community consultation event dates and locations; a coordinated approach in LTC activities; survey review and distribution by email to Keats Islanders.

GM-2018-029

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee endorse the Project Charter v.1 Keats Island Shoreline Protection, dated April 19, 2018.

CARRIED

GM-2018-030

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to prepare a draft communication plan, including a public survey, for Local Trust Committee consideration in advancing the Keats Island Shoreline Protection Project.

CARRIED

13. REPORTS

13.1 Work Program Reports

13.1.1 Top Priorities Report dated April 11, 2018

13.1.2 Projects List Report dated April 11, 2018

Trustee Stamford discussed with staff implementing action items for the Gambier OCP review before the end of this electoral term. The review appeared to be slow in moving forward in light of the precedence of a number of important project items on Keats Island this term. The trustee noted LTC work was being done on Gambier, but not through a regular OCP review process.

The Island Planner commented on the importance of proceeding with the *Riparian Areas Regulation* bylaw development process on Gambier, and indicated that work on the OCP project was being done by Planning Staff.

GM-2018-031

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request a status report from staff regarding the Gambier Island Official Community Plan Project.

CARRIED

13.2 Applications Report dated April 11, 2018

Received.

13.3 Trustee and Local Expense Report dated February, 2018

Received. Chair Morrison noted that she had the March report available.

13.4 Adopted Policies and Standing Resolutions

Received.

13.5 Local Trust Committee Webpage

There were no additions for the Local Trust Committee webpage.

13.6 First Nations Activities

Trustees spoke of activities with First Nations that included:

- Skwxwú7mesh/Squamish and Tsleil-Waututh well-represented at the Salish Sea Ecosystem Conference
- Trustee Rogers gave an update on interaction with new Skwxwú7mesh Nation contact person regarding the draft updated Principles of Cooperation for the Howe Sound Forum. Following further consultation by Trustee Rogers with his colleague on the draft principles, it was concluded that the draft should be put before Skwxwú7mesh Council, and a request to make a presentation to Council should be submitted; seeking support for the draft from municipalities thus should be delayed.
- Discussion of possibility of interacting with the Squamish on Keats Island at Trust Council, September 2018.

- Trustee Stamford will follow up with a New Brighton dock connection.
- Pole-raising at Camp Fircom sometime in May.

14. NEW BUSINESS

14.1 Approval Process for Water Supply Systems on Salt Spring Island – Memorandum

The memorandum with attachment entitled “Approval Process for Water Supply Systems on Salt Spring Island” was received.

14.2 August 30, 2018 LTC Meeting Location – Discussion

Discussion ensued on LTC meeting locations over the 2018 summer period.

GM-2018-032

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee that staff be requested to investigate changing the August 30 Local Trust Committee to a date in September and advise as to whether it is possible and options.

CARRIED

14.3 Passage Island Access – Discussion

The Island Planner advised trustees of information provided from the Municipality of West Vancouver regarding an active building permit site in West Vancouver. Discussion ensued. It was noted that access had been an issue for Passage Islanders.

GM-2018-033

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee write a letter to West Vancouver Mayor and Council reiterating the access policies that the Local Trust Committee supports for Passage Island, and encouraging them to work with residents of Passage Island on any developments around Race Rocks Yacht Services.

CARRIED

Trustee Rogers will draft the letter to the West Vancouver Mayor and Council, to be copied to the Metro Vancouver Area A Electoral Director and the Passage Island Ratepayers Association.

14.4 Regulating Accessory Uses and Structures on Keats Island – Staff Report

Trustee Rogers excused himself from the meeting at 12:38 pm under the Community Charter provisions Section 100 (2b), “another interest in the matter that constitutes a conflict of interest”, and returned at 12:50 pm.

The Island Planner discussed the staff report regarding regulation of accessory uses and structures on Keats Island. Discussion ensued.

GM-2018-034**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request staff to add the following activity to the “Keats Island Land Use Bylaw Review” project on the Project List: “Review regulations for accessory uses, buildings and structures occurring on parcels where no principal use exists”.

CARRIED**GM-2018-035****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request Bylaw Enforcement staff to cease investigation and enforcement of complaints on Keats Island regarding accessory uses, buildings and structures on a parcel where no principal use exists if the adjacent parcel has a principal use and both parcels are held under common ownership.

CARRIED**14.5 Meeting with Ministry of Transportation and Infrastructure – Topic Discussion**

Discussion ensued on setting up a meeting with the Ministry of Transportation and Infrastructure.

GM-2018-036**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee request staff to coordinate a meeting with Ministry of Transportation and Infrastructure Sechelt branch staff at a convenient time before the fall.

CARRIED**14.6 Meeting with Sunshine Coast Regional District – Topic Discussion**

Trustees determined that it was not necessary at this time to set up a meeting with the Sunshine Coast Regional District.

Trustee Stamford announced she would follow up with the SCRD Electoral Area F Director regarding dates of the SCRD community consultation meetings that usually are held on Keats and Gambier over the summer.

14.7 Gambier Island Workshop – Discussion

Trustees and staff discussed scheduling a public workshop on Gambier Island as part of the Official Community Plan review process. Trustee Stamford noted she would inquire with the SCRD regarding an invasive species workshop and advise Trustee Rogers as to the outcome of this inquiry.

GM-2018-037**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee add a forest cover workshop as a deliverable consideration to the Gambier OCP Project status update report.

CARRIED

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Thursday, May 24, 2018 at 10:45 am at Gibsons Public Market, Coastal Room, 473 Gower Point Road, Gibsons, BC

16. TOWN HALL – none

17. CLOSED MEETING

17.1 Motion to Close the Meeting

GM-2018-038

It was MOVED and SECONDED

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 purpose of considering adoption of In-Camera Meeting Minutes dated March 8, 2018, and Bylaw Enforcement; and that the recorder and staff attend the meeting.

CARRIED

Chair Morrison moved the meeting to in-camera at 1:05 pm.

17.2 Recall to Order

Chair Morrison recalled the meeting to order at 1:21 pm.

17.3 Rise and Report

Chair Morrison reported that the Local Trust Committee adopted the in-camera minutes of March 8, 2018 and received a Bylaw Enforcement report.

18. ADJOURNMENT

By general consent the meeting was adjourned at 1:22 pm.

Susan Morrison, Chair

Certified Correct:

Diane Corbett, Recorder



Islands Trust

Print Date: May 17, 2018

Resolutions Without Meeting

Gambier Island

Resolution #	Action	Resolution Description	Resolution Date
2018-01	In Favour	"THAT the Gambier Island Local Trust Committee release up to \$1600.00 from the Trustee Expense budget for Trustee Kate-Louise Stamford to register and attend the Salish Sea Conference in Seattle, April 4--6, 2018."	15-Mar-2018
2018-02	In Favour	"The Gambier Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 143, cited as "Keats Island Land Use Bylaw, 2002, Amendment No. 2, 2016", is not contrary to or at variance with the Islands Trust Policy Statement."	10-May-2018

Follow Up Action Report

Gambier Island

27-Apr-2017

Activity	Responsibility	Target Date	Status
Staff to prepare written communication materials for distribution to Gambier Island residents regarding the adoption of Bylaws 140 and 141. Update: pending DPA 3 minor amendments	Madeleine Koch	31-Aug-2017	On Going

31-Aug-2017

Activity	Responsibility	Target Date	Status
Staff to prepare a draft bylaw to amend the Gambier Island LUB DPA 3 guidelines	Madeleine Koch	05-Oct-2017	On Going
Staff to notify the MFLNRORD and all First Nations with interests in Gambier Island as noted in the Provincial Consultative Areas Database, of the intent to amend the Gambier Island Land Use Bylaw for the purpose of making minor revisions to DPA 3	Madeleine Koch		On Going

26-Oct-2017

Activity	Responsibility	Target Date	Status
Staff to update Gambier LTC Project webpages to reflect updates to the Gambier OCP and RAR Implementation projects.	Ann Kjerulf Madeleine Koch	15-Dec-2017	On Going

25-Jan-2018

Activity	Responsibility	Target Date	Status
LTC adopted standing resolution "that staff incorporate First Nations' words, phrases and place names into LTC communications where appropriate".	Penny Hawley Ann Kjerulf		On Going

Follow Up Action Report

08-Mar-2018

Activity	Responsibility	Target Date	Status
Request staff to prepare a draft project charter for Keats shoreline protection project. Defer consideration of #2 re FN assessment and bring it back to the LTC for a fall 2018 meeting.	Jaime Dubyna	18-Apr-2018	On Going
Staff to follow up with greenshores group on facilitating a greenshores workshop on North Thormanby island this July or August.	Sonja Zupanec		On Going

19-Apr-2018

Activity	Responsibility	Target Date	Status
LTC requests staff to coordinate a meeting with Trustees and MOTI Sechart branch staff before October 2018.	Wil Cottingham		On Going
LTC endorsed Keats Island Shoreline Protection project charter. Update and post to project website. Schedule 2 meetings July/Aug on Keats/Van for consultation. Draft communication plan and draft questionnaire. Look into July LTC meeting date on Keats as one CIM opportunity.	Jaime Dubyna		On Going
LTC request staff look to change the Aug 30 LTC meeting date to a date in September if possible. CHANGED TO OCTOBER 4	Wil Cottingham		Done
LTC requests staff provide a status update at the May 24 LTC meeting on the GM OCP review project including a potential updated project charter; revised deliverable dates; hosting a forest cover workshop on Gambier this summer as a priority deliverable.	Madeleine Koch		On Going
Bylaw 143 given third reading; update on website and forward to EC for approval; update well head protection covenant with LTC resolution wording. Notify applicant of requirements for final reading.	Sonja Zupanec		On Going



Follow Up Action Report



Top Priorities

Gambier Island

No.	Description	Activity	R/Initiated	Responsibility	Target Date
1	Riparian Areas Regulation	Implement RAR and protect all watercourses across the Gambier Island Local Trust Area	26-Oct-2011	Ann Kjerulf Madeleine Koch	
2	Gambier OCP Comprehensive Review	Includes developing a "Shared Narrative of Place" with First Nations	12-Feb-2015	Fiona MacRaild Madeleine Koch	
3	Keats Island OCP/LUB Amendments	Consideration of amendments to policies and regulations regarding docks and other foreshore development on Keats Island	27-Jul-2017	Sonja Zupanec Jaime Dubyna	
4	OCP Advocacy Policies - Implementation & Support	Supporting the advocacy policies of the Gambier, Keats, and Associated Islands OCPs, and Islands Trust Strategic Plan (e.g. woodlots, industrial facilities, Howe Sound)	24-Oct-2013	Kate-Louise Stamfor Dan Rogers Susan Morrison	

**Projects****Gambier Island**

Description	Activity	R/Initiated
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
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
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

Projects

Gambier Island

Description	Activity	R/Initiated
Keats Island LUB review	review definition of "structure" to ensure adequate regulation of the siting of underground sewage disposal systems with setbacks to lot lines and the natural boundary of the sea -review regulations for accessory uses, buildings and structures occurring on parcels where no principal use exists (April 2018 LTC resolution).	11-Dec-2017



Islands Trust

Print Date: May 17, 2018

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.

Rezoning

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

Planner: Sonja Zupanec

Planning Status

Status Date: 25-May-2017
CIM scheduled for July 27th to provide draft bylaw amendments to enable a comprehensive development zone; transfer LUC provisions and enable subdivision.

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



Islands Trust

Print Date: May 17, 2018

Applications

Subdivision

File Number	Applicant Name	Date Received	Purpose
GM-SUB-2013.1	Creus Engineering	09-Dec-2013	PID: 014-385-694 The Convention of Baptist Churches of BC\nKeats Island\n9 Lot Subdivision

Planner: 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 F2018
 Invoices posted to Month ending March 2018

630 Gambier	Invoices posted to Month ending March 2018	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-630	LTC "Trustee Expenses"	3,000.00	1,393.28	1,606.72
LTC Local				
65200-630	LTC - Local Exp - LTC Meeting Expenses	4,750.00	4,549.70	200.30
65210-630	LTC - Local Exp - APC Meeting Expenses	500.00	109.93	390.07
65220-630	LTC - Local Exp - Communications	1,000.00	0.00	1,000.00
65230-630	LTC - Local Exp - Special Projects	500.00	0.00	500.00
TOTAL LTC Local Expense		<u>6,750.00</u>	<u>4,659.63</u>	<u>2,090.37</u>
Projects				
73001-630-2016	Gambier OCP/LUB	5,500.00	430.92	5,069.08
73001-630-4024	Gambier Keats Island OCP/LUB Amendments	8,000.00	0.00	8,000.00
73001-630-4082	Gambier DAI Bylaws	1,500.00	0.00	1,500.00
TOTAL Project Expenses		<u>15,000.00</u>	<u>430.92</u>	<u>14,569.08</u>

Gambier Island Local Trust Committee

POLICIES AND STANDING RESOLUTIONS

Updated: January 25, 2018

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.

3.	October 26, 2017	GM-2017-065	Development Permit Area (DPA) No. 3: Riparian Areas administration	It was MOVED and SECONDED that the Gambier Island Local Trust Committee adopt a Standing Resolution which directs staff to administer Development Permit Area (DPA) No. 3: Riparian Areas in the interim before formal amendments are made to the DPA, as follows: a. The “Designated Area” provisions of Section 12.3.1 of Gambier Island Official Community Plan No. 73 should be used to determine whether or not a proposed development is subject to DPA No. 3: Riparian Areas; b. When development is proposed within the “Designated Area”, applicants shall be required to have a Qualified Environmental Professional assess the water feature to determine whether or not it is subject to the Riparian Areas Regulation; c. When development is proposed within the “Designated Area” of a water feature which is determined to be subject to the Riparian Areas Regulation, a DPA No. 3: Riparian Areas Development Permit shall be required; d. When development is proposed within the “Designated Area” of a water feature which is determined not to be subject to the Riparian Areas Regulation, a DPA No. 3: Riparian Areas Development Permit shall not be required.
4.	December 11, 2017	GM-2017-078	Adding item to agenda	GM-2017-078 It was MOVED and SECONDED that the Gambier Island Local Trust Committee request staff to add to each agenda “First Nations Activities” under the Reports section.
5.	January 25, 2018	GM-2018-009	First Nations Words, Phrases and Place Names	GM-2018-009 It was MOVED and SECONDED that the Gambier Island Local Trust Committee adopt the following standing resolution: a) That staff incorporate First Nations’ words, phrases, and place names in Local Trust Committee communications, as appropriate.

REQUEST FOR DECISION

To: Gambier Island Local Trust Committee
For the Meeting of: May 24, 2018
From: Sonja Zupanec, Island Planner
Date Prepared: May 7, 2018
SUBJECT: 2017-2018 Annual Report

RECOMMENDATION: That the Gambier Island Local Trust Committee approve the attached text for inclusion in the 2017-2018 Annual Report for approval by Trust Council and submission to the Minister of Municipal Affairs & Housing.

1 PURPOSE: Committees are provided with their draft sections of the annual report for review and approval so that Trust Council is able to easily approve its annual report in June 2018 without further editing from staff or trustees at the Trust Council meeting.

2 BACKGROUND: Preparation of the Islands Trust Annual Report is undertaken by Trust Area Services Communications staff, reporting to the Executive Committee and consistent with Trust Council's [Annual Report Policy 6.10.i](#). The Executive Committee approved the format and outline of the 2017-2018 Annual Report at its meeting on April 9, 2018.

3 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL: Under Trust Council's Policy, all LTCs and Council committees are expected to review and approve their sections at regular meetings in order to have the report approved by Trust Council at its June 19-21 meeting.

FINANCIAL: None.

POLICY: No implications for existing policy.

IMPLEMENTATION/COMMUNICATIONS: The process for development of the Annual Report is outlined in Trust Council's Annual Report policy 6.10.i. Once each committee has approved its section, staff will create a draft Annual Report for review by the Executive Committee on June 6 and consideration of Trust Council in June. Upon approval by Trust Council, staff will send the Annual Report to the Minister of Community Sport and Cultural Development and circulate it as indicated in Trust Council's policy

FIRST NATIONS: Information about activities with First Nations may be included within committee reports.

OTHER: N/A

4 RELEVANT POLICY(S): Trust Council's Annual Report policy 6.10.i; *Islands Trust Act*

RESPONSE OPTIONS

Recommendation: That the Gambier Island Local Trust Committee approve the attached text for inclusion in the 2017-2018 Annual Report for approval by Trust Council and submission to the Minister of Municipal Affairs & Housing.

Alternative: That the Gambier Island Local Trust Committee approve the attached text for inclusion in the 2017-2018 Annual Report for approval (as amended) by Trust Council and submission to the Minister of Municipal Affairs & Housing.

Prepared By: Sonja Zupanec, Island Planner

Reviewed By/Date: Ann Kjerulf, Regional Planning Manager

“Gambier Island Local Trust Committee

The Gambier Island Local Trust Committee (GM LTC) held 9 regular business meetings in the 2017–2018 fiscal year, as well as two special meetings and one community information meeting.

Work for this period focused on advancing the GM LTC priorities to address the following key projects:

- *Gambier Official Community Plan Review and shared narrative of place;*
- *Streamside protection on Gambier, Keats, Anvil and Bowyer Islands; and*
- *Shoreline protection on Keats Island;*

The GM LTC also received and considered applications for two development variance permits and one rezoning application. Planning staff processed 24 building permit referrals and ten crown lease referrals for the Gambier Local Trust Area.

The GM LTC adopted Bylaws 129, 130, 131, and 132 to enable new streamside and riparian protection regulations on Keats, Anvil, and South Thormanby Islands.”



Related File No.:

GM-CL-3430-20 (Spindrift Properties Inc.)
(Keats Island); File No. 2403921

DATE OF MEETING: For Resolution Without Meeting

TO: Gambier Island Local Trust Committee

FROM: Teresa Rittemann, Planner 2
Northern Team

SUBJECT: **Template Covenant for Keats Island Land Use Bylaw No. 78 Regulation 4.4.7 respecting a potential Crown Lease application for a new shared dock in Shoal Channel adjacent to Keats Island (fronting two upland residential Strata Lots: Strata Lot 1 and Strata Lot 2, District Lot 1467, Group 1 NWD, Strata Plan BCS1047 Keats Island; PID 026-953-412 and PID 026-953-421)**

RECOMMENDATION

1. That the Gambier Island Local Trust Committee request Staff to work with Islands Trust legal counsel to draft a restrictive covenant to be used for the purpose of satisfying Keats Island Land Use Bylaw No. 78, 2002, regulation 4.4.7 which would limit the maximum area of a shared dock facility to 112 square metres.

REPORT SUMMARY

The purpose of this report is to provide the Gambier Island Local Trust Committee (LTC) with information regarding a potential new Crown Lease application for a new shared dock in Shoal Channel off of Keats Island, and to request that the LTC pass a resolution for Islands Trust legal counsel to draft a covenant that can be used as a template for similar covenants and other applications in the future.

BACKGROUND

In 2004, Islands Trust Planning Staff received a Crown Lease referral request from Land and Water BC (File No. 2403921) regarding a proposed alteration to an existing dock serving the subject upland lots. The proposal went through many amendments, and the final letter that Islands Trust sent in October 2005 informed the applicant that the proposed float area exceeded the maximum 65 square metres as permitted in the bylaw (regulation 4.4.6 of the Keats LUB), but also noted that the applicant could apply for a Development Variance Permit to vary that section of the bylaw. The applicant responded in March 2006 to note that the applicant would be withdrawing their DVP application, as the property owners no longer wanted to proceed with construction of a new dock at that time. The Crown Lease referral file was closed.

In 2014, Islands Trust Staff were contacted again by a new agent acting on behalf of the property owners, requesting a Zoning Confirmation Letter regarding their latest proposal. Owners and applicants often request a Zoning Confirmation Letter from Staff prior to contacting the Province about a Crown Lease. Thus, without a formal referral file number from the Province, our office still does not have an actual file number for the correspondence received to date, and hence the above reference to the previous Crown Lease referral file.

In the latest revised version of the Zoning Confirmation Letter to the applicant regarding their proposal (see Attachment 1), staff note that:

R:\LTC\Northern Gambier\Applications & Referrals\Crown Referrals\Preliminary Zoning Confirmation Letters\2014\Spindrift Strata (Keats)\2018\RWM\GM-LTC_2018-05-01_GM-CL-3430-20-Spindrift-Properties-Staff-Report_RWM_Final.docx

“As the proposed dock structure is intended to serve only two upland residential lots (Strata Lot 1 and Strata Lot 2), the maximum area that could be covered by dock floats would only be 112 square metres (1,200 square feet). Therefore, the current proposal of 1,200 square feet of float area would comply with regulation 4.4.7 of the Keats Island Land Use Bylaw No. 78, **provided that a restrictive covenant subject to Subsection 1.2.4 is registered.**”

And Subsection 1.2.4 of the Keats Island Land Use Bylaw states: “Where under this bylaw an owner of land is required or authorized to grant any covenant, the covenant shall be granted to the Gambier Island Local Trust Committee (Local Trust Committee) in priority to all financial charges and all other covenants and easements (whether registered or not) and delivered in registerable form satisfactory to the Local Trust Committee prior to the granting of the approval or authorization in respect of which the covenant is required. The covenant shall indemnify the Local Trust Committee in respect of any fees or expenses it may incur as a result of a breach of the covenant by the covenanter.”

In response to the January 30, 2018 Zoning Confirmation Letter (Attachment 1), Staff have been requested by the applicant’s solicitor to provide such a restrictive covenant to be completed and registered. Staff searched but could not find a precedent covenant to use as a template.

Rationale for Recommendation

In the absence of such a precedent restrictive covenant, instead of putting the financial onus on the first owner/applicant to apply for such a covenant, Staff are recommending that the LTC request Islands Trust legal counsel draft up a template for use by the applicant in this case as well as by future applicants of similar cases.

ALTERNATIVES

1. Request further information

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

NEXT STEPS

Should the LTC move forward with the recommendation on page 1 of the report, Staff will work with Islands Trust legal counsel regarding the drafting of a template covenant. Staff will then return to the LTC requesting the LTC to accept the draft template covenant and assign signatories as required.

Submitted By:	Teresa Ritemann, MCIP, RPP Planner 2	May 1, 2018
Concurrence:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	May 2, 2018

ATTACHMENTS

1. Copy of Zoning Confirmation Letter to applicant dated January 30, 2018



200-1627 Fort Street, Victoria, BC V8R 1H8
Telephone 250 405-5151 Fax 250 405-5155
Toll Free via Enquiry BC in Vancouver 660-2421. Elsewhere in BC
1.800.663.7867
Email information@islandstrust.bc.ca
Web www.islandstrust.bc.ca

January 30, 2018

Adam Thomsen (for Spindrift Properties)
5431 Carnaby Place
Sechelt, BC V0N 3A7

Via email: alltidesconsulting@gmail.com

Dear Mr. Thomsen,

Re: Spindrift Properties (Keats) Inc. Proposed tenure application (0.398 hectare in area) for a shared dock in Shoal Channel off of Keats Island, fronting two upland residential Strata lots:

**STRATA LOT 1 (LOTS A AND B), DISTRICT LOT 1467, GROUP 1 NEW WESTMINSTER DISTRICT, STRATA PLAN BCS1947 (PID 026-953-412) AND
STRATA LOT 2 (LOTS C AND D), DISTRICT LOT 1467, GROUP 1 NEW WESTMINSTER DISTRICT, STRATA PLAN BCS1947 (PID 026-953-421)**

Following your email to me dated January 26, 2018, I have reviewed your proposed crown tenure application for a shared dock off of Keats Island, including Site Plans (Attachment 1) and Project Management Plan (Attachment 2). The purpose of this letter is to provide an update to the previous zoning confirmation letter that was sent to Mr. Sean George, dated July 12, 2017.

Zoning

- The subject upland properties, foreshore, and adjacent marine waters are zoned Rural Residential (RR) in the Keats Island Land Use Bylaw No. 78, 2002.

Intended Use and Structures

Use

The following uses of land, buildings and structures are permitted in the marine-based area:

- non-commercial anchorage and moorage of private vessels, where such use is accessory to a permitted residential use on the adjacent upland.

Structures

The following structures are permitted in the marine-based area:

- mooring buoys, floats, docks, dock ramps, stairs, and piers providing marine access to a lot abutting the water area in which the structure is located; including dolphins and pilings necessary for the establishment or operation of a use permitted in this zone;
- marine navigational aids; and
- signs, subject to Part 5 of the Keats Island Land Use Bylaw No. 78, 2002.

Siting and Size

Permitted marine-based structures must adhere to the following limitations (**emphasis added**):

- 4.4.5 – No building may be erected, constructed or placed on any float, dock, ramp, stairs or pier.
- 4.4.6 – The maximum area that may be covered by dock floats in the marine-area is 65 square metres (700 square feet).
- 4.4.7 – Despite Subsection 4.4.6, the maximum float area may be increased by 47 square metres (500 square feet) per residential lot served up to a maximum float size of 158 square metres (1,700 square feet), **provided a restrictive covenant subject to Subsection 1.2.4 is registered.**
- 4.4.8 – The maximum width of a ramp associated with a dock is 2.4 metres (8 feet).

Furthermore, the Keats Island Land Use Bylaw No. 78 defines the following:

“Dock means a marine-based structure, usually comprised of a float, ramp and pier which is used for the private moorage of boats or vessels in association with a permitted residential use on the adjacent upland.”

“Lot means any parcel, block or other area in which land is held or into which it is subdivided whether under the *Land Title Act* or the *Bare Land Strata Regulations* under the *Strata Property Act*.”

Intended Use of the Structure

The proposed structure is a dock that will serve a maximum of two adjacent upland strata lots, and is for private moorage (not communal moorage) in association with the permitted residential use of the adjacent upland strata lots. Rezoning is not required given the intended use and size of the proposed structure.

As the proposed dock structure is intended to serve only two upland residential lots (Strata Lot 1 and Strata Lot 2), the maximum area that could be covered by dock floats would only be 112 square metres (1,200 square feet). Therefore, the current proposal of 1,200 square feet of float area would comply with regulation 4.4.7 of the Keats Island Land Use Bylaw No. 78, **provided that a restrictive covenant subject to Subsection 1.2.4 is registered.**

Subsection 1.2.4 of the Keats Island Land Use Bylaw states:

“Where under this bylaw an owner of land is required or authorized to grant any covenant, the covenant shall be granted to the Gambier Island Local Trust Committee (Local Trust Committee) in priority to all financial charges and all other covenants and easements (whether registered or not) and delivered in registerable form satisfactory to the Local Trust Committee prior to the granting of the approval or authorization in respect of which the covenant is required. The covenant shall indemnify the Local Trust Committee in respect of any fees or expenses it may incur as a result of a breach of the covenant by the covenantor.”

Other Issues:

- It is recommended that the property owners confirm if there are any encumbrances registered on the property title which may impact the proposal.
- This letter does not address approvals that may be required from other agencies, including the Sunshine Coast Regional District, the provincial Ministry of Forests, Lands and Natural Resource Operations (FLNRO), West Coast Region and/or Fisheries and Oceans Canada.

If you have any questions with respect to the above information, please do not hesitate to contact me.

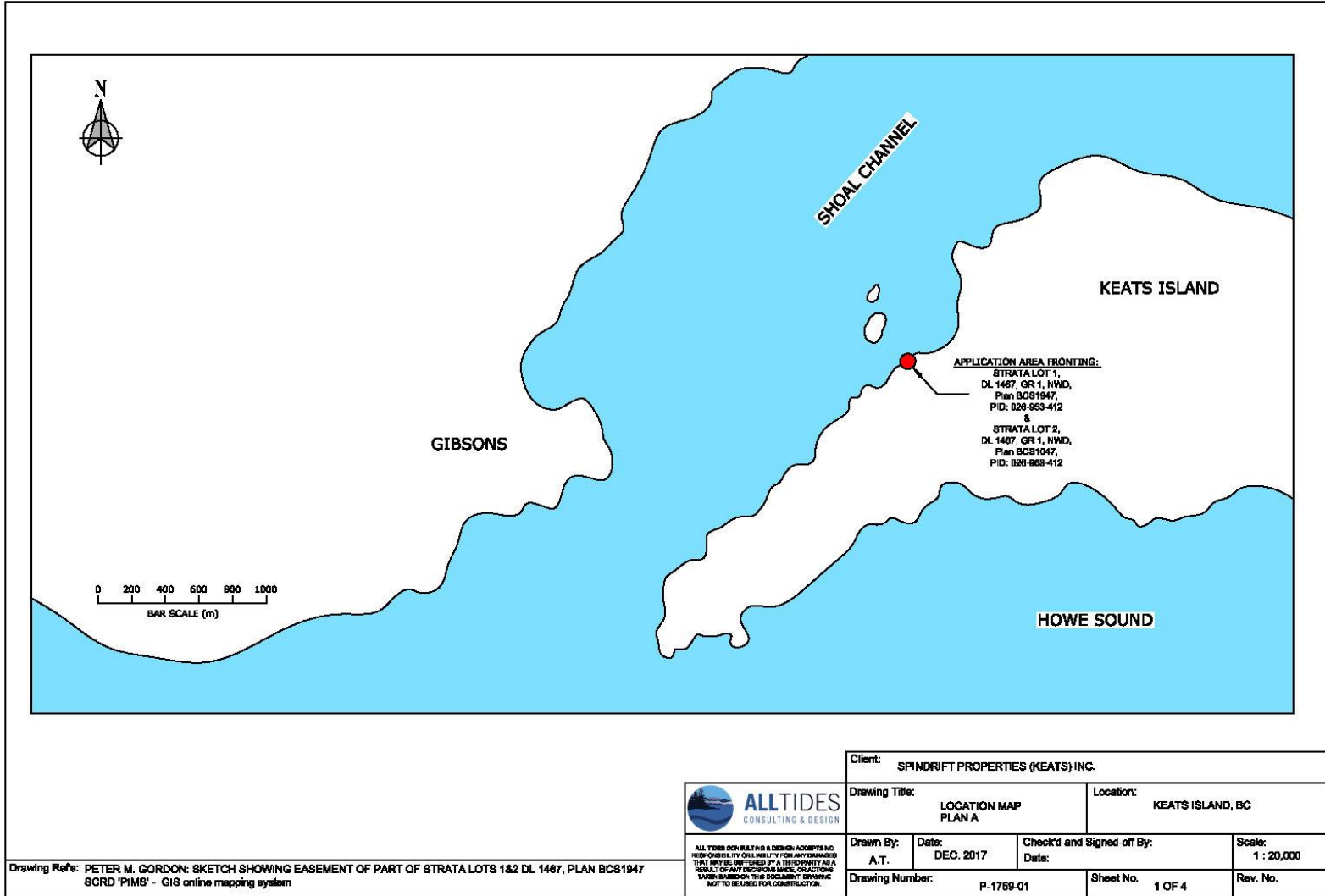
Sincerely,

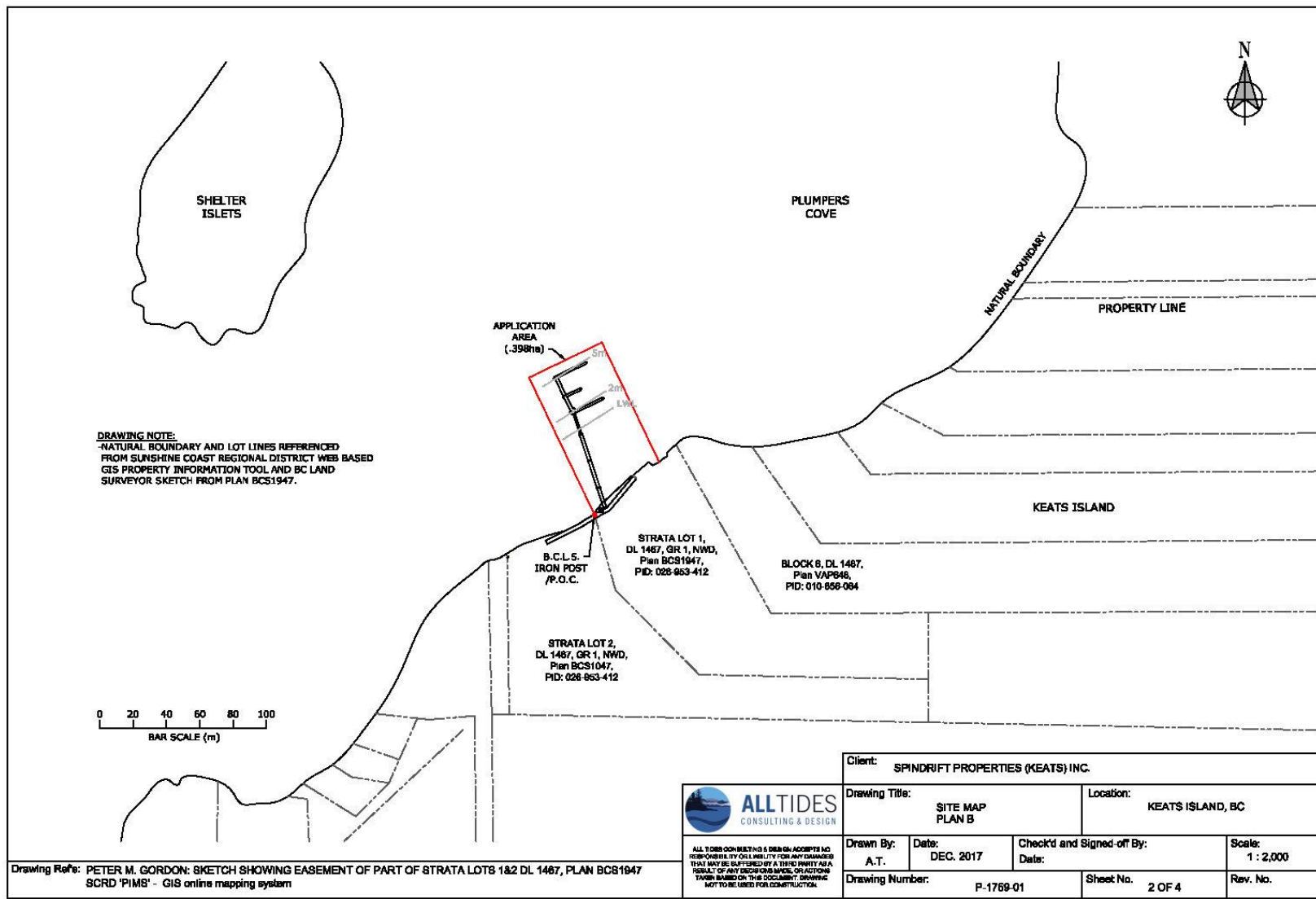


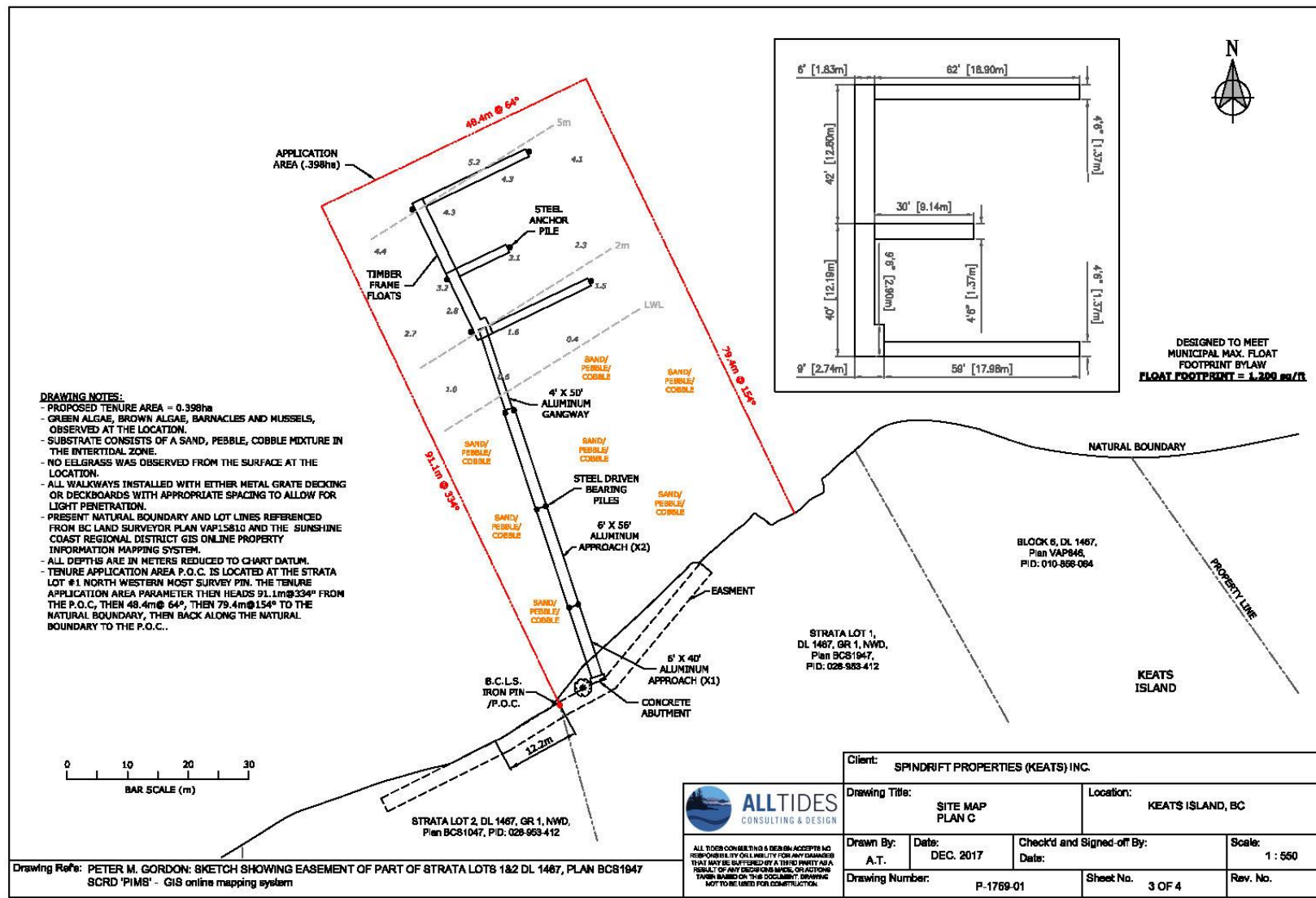
Teresa Rittemann, MCIP, RPP
Planner 2
Local Planning Services
Email: trittermann@islandstrust.bc.ca
Tel: 250-247-2200

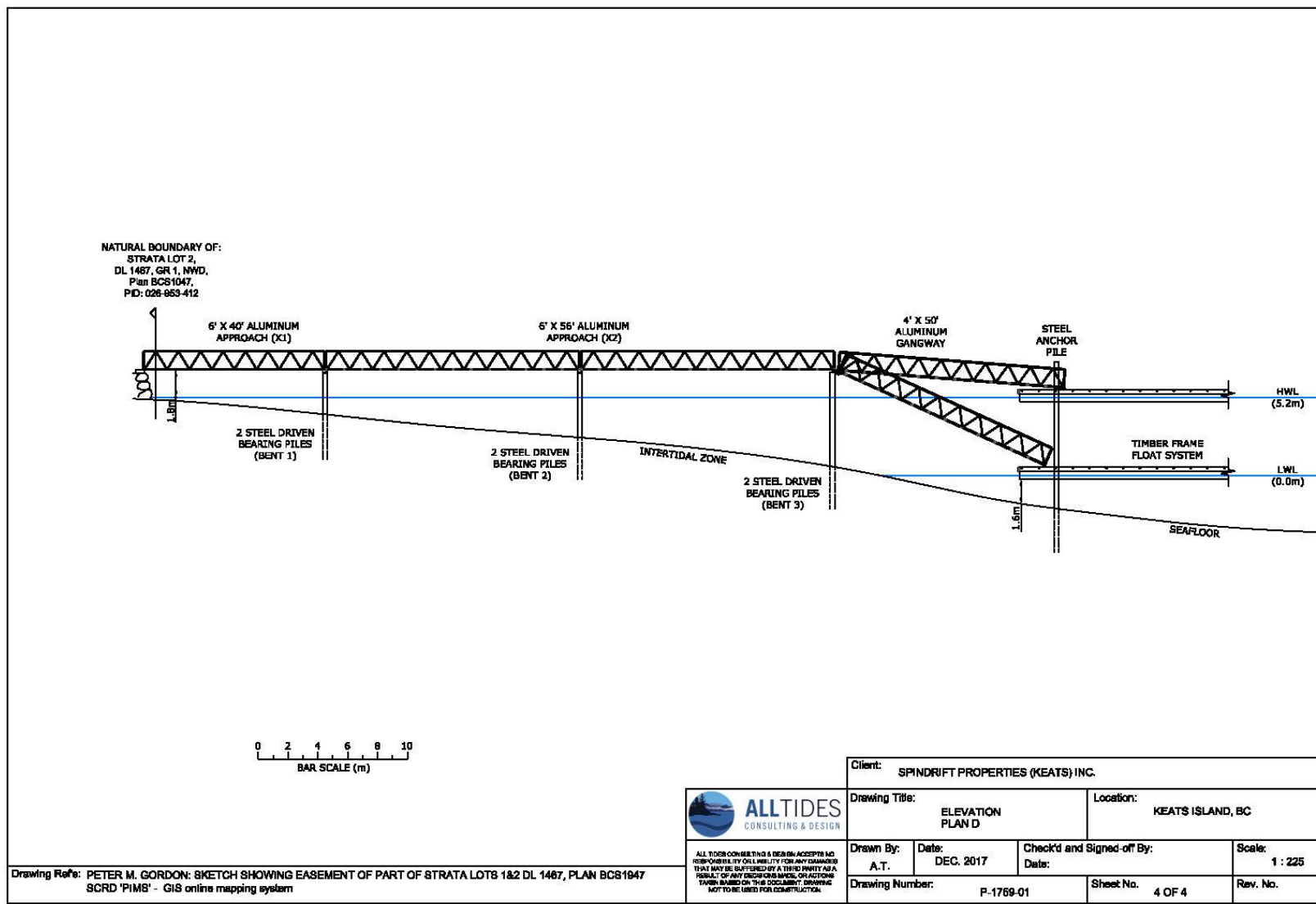
Attachment:

1. Proposed Site Plans – Revised December 2017
2. Project Management Plan – December 27, 2017









Attachment 2 – Project Management Plan – December 27, 2017

Project Management Plan

Group Moorage Aquatic Crown Land Tenure Application

Spindrift Properties (Keats) Inc. – Dec. 27, 2017

Tenure Application Area Fronting:

STRATA LOT 1, DL 1467, GR 1, NWD,
Plan BCS1947, PID: 026-953-412

&

STRATA LOT 2, DL 1467, GR 1, NWD,
Plan BCS1047, PID: 026-953-412

(WATER ACCESS ONLY)

There are two different section "b's" in the Frontcounter bc private moorage applications management plan requirement, I have included information for both as to not miss any required information

The following "Section b" is listed as a requirement in the 'private moorage application requirements list – marine'

Section B – Project Details

Description of existing structures such as type (dock, wharf, etc.), construction (pilings, floats, etc.), and materials (include any preservatives);

There is an existing private moorage at the site which will be removed in its entirety prior to the installation of the newly proposed group moorage structure. Below is a point form list of the existing structure. Should more information about the existing structure be required please contact Spindrift's Permitting Agent Adam Thomsen for further information.

The existing structure consists of:

- One 13' x 23' timber frame deck with 6 timber bearing piles on concrete footings. The deck is only partially over the natural boundary and mostly located on the upland lot. There are two staircases leading off of the existing deck in either direction along the natural boundary.
- One 4.5' x 74' timber frame approach leading from the deck seaward. 10 timber piles along with a timber box structure are used to bear the weight of the approach.
- From the approach a 4' x 40' aluminum gangway with wood plank decking extends to a float system.
- The float system consists of two typical timber frame floats: One being 14' x 40' and the adjoining float being 10' x 60'. The float system is anchored using an anchor pile system. Four groups of three timber piles are used in for the anchoring system.

Size and dimensions of planned (and/or existing) improvements including floating docks, wharves, boathouses, retaining walls, pilings or areas to be filled or dredged as well as construction material used;

- One 7' x 4' x 2' concrete abutment
- Two 6' x 56' aluminum approaches with light penetrating decking
- One 6' x 40' aluminum approach with light penetrating decking
- Three pairs of 12" steel driven bearing piles
- One 4' x 50' aluminum gangway with light penetrating decking
- One 1200sq/ft. float system (please refer to Spindrift group moorage application Site Plan C for float configuration)
- Six 12" steel driven anchor piles

Include dimensions and distances from property lines

All system structures are greater than 5m from side property lines.

If other docks are located within 25 meters of the site plan, please include these docks on the site sketch;

There are no other docks located within 25m of the proposed site plan.

Indicate how public access is maintained along the beach;

As seen in drawing Plan D there is ample clearance at the high water line for the public to walk under the structure (approx. 2m).

Type of use - number of boats, seasons, etc., and

This proposed group moorage system will be used exclusively by the residence of the upland properties and their guests year round. Year round use is necessary as they are water access only lots. The property is zoned RR. There is an existing family residence on each of the properties and each of the properties will have an additional family residence constructed. The group moorage facility proposed will facilitate four families in four houses on the two properties. Each family will own an average of two boats and each of the families will have guests arriving by water on occasion. The boats owned by the residence of the lots and their guests will range in size from 18' to 60'. The dock design reflects the space needed for the number and size of boats that this moorage will have to facilitate. There are no services planned to be installed on the float at this time, the float will not be used for commercial purposes, and no income will be generated by the facility.

The following "section b" is listed as a requirement in the provided specific information template required 'http://www.for.gov.bc.ca/land_Tenures/documents/management_plan.pdf'

Section B – Proposed Use Description

Information on these topics below may be required as part of the application processing and if further

detail is necessary that is not part of the application and management plan received, you will be contacted and requested to provide additional information.

I. Background

Proposed use – what is proposed including any phased development details – should sync with “Purpose” chosen:

- Installation of a group moorage system for use by the upland residences of the two properties and their guests.
- Floats will allow moorage space for each of the four upland family homes on a year round basis.
- The upland owners will not charge money for moorage or any other amenity provided by the float system.
- No additional phases are planned for the project. The moorage facility seen in site plans A - D is the only structure planned at this time.

Why here and now:

The existing docks located at the properties are becoming run down and soon will be in need of replacement. Also, in addition to the two existing single family dwellings, two more family households are being built (one of which is nearing the end of the design phase of the project). The new pier and dock system will facilitate both the replacement of the old dock, as to not let it become dilapidated, and the moorage space required for the upland strata houses.

Details of any preliminary investigative work and any other approvals obtained:

Written confirmation has been given by the Municipality that the project plans comply with local zoning bylaws.

Current zoning:

Upland Lot – “RR” / Water – “RR”

For commercial activity – the location of competition, potential market statement:

N/A

II. Location

General description of:

The group moorage system will front the water access only lots Strata Lot 1, DL 1467, GR 1, NWD, Plan BCS1947, PID: 026-953-412 & Strata Lot 2, DL 1467, GR 1, NWD, Plan BCS1047, PID: 026-953-412, on Keats Island, B.C.

Access plans – how will you or your clients be accessing the parcel:

Upon the removal of the existing moorage system and the completion of the proposed mooring system the tenure will be accessed from the water and from the upland lot. During removal/installation the proposed mooring system location will be accessed by boat and barge.

Traffic including volume of traffic and phase or season:

It will be likely that the residence of the houses will be seasonal residence, only visiting the property on occasion throughout the fall and winter months and much more frequently in the summer and spring. Due to this, the tenure area will probably see fairly small amount of vessel traffic throughout the winter/fall with a higher volume of traffic in the summer/spring. The moorage will only be used by the property residence private boats and their guests.

Seasonal expectations of use:

Year round use is necessary.

Land use on parcel, adjacent parcels and surrounding area:

Upland Lot and fronting aquatic Crown Land zoned – “RR” Rural Residential.

Confirmation of Safety plan including first aid:

Moorage structure installation contractor to have Health and safety plans. All boat owners using the group moorage will have a current boater’s license and required Transport Canada safety equipment aboard.

III. Infrastructure

New facilities or infrastructure proposed and any ancillary uses:

Description of Structures to be Installed

Spindrift Properties Inc. proposes to install a total of five typical timber frame floats to be used as a group moorage facility for private use. The float system will front Strata Lot 1, DL 1467, GR 1, NWD, Plan BCS1947, PID: 026-953-412 & Strata Lot 2, DL 1467, GR 1, NWD, Plan BCS1047, PID: 026-953-412, on Keats Island, B.C. One 6’ x 40’ aluminum approach with light penetrating decking and two 6’ x 56’ aluminum approaches with light penetrating decking (either metal grate or appropriately spaced deck boards) will extend from a concrete abutment above the natural boundary. The approaches will bear on six 12” driven steel pipe piles. From the end of the approach a 50’ x 4’ aluminum gangway with light penetrating decking (either metal grate or appropriately spaced deck boards) will extend to the 1200sq/ft float system. The float system will consist of five floats (please refer to Spindrift group moorage application Site Plan C for float configuration). The floats are to be anchored using six 12” steel driven anchor piles.

Size and Dimensions of planned improvements

- One 7' x 4' x 2' concrete abutment
- Three 6' x 56' aluminum approaches with light penetrating decking
- Three pairs of 12" steel driven bearing piles
- One 4' x 50' aluminum gangway with light penetrating decking
- One 1200sq/ft. float system (please refer to Spindrift group moorage application Site Plan C for float configuration)
- Six 12" steel driven anchor piles

Existing and proposed roads and their use by season, and any proposed connections to public or FSR roads:

N/A

Utility (power, electrical, telecommunications) requirements and sources:

N/A

Water supply; (use and quantity if known) and,

N/A

Waste disposal (note if septic system required), sewage, sanitation facilities and refuse disposal.

N/A

IV. First Nations

Describe any contact you may have had, including the name of the First Nation(s) and individuals contacted. Provide copies of or a description of any information you may have acquired from or provided to the First Nation(s) (potential benefits, partnership opportunities, special interests, concerns, etc.) and any information regarding archaeological resources and areas of cultural significance you are aware of in the vicinity of the proposed project.

We have not had any contact with First Nations. We are not aware of any areas of cultural significance close to the proposed moorage site.

Section C – Additional Information:

V. Environmental

Describe any significant impacts and proposed mitigation with respect to:

a. Land Impacts

Cutting of vegetation:

No vegetation will be cut as a result of this project.

Soil disturbance:

Minimal soil disturbance will occur with the installation of the concrete abutment. Minimal seafloor disturbance will occur with the placement of the float anchors and chains.

Riparian encroachment:

No fresh water streams were observed near the proposed installation location.

Management of pesticides, herbicides:

N/A

Visual impacts:

Visual impacts will be low due to the low profile design of the structure. The approach structure will be located near the property line adjoining the two strata lots leaving a large amount of water front and distance from the neighbors on either side.

Known archaeological sites:

We are not aware of any archaeological sites in the area.

Types of construction methods and materials used:

- We anticipate minimal land impact.
- All system components will be transported in by barge with no impact to the foreshore or sea floor.
- No machinery will work in the intertidal zone.
- All floats will have a minimum clearance from the sea floor of 1.5m at low tide (0' chart datum).
- Driven anchor piles will be installed using a pile vibro-hammer machine which will minimize environmental impacts.

- All applicable Best Management Practices, Operational Statements, and Timing Windows will be followed during all build and installation phases.
- Construction materials to be used for the project are noted in previous sections.

b. Atmospheric Impacts

Sound:

- There are no audio impacts at the proposed moorage site now.
- Besides the personal boat use there will be no audio impacts at the moorage site after installation.
- Sound impacts will occur when the barge/crane install the moorage facility. Other minimal sound impacts will occur throughout the installation process.
- Work will be conducted in an efficient and timely manner minimizing sound impacts.

Odor:

- There are no odor impacts at the proposed moorage site now.
- Besides personal boat use there will be no odor impacts at the moorage site after installation.
- Minimal odor impacts will occur throughout the installation process.
- Work will be conducted in an efficient and timely manner minimizing odor impacts.

Gas:

- Minimal fuel emissions and welding gases are the only gases that will be produced during installation.
- Personal boat use will be the only source of fuel emissions following the installation.

Fuel emissions:

- Minimal fuel emissions and welding gases are the only gases that will be produced during installation.
- Personal boat use will be the only source of fuel emissions following the installation.

Explain current conditions, source, type and range of emission:

- Minimal fuel emissions from the tug boat, crane, and small tools are the only gases which will be produced during installation.
- Personal boat use will be the only source of fuel emissions following the installation.

c. Water or Land covered by water Impacts

Drainage effect:

N/A

Sedimentation:

- Minimal water turbidity expected when the bearing and anchor piles are installed.
- Water quality will remain the same.

Water diversion:

N/A

Water quality:

- Minimal water turbidity expected when the bearing and anchor piles are installed.
- Water quality will remain the same.

Public access:

As seen in drawing Plan D there is ample clearance at the high water line for the public to walk under the structure (approx. 2m).

Flood potential:

N/A

d. Fish and Wildlife Habitat

Provide current status of fish or wildlife habitat:

The current status of fish or wildlife habitat is untouched.

Disturbance to wildlife habitat:

- No drainage effect will occur.
- Minimal water turbidity expected when the bearing and anchor piles are installed.
- Water quality will remain the same.
- All machinery and tools present on site during installation will be inspected for fluid leaks and be deemed in good working order prior to arrival to minimize the chance of a spill.
- All applicable Timing Windows, Operational Statements and Best Management Practices (BMP's) will be followed during all build and installation phases.
- All mandatory mitigation measures noted in the BMP's will be taken to ensure the least amount of negative effects on fish and wildlife habitat.
- The addition of the floats and piles will introduce habitat for wildlife and marine organisms to accumulate on.

Disturbance to fish habitat or marine environment:

- No drainage effect will occur.
- Minimal water turbidity expected when the anchor blocks are installed.
- Water quality will remain the same.
- All machinery and tools present on site during installation will be inspected for fluid leaks and be deemed in good working order prior to arrival to minimize the chance of a spill.
- Emergency spill kits are to be located on installation barges/boats.
- All applicable Timing Windows, Operational Statements and Best Management Practices (BMP's) will be followed during all build and installation phases.
- All mandatory mitigation measures noted in the BMP's will be taken to ensure the least amount of negative effects on fish and wildlife habitat.
- The addition of the floats and piles will introduce habitat for wildlife and marine organisms to accumulate on.

Threatened or endangered species in the area:

We are not aware of any threatened or endangered species in the area.

Seasonal considerations:

All applicable Timing Windows, Operational Statements and Best Management Practices (BMP's) will be followed during all build and installation phases.

VI. Socio- Community

a. Land Use

Land management plans:

N/A

Public recreation areas:

There are no public upland recreation areas adjacent to the strata lots. The structures will not impact or impede water recreation such as kayaking or swimming.

b. Socio-Community Conditions

Provide a description of the demand on fire protection or emergency services:

The private moorage increases the demand on emergency services by a negligible amount.

Director Name: David Bentall

Signature: _____

Director Name: Helen Bentall

Signature: _____

Director Name: Mary George

Signature: _____

Dated: _____