



Gambier Island Local Trust Committee

Regular Meeting Agenda

Date: June 13, 2019
Time: 11:00 am
Location: Gambier Island Community Centre
Andy's Bay Road, Gambier Island, BC

Pages

- | | | | |
|-----|---|---------------------|---------|
| 1. | CALL TO ORDER | 11:00 AM - 11:05 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. | REPORTS | 11:05 AM - 11:20 AM | |
| 3.1 | Trustee Reports | | |
| 3.2 | Chair's Report | | |
| 3.3 | Trust Conservancy Report - none | | |
| 3.4 | Electoral Area Director's Report | | |
| 4. | COMMUNITY INFORMATION MEETING | 11:20 AM - 11:50 AM | |
| 4.1 | Riparian Areas Regulation Project - Presentation | | |
| 4.2 | Question and Answer Session | | |
| 5. | TOWN HALL | 11:50 AM - 12:00 PM | |
| 6. | MINUTES | 12:00 PM - 12:05 PM | |
| 6.1 | Local Trust Committee Meeting dated April 27, 2019 - for adoption | | 4 - 12 |
| 6.2 | Section 26 Resolutions-Without-Meeting - none | | |
| 6.3 | Advisory Planning Commission Minutes - none | | |
| 7. | BUSINESS ARISING FROM MINUTES | 12:05 PM - 12:30 PM | |
| 7.1 | Follow-up Action List dated June 3, 2019 | | 13 - 15 |
| 7.2 | Bylaw Enforcement Notification Bylaw Amendments - Staff Report - for decision | | 16 - 71 |

8.	APPLICATIONS AND REFERRALS - none		
9.	LOCAL TRUST COMMITTEE PROJECTS	12:30 PM - 1:00 PM	
9.1	Riparian Areas Regulation Project - Bylaws 148 and 149 - for consideration of second reading		72 - 83
9.2	Keats Shoreline Protection Project - Staff Report		84 - 86
----- BREAK 1::00 TO 1:20 PM -----			
10.	DELEGATIONS - none		
11.	CORRESPONDENCE		
	<i>(Correspondence received concerning current applications or projects is posted to the LTC webpage)</i>		
12.	NEW BUSINESS	1:20 PM - 1:50 PM	
12.1	Gambier Island - Local Trust Area Fact Sheet - for discussion		
12.2	Public Engagement on Gambier Island for Visions 2099 - The Future of the islands in the Salish Sea -Staff Report - for decision		87 - 128
12.3	Meeting Procedures Regarding Public Input - Memorandum - for decision		129 - 132
13.	REPORTS	1:50 PM - 2:00 PM	
13.1	Applications Report dated June 3, 2019		133 - 135
13.2	Trustee and Local Expense Report dated March, 2019		136 - 136
13.3	Adopted Policies and Standing Resolutions		137 - 138
13.4	First Nations Activities		
13.5	Local Trust Committee Webpage		
14.	WORK PROGRAM	2:00 PM - 2:20 PM	
14.1	Top Priorities Report dated June 3, 2019		139 - 139
14.2	Projects List Report dated June 3, 2019		140 - 141

15. CLOSED MEETING

2:20 PM - 2:35 PM

15.1 Motion to Close the Meeting

That the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1) (a) and (d) for the purpose of considering Adoption of In-Camera Meeting Minutes Dated April 27, 2019 and Appointment of Keats Island Shoreline Protection Project Working Group and that the recorder and staff attend the meeting.

15.2 Recall to Order

15.3 Rise and Report

16. UPCOMING MEETINGS

16.1 Next Regular Meeting Scheduled for Thursday, July 25, 2019 at 10:30 am at Keats Camp, Keats Island, BC

17. ADJOURNMENT

2:35 PM - 2:35 PM



Gambier Island Local Trust Committee Minutes of Regular Meeting

Date: April 27, 2019
Location: Gambier Island Community Centre
 Andy's Bay Road, Gambier Island, BC

Members Present: Sue Ellen Fast, Chair
 Dan Rogers, Local Trustee
 Kate-Louise Stamford, Local Trustee

Staff Present: Sonja Zupanec, Island Planner (by telephone 1:02-4:40 pm)
 Jaime Dubyna, Planner 2 (by telephone 2:30-3:40 pm)
 Diane Corbett, Recorder

Also Present: Mark Hiltz, Director, West Howe Sound, Sunshine Coast Regional District
 Members of the Public – 5; plus 2 by telephone from 2:30-3:10 pm

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 Fast called the meeting to order at 1:02 pm.

14. CLOSED MEETING

14.1 Motion to Close the Meeting

GM-2019-013

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1) (a) and (m) for the purpose of considering Appointment of Keats Island Shoreline Protection Working Group Members and Adoption of In-Camera Meeting Minutes dated December 13, 2018 and that the recorder and staff attend the meeting.

CARRIED

The Local Trust Committee moved to closed meeting at 1:03 p.m.

14.2 Recall to Order

Chair Fast recalled the meeting to order at 1:31 p.m. and introduced trustees and staff in attendance.

Chair Fast acknowledged the meeting was being held in territory of the Squamish Nation. Chair Fast thanked everyone for coming.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- Correspondence regarding item 7.1:
 - Email from David Sheffield dated April 22, 2019
 - Email from Michael Turner dated April 27, 2019
- 11.3 Islands Trust - 2018-2019 Annual Report – Memorandum
- Amendment to re-word under 3.1: Riparian Areas Regulation Project – Next Steps
- 6.4 Green Shores Working Group Members Government Dues

By general consent the agenda was approved as amended.

3. COMMUNITY INFORMATION MEETING – CANCELLED

3.1 Riparian Areas Regulation Project – Next Steps

The Island Planner explained that staff was not able to be physically present at this meeting, and invited interested residents and owners to register online to participate in an interactive, live webinar, Monday, April 29 at 7:00 pm. The webinar would be recorded and posted to the website, and available throughout the duration of the Riparian Areas Regulation project. Discussion ensued.

By general consent, the Local Trust Committee (LTC) agreed that a Community Information Meeting be scheduled for the June 13, 2019 LTC agenda.

Trustee Stamford will send an email to residents regarding signing onto the April 29th webinar.

4. TOWN HALL

Trustee Stamford announced that the issue that the following speakers would raise was not within the Local Trust Committee's authority, but worth presenting.

Laurie and Brent Bielesch, Gambier Island, expressed concerns related to the presence of a cougar/cougars on the island, including: the deaths of several deer and dogs within the past three or four years; distance from and travel time required to reach medical assistance; difficulty making contact with a Conservation Officer; and fear of a small child getting attacked.

Trustee Stamford clarified that the LTC has no authority to compel the Conservation Officer to come and fix the problem. A Conservation Officer had advised her that, a lot of the time, dogs are the problem, a legitimate threat to the cougars, who act in self defense in response to being chased by a dog. The Sunshine Coast Conservation Officer may bring a trap over to put in the southwest area closest to the recent dog kill. Even if this animal were taken out, residents still live with predators on this island, in the bush, in a remote part of BC, without emergency services easily available.

Chair Fast pointed out that springtime is when young cougars are moving around in their territories. There may be several coming in and moving off, finding new territories. It is also possible there may be cougars all the time. Deer are the main diet. It is possible to live with cougars. There are resources on Islands Trust website on how to live in cougar country. It is not the role of Islands Trust to have anything to do with wildlife.

Trustee Rogers reported there are bears on Keats Island. There are two Conservation Officers for the Sunshine Coast and two for Powell River. The trustee recommended that members of the public keep reporting, even if it seems like there is no action from the Conservation Officer.

5. MINUTES

5.1 Local Trust Committee Meeting dated January 31, 2019

The following amendments to the minutes were presented for consideration:

- Page 1, item 3, line 1: replace “Duirks” with “Dierks”
- Page 2, paragraph 3, line 2: replace “put more pressure on” with “advocate with”
- Page 2, line above item 4., delete: “Trustee Stamford responded that the trustees could follow up on that.”
- Page 4, 3rd bullet from top of page, line 4: delete “at this stage”.

By general consent the minutes were adopted as amended.

5.2 Section 26 Resolutions-Without-Meeting Report dated April 18, 2019

Received.

5.3 Advisory Planning Commission Minutes – none

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-up Action List dated April 18, 2019

Received.

6.2 Bylaw Enforcement Notification Bylaw Amendments

Trustees voiced their expectation that the Bylaw Enforcement Manager would have included an attached staff report, or been present by telephone, to describe the proposed Gambier Island Local Trust Committee Bylaw No. 151, a bylaw to amend the Gambier Island Local Trust Area Bylaw Enforcement Notification Bylaw, No. 116, 2011.

GM-2019-014

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee defer this matter to June 13 and request that a staff report be provided to provide the context for the bylaw as proposed.

CARRIED

6.3 Hosting Alt'Kitsem/Howe Sound Forum Follow Up

Trustees debriefed the April 26, 2019 Howe Sound Community Forum that was held at Camp Fircom on Gambier. Trustees Stamford and Rogers participated in the organizing of the forum. There were around 70 in attendance including 30-35 elected officials from around Howe Sound.

6.4 Greenshores Working Group Members' Government Dues

The Island Planner reported that the Greenshores Local Government Working Group fees were up for renewal April 1. Trustees concluded in ensuing discussion that they did not wish to renew membership at this time, as it appeared that there were few Greenshores educational opportunities available in the Local Trust Area at this time.

7. APPLICATIONS AND REFERRALS

7.1 GM-DVP-2019.1 (Delesalle and Mervin - 564 Vaucroft Rd, Thormanby Island)

Planner Dubyna reviewed the staff report on GM-DVP-2019.1 (Delesalle and Mervin - 564 Vaucroft Rd, Thormanby Island), a request to:

- increase the height of two proposed accessory buildings;
- authorize the siting of an existing rock wall within 0.0 metres from the natural boundary of the sea; and
- authorize the siting of an existing deck within 0.0 metres of the interior side lot line setback, and that exceeds the permitted 10 m² of a deck or platform within the setback from the natural boundary of the sea.

The applicant, Rebecca McCleery, and one of the owners, Michael Delesalle, joined the meeting by telephone. They each addressed the Local Trust Committee regarding the application and responded to trustee inquiries.

Points raised by trustees in ensuing discussion included:

- There are concerns about the nature of how the foreshore has been dealt with.
- Rock walls are structures within the setback.
- Granting a variance for the wall would be inconsistent with policies with respect to foreshores.
- Agreement with the Planner's recommendations.
- There is concern about addressing accessory building height on a one off basis; five metres in height is already allowed. Height will be an issue when flood control measures are enacted.

GM-2019-015

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

that the Gambier Island Local Trust Committee deny issuance of application GM-DVP-2019.1 for the following reasons:

- a) The proposal is inconsistent with policies in the Gambier Associated Islands Official Community Plan Bylaw No. 109, 2009 to ensure the protection of the foreshore, shoreline and natural coastal and intertidal processes, and promote shoreline structures that lessen impacts on or enhance ecological functions of shorelines;
- b) The proposal is inconsistent with policies in the Gambier Associated Islands Official Community Plan Bylaw No. 109, 2009 to reduce visual impacts; and,
- c) Any variance requests for the siting of the existing rock wall along the shoreline of the subject property should be accompanied by an assessment report and plans prepared by a qualified coastal engineer to address the feasibility of green shore alternatives.

CARRIED

GM-2019-016**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee not forward the application to Islands Trust Bylaw Compliance and Enforcement and that no enforcement be undertaken regarding the siting of the existing rock wall within the 7.5 metre setback from the natural boundary of the sea, identified on the survey plan by Strait Land Surveying, dated March 26, 2019.

CARRIED**GM-2019-017****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee not forward the application to Islands Trust Bylaw Compliance and Enforcement and that no enforcement be undertaken regarding the size and siting of the existing deck within the interior side lot line setback, identified on the survey plan by Strait Land Surveying, dated March 26, 2019.

CARRIED**GM-2019-018****It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee update the “Thormanby Islands Foreshore Protection Pilot Project” to include a review of setback regulations, and designation of a development permit area for the purposes of protecting the natural environment, its ecosystems and biological diversity and protection of development from hazardous conditions.

CARRIED

Mr. Delesalle emphasized that the application was looking to accommodate the sleeping cabins to the current Sunshine Coast Regional District (SCRD) building code requirement to recognize the new flood control level. Islands Trust’s responsibility is to coordinate with the SCRD; two levels of building codes need to be synchronized. Islands Trust should make accommodations until they do. The proponents are not doing anything out of character on the island.

Chair Fast called for a recess at 3:15 pm and recalled the meeting to order at 3:25 pm.

GM-2019-019**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee forward consideration of Trust-wide best practices in flood mitigation standards for shoreline builds to the Islands Trust Local Planning Committee.

CARRIED**8. LOCAL TRUST COMMITTEE PROJECTS****8.1 Riparian Areas Regulation Project**

There was a brief discussion about the upcoming webinar on April 29. The Island Planner advised that options to move forward with the Riparian Areas Regulation Project would be laid out in the June meeting.

8.2 Keats Shoreline Protection Project

Planner Dubyna announced there was potentially a change to the project milestones deliverable with respect to the Working Group.

Trustee Rogers expressed his disappointment that people feel free to complain but are not willing to participate in the Working Group. He recommended giving another six weeks for islanders to have the opportunity to step forward and volunteer.

GM-2019-020

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

that the Gambier Island Local Trust Committee amend the Keats Shoreline Protection Project Charter to extend the call for people to volunteer for the Working Group until May 30; and that this matter be deferred for consideration until the June 13 Local Trust Committee meeting.

CARRIED

9. DELEGATIONS – none

10. CORRESPONDENCE

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

10.1 Email dated January 9, 2019 from Theresa Fresco, Fraser Basin Council regarding Sea to Sky Clean Air Society

Trustees discussed the request received from the Regional Manager of the Fraser Basin Council (Greater Vancouver-Sea to Sky) for an interview regarding air quality issues and opportunities in the Sea to Sky air shed.

Trustee Stamford will follow up with the Regional Manager.

11. NEW BUSINESS

11.1 Logging on Non-Forestry Lands

Trustees discussed the issue of logging on non-forestry lands that included the following topics: concerns about logging on private land on Salt Spring Island; inviting a representative of Private Managed Forest Lands (PMFL) to speak to Trust Council; a motion at the Association of Vancouver Island and Coastal Communities conference to regulate PMFL; and Ministry of Forests current broad review of forestry policy that includes the PMFL system.

11.2 Sunshine Coast - 2019 Agricultural Land Use Inventory & Agricultural Water Demand Model

The Island Planner explained that the Ministry of Agriculture was working with the SCRDP to develop an Agricultural Land Use Inventory and Agricultural Water Demand Model; trustees received an information sheet on the process. Staff explained that, in some Local Trust Areas (LTA), it makes sense for LTCs to become a partner with the Ministry; however, in light of the small agricultural land base in this Local Trust Area, it would not be worth the financial investment.

Trustee Stamford indicated she would advise Sea Ranch of this project.

SCRD Director Hiltz clarified that the work would be done from air photo and road.

11.3 Annual Report

GM-2019-021

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

that the Gambier Island Local Trust Committee endorse the following text for inclusion in the 2018-2019 Annual Report for approval by the Islands Trust Council and submission to the Minister of Municipal Affairs & Housing.

The Gambier Island Local Trust Committee held seven regular business meetings, three special meetings, and one public hearing in the 2018/19 fiscal year.

During the fiscal year, the Local Trust Committee advanced top priority projects including shoreline protection for Keats Island and the implementation of the Riparian Areas Regulation on Gambier Island. The Local Trust Committee also hosted a Green Shores workshop on North Thormanby Island with the Stewardship Centre for British Columbia.

Thirty eight land use applications and referrals were processed for the Local Trust Committee and the committee also continued to consider rezoning the Convention of Baptist Churches of British Columbia property on Keats Island.

CARRIED

12. WORK PROGRAM

12.1 Top Priorities Report dated April 18, 2019

Received.

12.2 Projects List Report dated April 18, 2019

Received.

13. REPORTS

13.1 Trustee Reports

Trustees concurred that the Chair, Trustee and Regional Director's reports be moved closer to the top of the agenda.

Trustee Rogers reported on the following:

- Executive Committee is considering how to change the structure of Trust Council to make attendance at meetings more attractive.
- Had some conversations with planner and councillors from Metro Vancouver Area A regarding an issue pertaining to Passage Island.
- There are bears on Keats Island.
- Will submit March report for the web page and do another report soon.

Trustee Stamford reported on the following:

- Will submit report from March for website.
- Meeting with Squamish Nation was cancelled eight hours prior to scheduled time due to death of an elder. Hope to reschedule.
- Gambier Roads Committee worked with staff members from Capilano Highways Services, which had very good service over winter, with work subcontracted to local islanders. They are looking at doing two dust runs, and looking at concerns of the islands.
- Ocean Watch Task Force has been ongoing.
- Area F Advisory Planning Commission meeting of April 23
- Howe Sound Community Forum attendance on April 26

13.2 Chair's Report

Chair Fast reported on meetings of Trust Council on April 22, and Denman Island Local Trust Committee on April 23. Executive Committee will be looking at what is a delegation, and will draft a policy.

13.3 Trust Conservancy Report dated March, 2019

Trustee Stamford referenced the written report of March 2019. The trustee has been working on a communication challenge with Island Brook Nature Reserve on Denman Island. The Islands Trust Conservancy Board fundraising committee has been strategizing how to reflect the transient nature of the original advisory committee, and where to take the longer-term active structure to maintain funding opportunities.

13.4 Electoral Area Director's Report

Director Mark Hiltz expressed appreciation for being at the meeting. He inquired regarding processes pertaining to Islands Trust. Director Hiltz explained the role of the Regional District Director in receiving feedback from the public; information from the public should go through staff, to operationalize what the public is looking for; staff will report on that to directors. The public is encouraged to submit feedback to the SCRD through use of the online feedback form, and to send in pictures.

Additional topics of discussion included: blocked culvert near Langdale ferry terminal and responsibility of road maintenance contractor; Gambier road signage issue; recruitment process for new SCRD Chief Administrative Officer; SCRD intergovernmental meeting scheduled in May.

13.5 Applications Report dated April 18, 2019

Received.

13.6 Trustee and Local Expense Report dated February, 2019

Received.

13.7 Adopted Policies and Standing Resolutions

Received.

13.8 First Nations Activities

Trustees commented on participation of Squamish Nation at the Howe Sound Community Forum and remarked on changes in the Nation presently that could impede some files the LTC has with them. There was also discussion of the Squamish Nation and Woodfibre LNG.

13.9 Local Trust Committee Webpage – none

14. CLOSED MEETING

14.3 Rise and Report

Chair Fast reported that, in close meeting, the Local Trust Committee appointed two people conditionally to the Keats Islands Shoreline Protection Working Group. There will be an extension to May 30 of the invitation to Keats Islanders to participate in the Working Group. The in-camera minutes of December 13, 2018 were adopted.

15. UPCOMING MEETINGS

15.1 LIVE WEBINAR - Monday, April 29, 2019 from 7:00 - 8:30 pm - regarding Amendments to the Gambier DP Area 3 – Riparian Areas

15.2 Next Regular Meeting Scheduled for Thursday, June 13, 2019 at 10:30 am at Gambier Island Community Hall, 721 Andy's Bay Road, Gambier Island, BC

16. ADJOURNMENT

By general consent the meeting was adjourned at 4:40 pm.

Sue Ellen Fast, Chair
Certified Correct:

Diane Corbett, Recorder

Follow Up Action Report

Gambier Island

27-Apr-2017

Activity	Responsibility	Dates	Status
1 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	Sonja Zupanec	Target: 31-Aug-2017	In Progress

19-Apr-2018

Activity	Responsibility	Dates	Status
1 LTC requests staff to coordinate a meeting with Trustees and MOTI Sechelt branch staff.	Sonja Zupanec Wil Cottingham		In Progress

28-Jun-2018

Activity	Responsibility	Dates	Status
1 Gambier Official Community Plan Comprehensive Review Project: -post revised, endorsed project charter to project website with June 2018 staff report -prepare budget work plan for Director's approval -notify LTC of status of budget approval and commence Phase 1 work. -incorporate Howe Sound Sustainable Development Framework (ie goals)	Sonja Zupanec		In Progress



Follow Up Action Report

Gambier Island

13-Dec-2018

Activity	Responsibility	Dates	Status
1 Bring forward a revised project charter for the Gambier OCP review to address LTC request (Dec 2018) to take projects on the projects list related to Gambier and add to OCP review project - including review of shipping container regulations; DAI for Gambier; review of water zones and recreational/institution zones. As these are part of a comprehensive LUB review, the current OCP project charter does not include a LUB review and would need to be expanded.	Sonja Zupanec		In Progress

31-Jan-2019

Activity	Responsibility	Dates	Status
1 LTC request staff to coordinate a meeting with Metro Vancouver staff and Area A Elected Officials. <i>Contacted Metro Vancouver and was asked to schedule meeting after by-election for Electoral Area A Director scheduled June 15, 2019. Plan for meeting in the Fall.</i>	Sonja Zupanec Wil Cottingham		In Progress
2 Staff to prepare a poster with the object of the Trust and bring to LTC meetings for public display.	Sonja Zupanec Wil Cottingham		Completed
3 LTC resolution requesting staff send a notice of each LTC agenda to local First Nations with an invitation to participate in the meetings.	Ann Kjerulf Becky McErlean		In Progress

Follow Up Action Report

Gambier Island

27-Apr-2019

Activity	Responsibility	Dates	Status
1 Defer item 6.2 from the April 27 agenda to the June 13 LTC meeting agenda and include a staff report to provide context on the proposed changes in the draft bylaw.	Becky McErlean Miles Drew		Completed
2 Deny issuance of GM-DVP 2019.1 and endorsement of Staff Recommendations in report of April 27, 2019.	Becky McErlean Jaime Dubyna		Completed
3 The Gambier LTC wishes to forward consideration of a Trust wide review of best practices for flood mitigation standards for foreshore development to the Islands Trust Local Planning Committee.	Sonja Zupanec		Completed
4 Keats Island Shoreline Protection <u>Project</u> : that the deadline for expressions of interest to the proposed working group be extended to May 30, 2019 and that expressions of interest be brought forward to the LTC for consideration during an in-camera meeting on June 13, 2019.	Becky McErlean Jaime Dubyna		Completed
5 Annual report text endorsed by the Gambier LTC for inclusion in the 2018-2019 annual report			Completed

DATE OF MEETING: June 13, 2019
TO: Gambier Island Local Trust Committee
FROM: Miles Drew Bylaw Compliance and Enforcement Manager, Local Planning Services
SUBJECT: Bylaw Enforcement Notification Bylaw Amendments – Bylaw No. 151

RECOMMENDATION

That the Gambier Island Local Trust Committee update the “Gambier Island Local Trust Committee Bylaw Enforcement Notification Bylaw, No. 116, 2011”, by giving the attached draft bylaw three readings and referring the Bylaw to the Executive Committee for approval by making the following resolutions:

- 1) That Gambier Island Local Trust Committee Bylaw No. 151 cited as “Gambier Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 116, 2011 Amendment No. 1, 2019”, be read a first time.
- 2) That Gambier Island Local Trust Committee Bylaw No. 151 cited as “Gambier Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 116, 2011 Amendment No. 1, 2019”, be read a second time.
- 3) That Gambier Island Local Trust Committee Bylaw No. 151 cited as “Gambier Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 116, 2011 Amendment No. 1, 2019”, be read a third time.
- 4) That Gambier Island Local Trust Committee Bylaw No. 151 cited as “Gambier Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 116, 2011 Amendment No. 1, 2019”, be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

REPORT SUMMARY

This report recommends that the Gambier Island Local Trust Committee amend Gambier Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 116, 2011 (BEN) so that the changes in the Keats, Gambier Island and Bower and Passage Islands Land Use Bylaws (LUBs) are included; so that a new Schedule is added for the Gambier Associated Islands LUB; so that most of the penalties for voluntary compliance can be adjusted to zero; and so that various housekeeping amendments can be made.

Background:

The BEN Bylaw has not been updated since its adoption in March of 2013. Since that time, various amendments have been made to the LUBs causing the BEN Bylaw to be not synchronized with LUBs. This amendment bylaw updates the schedules to reflect changes in the LUBs.

Staff also recommends that Schedules be changed to reduce fine amounts to zero for persons who agree to comply with the Land Use Bylaw. In the current Schedules, fines can be reduced by 75% or 50% in return for compliance. Experience with these fine structures has shown that, even after compliance is achieved,

sometimes the fines are unpaid. Thus, staff must pursue persons in court or by debt collection procedures for non-payment of a fine despite the fact that the original bylaw violation is resolved. This situation is counterproductive as it consumes scarce resources and damages good will. Additionally, in many cases the cost to comply with bylaws is sometimes substantial and reducing the fine to zero is a powerful incentive.

Fine amounts have also been adjusted so that there are now only three amounts. This is to simplify the fee structure and to accentuate the benefits of seeking a compliance agreement and thereby obtaining the 100% reduction in fine amount

Finally, various housekeeping amendments are proposed such as changing the title of the Bylaw Enforcement Coordinator to Bylaw Enforcement Manager and changing the name and address of the Adjudication Registry from the North Shore to the Islands Trust.

Next Steps:

As this is an administrative bylaw, no approval from the Province is necessary. Thus it will be sent directly to the Executive Committee for approval and then returned to the Gambier Island LTC for final adoption.

Submitted By:	Miles Drew Bylaw Enforcement Manager	May 7, 2019
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ATTACHMENTS

1. Draft/Proposed Bylaw No. 151

DRAFT

GAMBIER ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 151

A BYLAW TO AMEND THE GAMBIER ISLAND LOCAL TRUST AREA BYLAW ENFORCEMENT NOTIFICATION BYLAW, NO. 116, 2011

The Gambier Island Local Trust Committee, being the Local Trust Committee having jurisdiction on and in respect of the Gambier Island Local Trust Area, under the *Islands Trust Act*, in open meeting assembled, enacts as follows:

1. Gambier Island Local Trust Committee Bylaw cited as “Gambier Island Local Trust Committee Bylaw Enforcement Notification Bylaw, No. 116, 2011” is hereby amended as follows:
 - i. By deleting the words “A BYLAW TO RESPECT THE ENFORCEMENT OF BYLAW NOTICES WITHIN THE GAMBIER ISLAND LOCAL TRUST AREA” and substituting the words “A BYLAW WITH RESPECT TO THE ENFORCEMENT OF BYLAW NOTICES WITHIN THE GAMBIER ISLAND LOCAL TRUST AREA”;
 - ii. By deleting the words “North Shore Bylaw Notice Adjudication Registry” within section 1.2 and substituting the words “Islands Trust”;
 - iii. By deleting the words within section 4.0(2) and substituting the following: “if received by Islands Trust within 14 days of the person receiving or being presumed to have received the bylaw violation notice, is the Discounted Penalty Amount set out in column A2 of Schedule “A”, Schedule “B”, Schedule “C” and Schedule “D” as attached to this bylaw applies”
 - iv. By deleting the words within section 4.3 and substituting the following: “if more than 28 days after the person has received or is presumed to have received the bylaw violation notice, is subject to a late payment surcharge in addition to the penalty under paragraph (1), and is the Late Payment Penalty Amount set out in column A3 of Schedule “A”, Schedule “B”, Schedule “C” and Schedule “D” as attached to this bylaw or”;
 - v. By deleting the words within section 6.2 and substituting the following: “The civic address of the Registry is Suite 200 – 1627 Fort Street, Victoria, BC V8R 1H8”;
 - vi. By deleting the words “Bylaw Enforcement Coordinator” within subsection 7.2(2) and from within section 8.0(a) and substituting the following: “Bylaw Compliance and Enforcement Manager”;
 - vii. By deleting the words “Bylaw Enforcement Officer” within subsection 7.2(3) and from within section 8.0(b) and substituting the following: “Bylaw Compliance and Enforcement Officer”;
 - viii. By deleting the words “Bylaw Enforcement Assistant” within subsection 7.2(4) and substituting the following “Bylaw Compliance and Enforcement Assistant”;
 - ix. By adding Section 10.0(d) “Schedule D – Gambier Associated Islands Land Use Bylaw No. 120, 2013 Contraventions and Penalties”;

- x. By removing Schedule A – Gambier Island Land Use Bylaw No. 86, 2004 Contraventions and Penalties and substituting the attached: Schedule A – Gambier Island Land Use Bylaw No. 86, 2004, Contraventions and Penalties;
- xi. By removing Schedule B – Keats Island Land Use Bylaw No. 78, 2002 Contraventions and Penalties and substituting the attached: Schedule B – Keats Island Land Use Bylaw No. 78, 2002 Contraventions and Penalties;
- xii. By removing Schedule C – Bowyer and Passage Islands Land Use Bylaw No. 114, 2011 Contraventions and Penalties and substituting the attached: Schedule C – Bowyer and Passage Islands Land Use Bylaw No. 114, 2011 Contraventions and Penalties;
- xiii. By adding the attached: Schedule D – Gambier Associated Islands Land Use Bylaw No. 120, 2013 Contraventions and Penalties.

- 2. This Bylaw may be cited as “Gambier Island Local Trust Committee Bylaw Enforcement Notification Bylaw, No. 116, 2011, Amendment No. 1, 2019.”

READ A FIRST TIME THIS	DAY OF	, 2019
READ A SECOND TIME THIS	DAY OF	, 2019
READ A THIRD TIME THIS	DAY OF	, 2019

APPROVED BY THE EXECUTIVE COMMITTEE OF ISLANDS TRUST THIS	
	DAY OF , 20__
ADOPTED THIS	DAY OF , 20__

SECRETARY

CHAIR

Schedule A
GAMBIER ISLAND LAND USE BYLAW NO. 86, 2004
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty Amount (within 14 days)	A3 Late Payment Penalty Amount (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
3.1(1)	Non Permitted Use In Nature Reserve/Marine General/Marine Conservation Zones	\$500.00	\$375.00	\$750.00	Yes	100%
3.1(1)(g)	No Valid Permit/Exceed Maximum Occupancy Time Period For Temporary Residence On Lot Where Dwelling Being Built	\$350.00	\$262.50	\$525.00	Yes	100%
3.1(1)(i)	Saw Milling And Planing Of Timber Not From Lot/On Lot/Outside Permitted Hours	\$350.00	\$262.50	\$525.00	Yes	100%
3.1(2)	Non Permitted Building/Structure In Nature Reserve/Marine General/Marine Conservation Zones	\$350.00	\$262.50	\$525.00	Yes	100%
3.1(2)(b)	Temporary Structure On Construction Site Not Removed Within Time Period	\$350.00	\$262.50	\$525.00	Yes	100%
3.2(1)(a)	Non Permitted Paved/Unpaved Airstrip/Heliport Use For Use Of Aircraft Flying Non-Scheduled Flights	\$350.00	\$262.50	\$525.00	Yes	100%
3.2(1)(b)	Non Permitted Recreational Vehicle Campgrounds And Trailer Parks	\$350.00	\$262.50	\$525.00	Yes	100%
3.2(1)(c)	Non Permitted Manufactured Home Parks	\$350.00	\$262.50	\$525.00	Yes	100%
3.2(1)(d)	Non Permitted Offensive Uses	\$350.00	\$262.50	\$525.00	Yes	100%
3.2(1)(e)	Non Permitted Rental Of Personal Watercraft/All Terrain Vehicles/Motorcycles/Limited Speed Motorcycles	\$200.00	\$150.00	\$300.00	Yes	100%
3.2(1)(f)	Non Permitted Use Located Partially/Totally In Tent/Travel Trailer/Motor Home/Camper	\$350.00	\$262.50	\$525.00	Yes	100%
3.2(1)(g)	Non Permitted Casinos And Commercial Bingo Halls	\$350.00	\$262.50	\$525.00	Yes	100%
3.2(1)(h)	Non Permitted Land Fill Sites	\$350.00	\$262.50	\$525.00	Yes	100%
3.2(1)(i)	Non Permitted Salvage Yard/Storage Of Derelict Vehicles And Junk	\$350.00	\$262.50	\$525.00	Yes	100%
3.2(1)(j)	Non Permitted Intensive Agriculture	\$350.00	\$262.50	\$525.00	Yes	100%

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3.2(1)(k)	Non Permitted Use Of Shipping Container	\$350.00	\$262.50	\$525.00	Yes	100%
3.3(1)	Encroachment Of Building/Structure Into Setback Of Natural Boundary Of Sea/Lake/Wetland/Watercourse	\$350.00	\$262.50	\$525.00	Yes	100%
3.3(1)(a)	Encroachment Of Animal Enclosures/Pens/Feeding Troughs/Animal Runs/Manure Piles Into Setback From Natural Boundary Of Sea/Lake/Wetland/Watercourse	\$350.00	\$262.50	\$525.00	Yes	100%
3.3(2)	Encroachment Of Private Floats And Docks Within Setbacks From Upland Lot	\$350.00	\$262.50	\$525.00	Yes	100%
3.3(3)	Encroachment Of Animal Enclosures/Pens/Feeding Troughs/Animal Runs/Manure Piles Into Setbacks From Any Lot Line/Dwelling Unit	\$350.00	\$262.50	\$525.00	Yes	100%
3.3(5)	Encroachment Of Building Into Setback From Lot Line That Abuts A Highway	\$350.00	\$262.50	\$525.00	Yes	100%
3.3(6)	Non Permitted Landscape Screen/Landscaping/Building/Structure Planted/Erected One Metre Above Established Grade Of Adjacent Highway	\$350.00	\$262.50	\$525.00	Yes	100%
3.3(8)	Dwelling Located Within Ten Metres Of Any Other Dwelling Unit Located On Same Lot	\$350.00	\$262.50	\$525.00	Yes	100%
3.4(2)	Retaining Wall Within Setback From The Natural Boundary Of The Sea	\$350.00	\$262.50	\$525.00	Yes	100%
3.4(4)	Flag Pole/Lawn Ornaments/Similar Landscape Features Encroaching Lot Line Setback	\$350.00	\$262.50	\$525.00	Yes	100%
3.4(5)	Pump/Utility House Within Setback From The Natural Boundary Of The Sea	\$350.00	\$262.50	\$525.00	Yes	100%
3.4(6)	Boathouse/Stairs/Walkways For Access To Foreshore/Ramp Within 15 Metre Setback From The Natural Boundary Of The Sea	\$350.00	\$262.50	\$525.00	Yes	100%

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CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty Amount (within 14 days)	A3 Late Payment Penalty Amount (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
3.5(1)	Features Permitted To Exceed Height Restrictions Exceed 1% Of Lot Coverage Or 10% Of Roof Area Of The Building On Which It Is Located	\$350.00	\$262.50	\$525.00	Yes	100%
3.5(2)	Principal Building Exceeds Height Restriction	\$350.00	\$262.50	\$525.00	Yes	100%
3.5(3)	Accessory Building/Structure Exceeds Height Restriction	\$350.00	\$262.50	\$525.00	Yes	100%
3.6(1)	Accessory Building Used For Temporary Overnight Accommodation	\$350.00	\$262.50	\$525.00	Yes	100%
3.6(2)	Accessory Buildings Exceed Total Floor Area Restriction	\$350.00	\$262.50	\$525.00	Yes	100%
3.7(1)(a)	Home Occupation Occurring When There Is No Single Family Dwelling On Lot Or Home Occupation Not Operated By Resident Of Dwelling On Lot	\$200.00	\$150.00	\$300.00	Yes	100%
3.7(1)(b)	Temporary Overnight Accommodation Outside Principal Dwelling	\$200.00	\$150.00	\$300.00	Yes	100%
3.7(1)(d)	Home Occupation Exceeds Non-Resident Employees	\$200.00	\$150.00	\$300.00	Yes	100%
3.7(1)(e)	Alteration To Dwelling/Accessory Building Made For Home Occupation That Is Not In Ordinary Course Of Its Use For Exclusively Residential/Accessory Purposes	\$200.00	\$150.00	\$300.00	Yes	100%
3.7.1(f)	Inadequate Landscape Screen For Outside Storage Of Material/Equipment	\$200.00	\$150.00	\$300.00	Yes	100%
3.7.1(g)	Non Permitted Goods Sold From Home Occupation	\$200.00	\$150.00	\$300.00	Yes	100%
3.7.1(h)	Temporary Overnight Accommodation Exceeds Four Bedrooms	\$200.00	\$150.00	\$300.00	Yes	100%
3.7.2(a)	Home Occupation Offensive Use/Causes Noise/Dust/Unsightliness Or Intrusive Activities That Impact Neighbours	\$200.00	\$150.00	\$300.00	Yes	100%
3.7.2(b)	Storage Of Non Permitted Toxic/Flammable Materials	\$350.00	\$262.50	\$525.00	Yes	100%

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3.7.2(c)	Home Occupation, With Non Permitted Hazardous Materials	\$350.00	\$262.50	\$525.00	Yes	100%
3.7.2(d)	Salvage Yard As Home Occupation	\$200.00	\$150.00	\$300.00	Yes	100%
3.7.2(e)(i)	More Than Three Vehicles Licenced To Owners Other Than Residents Of Lot Being Maintained Or Vehicles Not Maintained Within A Building	\$200.00	\$150.00	\$300.00	Yes	100%
3.7.2(e)(ii)	More Than One Vehicle Owned By Resident Of Lot Being Maintained Or Vehicle Not Maintained Within A Building	\$200.00	\$150.00	\$300.00	Yes	100%
3.7.2(f)	Restaurant As Home Occupation	\$200.00	\$150.00	\$300.00	Yes	100%
3.7.2(g)	Use Of Sawmill As Part Of Home Occupation	\$200.00	\$150.00	\$300.00	Yes	100%
3.8.1	Fence Exceeds Height Restriction On Lots Less Than 0.5 Hectares	\$350.00	\$262.50	\$525.00	Yes	100%
3.8.2	Fence On Corner Lot Adjacent To Highway Exceeds Height Restriction	\$350.00	\$262.50	\$525.00	Yes	100%
3.8.3	Non-Agricultural Use Fencing Exceeds Height Restriction/Sited Within Setback From Natural Boundary Of Sea	\$350.00	\$262.50	\$525.00	Yes	100%
3.9.1	Inadequate Landscape Screen	\$200.00	\$150.00	\$300.00	Yes	100%
3.10.1	Wrecking/Storage Of Derelict Automobiles/Junk	\$200.00	\$150.00	\$300.00	Yes	100%
3.13.1(a)	Exceed Maximum Floor Area For Retail Sales Ancillary To Licenced Winery/Cidery	\$350.00	\$262.50	\$525.00	Yes	100%
3.13.1(b)	Exceed Maximum Floor Area For Food And Beverage Service Lounge Ancillary To Licenced Winery/Cidery	\$350.00	\$262.50	\$525.00	Yes	100%
3.13.1(c)	Operating Indoor/Outdoor Food And Beverage Service Lounge Ancillary To Licenced Winery/Cidery Outside Permitted Hours	\$200.00	\$150.00	\$300.00	Yes	100%
3.13.2	Non Permitted Non-Farm Uses In Provincial Agricultural Land Reserve	\$350.00	\$262.50	\$525.00	Yes	100%

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CONTRAVENTIONS AND PENALTIES

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3.13.3(a)	Non Permitted Operation Of Temporary Saw Mill In Agricultural Land Reserve	\$350.00	\$262.50	\$525.00	Yes	100%
3.13.3(b)	Unpaved Airstrip/Helipad For Use Of Aircraft Flying Non-Scheduled Flights	\$350.00	\$262.50	\$525.00	Yes	100%
3.14.1(a)	Non Permitted Associated Secondary Dwelling On Lots Less Than 0.4 Hectares	\$350.00	\$262.50	\$525.00	Yes	100%
3.14.1(b)(i)	Associated Secondary Dwelling On Lots Between 0.4 And 2 Hectares Exceeds Maximum Floor Area Restriction	\$350.00	\$262.50	\$525.00	Yes	100%
3.14.1(b)(ii)	Associated Secondary Dwelling On Lots Greater Than 2 Hectares Exceeds Maximum Floor Area Restriction	\$350.00	\$262.50	\$525.00	Yes	100%
5.1.1	Non Permitted Use In Settlement Residential Zone	\$500.00	\$375.00	\$750.00	Yes	100%
5.1.2	More Than One Single Family Dwelling On Lot Less Than 0.4 Hectares In Area In Settlement Residential Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.1.3	More Than One Single Family Dwelling And One Associated Secondary Dwelling On Lots 0.4 Hectares Or Greater In Settlement Residential Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.1.5	Exceed Maximum Lot Coverage Restriction In Settlement Residential Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.1.6	Exceed Density On Lots With Multiple Owners Registered On Title Prior To 1969 That Are More Than 2 Hectares And Less Than 4 Hectares In Settlement Residential Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.1.7	Exceed Density On Lots Having A Registered Covenant Providing For Not More Than One Single Family Dwelling Per Two Hectares In Settlement Residential Zone	\$350.00	\$262.50	\$525.00	Yes	100%

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CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty Amount (within 14 days)	A3 Late Payment Penalty Amount (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
5.1.9	Encroachment Of Building/Structure Into Setback In Settlement Residential Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.1.10	Exceed Maximum Height Restriction In Settlement Residential Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.1.11	Non Permitted Domestic Agriculture Use In Settlement Residential Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.1.12	Keeping Of Livestock As Part Of Domestic Agriculture On Lots Less Than 0.4 Hectares In Settlement Residential Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.1.13	Non Permitted Agriculture Use On Lots Less Than 2 Hectares In Settlement Residential Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.2.1	Non Permitted Use In Rural Residential Zone	\$500.00	\$375.00	\$750.00	Yes	100%
5.2.2	More Than One Single Family Dwelling On Lot Less Than 0.4 Hectares In Area In Rural Residential Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.2.3	More Than One Single Family Dwelling And One Associated Secondary Dwelling On Lots 0.4 Hectares Or Greater In Rural Residential Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.2.5	Exceed Maximum Lot Coverage Restriction In Rural Residential Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.2.6	Exceed Density On Lots Having A Registered Covenant Providing For Not More Than One Single Family Dwelling Per Four Hectares In Rural Residential Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.2.8	Encroachment Of Building/Structure Into Setback In Rural Residential Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.2.9	Exceed Maximum Height Restriction For Accessory Building/Structure In Rural Residential Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.2.10	Exceed Maximum Height Restriction For Agriculture Building In Rural Residential Zone	\$350.00	\$262.50	\$525.00	Yes	100%

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5.2.11	Keeping Of Livestock On Lots Less Than 0.5 Hectares In Rural Residential Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.2.12	Non Permitted Agriculture Use On Lots Less Than 1 Hectares In Rural Residential Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.2.15	Fail To Meet Site Specific Regulations In Rural Residential Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.3.1	Non Permitted Use In Agriculture Zone	\$500.00	\$375.00	\$750.00	Yes	100%
5.3.2	Non Permitted Structure In Agriculture Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.3.3	Exceed Density On Lots Less Than 0.4 Hectares In Area In Agriculture Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.3.4	Exceed Density On Lots 0.4 Hectares Or Greater In Area In Agriculture Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.3.5	Exceed Maximum Total Lot Coverage Restriction In Agriculture Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.3.6	Encroachment Of Building/Structure Into Setback In Agriculture Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.3.7	Encroachment Of Building/Structure Used For Agriculture Into Setback In Agriculture Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.3.8	Exceed Maximum Height Restriction For Agricultural Building In Agriculture Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.3.9	Exceed Maximum Height Restriction For Accessory Building/Structure In Agriculture Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.4.1	Non Permitted Use In Forestry Zone	\$500.00	\$375.00	\$750.00	Yes	100%
5.4.2	More Than One Single Family Dwelling In Forestry Zone			\$525.00		
5.4.4	Exceed Maximum Lot Coverage Restriction In Forestry Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.4.5	Encroachment Of Building/Structure Into Setback In Forestry Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.4.6	Encroachment Of Building/Structure Into Setback From Lake/Stream In Forestry Zone	\$350.00	\$262.50	\$525.00	Yes	100%

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5.4.7	Accessory Building/Structure Exceeds Maximum Height Restriction In Forestry Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.4.8	Accessory Log Booming And Log Storage In Non Permitted Areas In Forestry Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.4.9	Forest Use Of Natural Rock Face Of Adjacent Upland As Sign In Forestry Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.5.1	Non Permitted Use In Local Commercial Zone	\$500.00	\$375.00	\$750.00	Yes	100%
5.5.2	Exceed Density Restrictions In Local Commercial Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.5.3	More Than Three Accessory Buildings In Local Commercial Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.5.4	Exceed Maximum Lot Coverage Restriction In Local Commercial Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.5.5	Encroachment Of Building/Structure Into Setback In Local Commercial Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.5.6	Exceed Maximum Floor Area Restriction In A General Store In Local Commercial Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.5.7	Exceed Maximum Floor Area Restriction In A Retail Arts And Craft Use In Local Commercial Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.5.8	Exceed Maximum Height Restriction For a Principal Building In Local Commercial Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.5.9	Exceed Maximum Height Restriction For A Single Family Dwelling Or Accessory Building/Structure In Local Commercial Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.5.10	Single Family Residential Use Not In Conjunction With General Store Use In Local Commercial Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.6.1	Non Permitted Use In Industrial Zone	\$500.00	\$375.00	\$750.00	Yes	100%
5.6.2	Non Permitted Building/Structure In Industrial Zone	\$350.00	\$262.50	\$525.00	Yes	100%

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5.6.3	More Than One Accessory Dwelling Unit In Industrial Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.6.4	Exceed Maximum Lot Coverage Restriction In Industrial Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.6.5	Encroachment Of Building/Structure Into Setback In Industrial Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.6.6	Accessory Dwelling Unit Exceeds Maximum Floor Area Restriction In Industrial Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.6.7	Single Family Residential Use Not In Conjunction With Principal Use In Industrial Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.6.8	Inadequate Screening Of Industrial Equipment And Vehicles In Industrial Zone	\$200.00	\$150.00	\$300.00	Yes	100%
5.7.1	Non Permitted Use In Community Service Zone	\$500.00	\$375.00	\$750.00	Yes	100%
5.7.2	Non Permitted Building/Structure In Community Service Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.7.3	Exceed Maximum Lot Coverage Restriction In Community Service Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.7.4	Encroachment Of Building/Structure Into Setback In Community Service Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.8.1	Non Permitted Use In Local Service Zone	\$500.00	\$375.00	\$750.00	Yes	100%
5.8.2	Non Permitted Building/Structure In Local Service Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.8.3	More Than Three Storage Facilities In Local Service Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.8.4	More Than One Fire Fighting Facility In Local Service Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.8.5	More Than One Boat Storage Facility In Local Service Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.8.6	Exceed Maximum Lot Coverage Restriction In Local Service Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.8.7	Encroachment Of Building/Structure Into Setback In Local Service Zone	\$350.00	\$262.50	\$525.00	Yes	100%

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5.8.8	Building/Structure Exceeds Maximum Height Restriction In Local Service Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.8.9	Boat Storage Facility Exceeds Maximum Height Restriction In Local Service Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.8.11	Fail To Meet Site Specific Regulations In Local Service Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.9.1	Non Permitted Use In Recreation Service Zone	\$500.00	\$375.00	\$750.00	Yes	100%
5.9.2	Non Permitted Building/Structure In Recreation Service Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.9.3	More Than One Dwelling Unit In Recreation Service Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.9.4	Exceed Maximum Lot Coverage Restriction In Recreation Service Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.9.5	Encroachment Of Building/Structure Into Setback In Recreation Service Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.9.6	Building/Structure Exceeds Maximum Height Restriction In Recreation Service Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.9.7	Exceed Maximum Marine Area Coverage Restrictions By Mooring Floats And Swimming Floats In Recreation Service Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.9.8	Recreational Camp Use And Assembly Use On Non-Upland Area Of Recreation Service Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.9.9	Moorage Use Outside Marine Area Of Recreation Service Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.9.12	Fail To Meet Site Specific Regulations In Recreation Service Zone			\$525.00		
5.10.1	Non Permitted Use In Community Nature Park Zone	\$500.00	\$375.00	\$750.00	Yes	100%
5.10.2	Non Permitted Building In Community Nature Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%

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5.10.3	Non Permitted Structure In Community Nature Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.10.4	Exceed Maximum Lot Coverage Restriction In Community Nature Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.10.5	Exceed Maximum Marine Area Coverage Restriction By Wharf Floats And Piers In Community Nature Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.10.6	Ramp/Walkway Exceeds Width Restriction In Community Nature Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.10.7	Encroachment Of Building/Structure Into Setback In Community Nature Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.10.8	Building/Structure Exceeds Maximum Height Restriction In Community Nature Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.10.9	Non Permitted Parking In Community Nature Park Zone	\$200.00	\$150.00	\$300.00	Yes	100%
5.10.10	Improper Surface/Location Of Parking Area In Community Nature Park Zone	\$200.00	\$150.00	\$300.00	Yes	100%
5.10.11	Protective Shelter Enclosed On All Sides In Community Nature Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.10.12	Non Permitted Use Of Pedestrian Trail In Community Nature Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.10.13	Improper Location Of Dock In Community Nature Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.11.1	Non Permitted Use In Community Park Zone	\$500.00	\$375.00	\$750.00	Yes	100%
5.11.2	Non Permitted Building/Structure In Community Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.11.3	Exceed Maximum Lot Coverage Restriction In Community Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.11.4	Encroachment Of Building/Structure Into Setback In Community Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%

Schedule A
GAMBIER ISLAND LAND USE BYLAW NO. 86, 2004
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty Amount (within 14 days)	A3 Late Payment Penalty Amount (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
5.11.5	Building/Structure Exceeds Maximum Height Restriction In Community Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.11.6	Non Permitted Parking In Community Park Zone	\$200.00	\$150.00	\$300.00	Yes	100%
5.11.7	Improper Surface/Location Of Parking Area In Community Park Zone	\$200.00	\$150.00	\$300.00	Yes	100%
5.11.8	Non Permitted Use Of Pedestrian Trail In Community Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.12.1	Non Permitted Use In Marine Park And Recreation Zone	\$500.00	\$375.00	\$750.00	Yes	100%
5.12.2	Non Permitted Building/Structure In Marine Park And Recreation Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.12.3	Non Permitted Siting Of Structure In Marine Park And Recreation Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.12.4	Exceed Maximum Marine Area Coverage Restriction In Marine Park And Recreation Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.12.5	Dock Located Within Riparian Area Boundary In Marine Park And Recreation Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.13.1	Non Permitted Use In Provincial Park Zone	\$500.00	\$375.00	\$750.00	Yes	100%
5.13.2	Non Permitted Building In Provincial Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.13.3	Non Permitted Structure In Provincial Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.13.4	Exceed Maximum Lot Coverage Restriction In Provincial Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.13.5	Exceed Maximum Marine Area Coverage Restriction In Provincial Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.13.6	Ramp/Walkway Exceeds Maximum Width Restriction In Provincial Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.13.7	Encroachment Of Building/Structure Into Setback In Provincial Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%

Schedule A
GAMBIER ISLAND LAND USE BYLAW NO. 86, 2004
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty Amount (within 14 days)	A3 Late Payment Penalty Amount (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
5.13.8	Building/Structure Exceeds Maximum Height Restriction In Provincial Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.13.9	Non Permitted Use Of Dock In Provincial Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.13.10	Non Permitted Wilderness Camping/Trail/Dock Use In Environmentally Sensitive Areas In Provincial Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.13.11	Dock Located Within Riparian Area Boundary In Provincial Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.13.12	Picnic Shelter More Than 100% Enclosed In Provincial Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.13.13	Fail To Meet Site Specific Regulations In Provincial Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.14.1	Non Permitted Use In Wilderness Conservation Zone	\$500.00	\$375.00	\$750.00	Yes	100%
5.14.2	Non Permitted Building In Wilderness Conservation Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.14.3	Non Permitted Structure In Wilderness Conservation Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.14.4	Exceed Maximum Lot Coverage Restriction In Wilderness Conservation Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.14.5	Encroachment Of Building/Structure Into Setback In Wilderness Conservation Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.14.6	Building/Structure Exceeds Maximum Height Restriction In Wilderness Conservation Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.14.7	Non Permitted Wilderness Camping/Trail Use In Environmentally Sensitive Areas In Wilderness Conservation Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.14.8	Protective Shelter Not Open On At Least One Side In Wilderness Conservation Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.14.9	Non Permitted Use Of Pedestrian Trail In Wilderness Conservation Zone	\$350.00	\$262.50	\$525.00	Yes	100%

Schedule A
GAMBIER ISLAND LAND USE BYLAW NO. 86, 2004
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty Amount (within 14 days)	A3 Late Payment Penalty Amount (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
5.15.1	Non Permitted Use In Nature Reserve Zone	\$500.00	\$375.00	\$750.00	Yes	100%
5.15.2	Non Permitted Building In Nature Reserve Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.15.3	Non Permitted Structure In Nature Reserve Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.15.4	Exceed Maximum Lot Coverage Restriction In Nature Reserve Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.15.5	Encroachment Of Building/Structure Into Setback In Nature Reserve Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.15.6	Building/Structure Exceeds Maximum Height Restriction In Nature Reserve Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.15.7	Protective Shelter Not Open On At Least One Side In Nature Reserve Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.15.8	Non Permitted Use Of Trail In Nature Reserve Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.16.1	Non Permitted Use In Marine General Zone	\$500.00	\$375.00	\$750.00	Yes	100%
5.16.2	Non Permitted Building In Marine General Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.16.3	Non Permitted Structure In Marine General Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.16.4	Area Covered By Dock Floats Exceeds Maximum Area Restriction In Marine General Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.16.5	Area Covered By Dock Floats Exceeds Maximum Area Restriction Where Upland Parcel Subdivision Potential Exists And No Neighbourhood Dock Exists In Marine General Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.16.6	Area Covered By Seasonal Floats Exceeds Maximum Area Restriction In Marine General Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.16.7	Ramp/Walkway Exceeds Maximum Width Restriction In Marine General Zone	\$350.00	\$262.50	\$525.00	Yes	100%

Schedule A
GAMBIER ISLAND LAND USE BYLAW NO. 86, 2004
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty Amount (within 14 days)	A3 Late Payment Penalty Amount (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
5.16.8	Ramp Does Not Have Minimum Clearance Above Natural Boundary Of The Sea In Marine General Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.16.9	Gear Lockers Exceed Maximum Height Restriction In Marine General Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.16.10	Non Permitted Anchorage/Moorage Use In Marine General Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.16.11	Non Permitted Location Of Dock On Beach In Marine General Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.16.12a	Anchorage/Moorage Structure Negatively Impacts Eelgrass Meadows/Kelp Beds/Shellfish Beds In Marine General Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.16.12b	Anchorage/Moorage Structure Does Not Bear BMP Certification Mark In Marine General Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.16.12c	Anchorage/Moorage Structure Restricts Movement Of Aquatic Life Requiring Shallow Water In Marine General Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.16.13	Excavation/Filling Of Seabed/Intertidal Foreshore/Adjacent Land When Placing Structures Associated With Anchorage/Moorage In Marine General Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.16.14	Bulkheads For Docks Located On Foreshore In Marine General Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.16.15	Lights On Dock Shine Into Lot Not Served By Dock In Marine General Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.16.16	Fail To Meet Site Specific Regulations In Marine Zones	\$350.00	\$262.50	\$525.00	Yes	100%
5.17.1	Non Permitted Use In Marine Transportation Zone	\$500.00	\$375.00	\$750.00	Yes	100%
5.17.2	Non Permitted Building In Marine Transportation Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.17.3	Non Permitted Structure In Marine Transportation Zone	\$350.00	\$262.50	\$525.00	Yes	100%

Schedule A
GAMBIER ISLAND LAND USE BYLAW NO. 86, 2004
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty Amount (within 14 days)	A3 Late Payment Penalty Amount (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
5.17.4	Non Permitted Siting Of Dock Float At Public Wharf In Marine Transportation Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.17.5	Wharfhead Exceeds Maximum Area Restriction In Marine Transportation Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.17.6	Barge Ramp Exceeds Width Restriction In Marine Transportation Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.17.7	Building Exceeds Maximum Floor Area Restriction In Marine Transportation Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.17.8	Building Exceeds Maximum Height Restriction In Marine Transportation Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.18.1	Non Permitted Use In Marine Log Storage Zone	\$500.00	\$375.00	\$750.00	Yes	100%
5.18.2	Non Permitted Building In Marine Log Storage Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.18.3	Non Permitted Structure In Marine Log Storage Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.18.4	Exceed Maximum Area Coverage Restriction For Dock Floats In Marine Log Storage Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.18.5	Exceed Width Restriction Of Ramp/Walkway In Marine Log Storage Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.18.6	Exceed Height Restriction In Marine Log Storage Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.18.7	Non Permitted Building/Structure Constructed/Erected On Float/Wharf In Marine Log Storage Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.18.8	Natural Rock Face Of Adjacent Upland Used As Sign In Marine Log Storage Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.18.9	Non Permitted Use Of Dock Serving Upland Residential Use In Marine Log Storage Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.19.1	Non Permitted Use In Marine Conservation Zone	\$500.00	\$375.00	\$750.00	Yes	100%

Schedule A
GAMBIER ISLAND LAND USE BYLAW NO. 86, 2004
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty Amount (within 14 days)	A3 Late Payment Penalty Amount (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
5.19.2	Non Permitted Structure In Marine Conservation Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.19.3	Structure Exceeds Maximum Height Restriction In Marine Conservation Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.20.1	Non Permitted Use In Yacht Club Outstation Zone	\$500.00	\$375.00	\$750.00	Yes	100%
5.20.2	More Than One Yacht Club Outstation In Yacht Club Outstation Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.20.3	Non Permitted Building In Yacht Club Outstation Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.20.4	Non Permitted Structure In The Upland Area In Yacht Club Outstation Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.20.5	Non Permitted Structure In The Marine Area In Yacht Club Outstation Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.20.6	Dock Float Exceeds Width Restriction In Yacht Club Outstation Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.20.7	Ramp/Walkway To Access Float Exceeds Width Restriction In Yacht Club Outstation Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.20.8	Encroachment Of Structure In Marine Area Into Setback In Yacht Club Outstation Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.20.9	Encroachment Of Building/Structure In Upland Area Into Setback In Yacht Club Outstation Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.20.10	Building/Structure In Upland Area Exceeds Height Restriction In Yacht Club Outstation Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.20.11	Gear Locker Exceeds Height Restriction In Yacht Club Outstation Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.20.12	Buildings/Structures In Upland Area Exceed Maximum Total Lot Coverage Restriction In Yacht Club Outstation Zone	\$350.00	\$262.50	\$525.00	Yes	100%

Schedule A
GAMBIER ISLAND LAND USE BYLAW NO. 86, 2004
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty Amount (within 14 days)	A3 Late Payment Penalty Amount (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
5.20.13	Non Permitted Structure Constructed/Erected On Float/Wharf In Yacht Club Outstation Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.20.14	Dwelling Unit In Non Permitted Area In Yacht Club Outstation Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.20.15	Overnight Accommodation Not Limited To Dwelling Unit For Residential Caretaker In Yacht Club Outstation Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.20.17	Fail To Meet Site Specific Regulations In Yacht Club Outstation Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.21.1	Non Permitted Use In Water Brigade Bay Zone	\$500.00	\$375.00	\$750.00	Yes	100%
5.21.2	Non Permitted Structure In Water Brigade Bay Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.21.3	Encroachment Of Dock Into Setback In Water Brigade Bay Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.21.4	Ramp/Walkway Exceeds Maximum Width Restriction In Water Brigade Bay Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.21.5	Non Permitted Building/Structure Constructed/Erected/Placed On Seasonal Float In Water Brigade Bay Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.21.6	Seasonal Float Permanently Affixed And/Or Accessed In Way Other Than From Upland Via Pedestrian Ramp Affixed To Upland In Water Brigade Bay Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.21.7	Seasonal Float Not Removed And Stored From October To March In Water Brigade Bay Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.21.8	Non Permitted Building/Structure Constructed/Placed On Neighbourhood Dock Or Gear Locker More Than 2 Meters In Height In Water Brigade Bay Zone	\$350.00	\$262.50	\$525.00	Yes	100%

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GAMBIER ISLAND LAND USE BYLAW NO. 86, 2004
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty Amount (within 14 days)	A3 Late Payment Penalty Amount (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
5.21.9	Neighbourhood Dock Use Not Linked Through Binding Legal Agreement In Water Brigade Bay Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.21.10	Non Permitted Float House In Water Brigade Bay Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.21.11	Occupancy Of Boat/Vessel That Is Moored/Docked/Beached For More Than 31 Consecutive Days Or An Interrupted Period Of More Than 183 Days In Calendar Year In Water Brigade Bay Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.21.12	Seasonal/Neighbourhood Dock Used For Commercial/Industrial/Institutional Use In Water Brigade Bay Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.22.1	Non Permitted Use In Gambier Island Sea Ranch Comprehensive Development 1 Zone	\$500.00	\$375.0	\$750.00	Yes	100%
5.22.8	Encroachment Of Building/Structure Into Setback In Area 1 In Gambier Island Sea Ranch Comprehensive Development 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.22.9	Exceed Maximum Floor Area Restriction For A Single Family Dwelling In Area 1 In Gambier Island Sea Ranch Comprehensive Development 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.22.10	Exceed Maximum Floor Area Restriction For Associated Secondary Dwelling In Area 1 In Gambier Island Sea Ranch Comprehensive Development 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.22.11	Floor Area Of Uppermost Floor In Two/Three Storey Building Exceeds 67% Of The Floor Area Of The Floor Immediately Below It In Area 1 In Gambier Island Sea Ranch Comprehensive Development 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%

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GAMBIER ISLAND LAND USE BYLAW NO. 86, 2004
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty Amount (within 14 days)	A3 Late Payment Penalty Amount (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
5.22.12	Exceed Eave Height Restriction On Uppermost Floor Of Building In Area 1 In Gambier Island Sea Ranch Comprehensive Development 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.22.13	Dwelling Unit Located Within 5 Metres Of Any Other Dwelling Unit On Same Lot In Area 1 In Gambier Island Sea Ranch Comprehensive Development 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.22.14	Encroachment Of Building/Structure Into Setback In Areas 1,2 And 3 In Gambier Island Sea Ranch Comprehensive Development 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.22.15	Encroachment Of Building/Structure Accessory To Farm Use Into Setback In Areas 1, 2 And 3 In Gambier Island Sea Ranch Comprehensive Development 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.22.16	Encroachment Of Animal Enclosure/Pens/Feeding Troughs/Animal Runs/Manure Piles Into Setback In Areas 1, 2 And 3 In Gambier Island Sea Ranch Comprehensive Development 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.22.17	Non Permitted Temporary Overnight Accommodation In Gambier Island Sea Ranch Comprehensive Development 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.22.18	Farm Use, Permitted Building/Structure And Density Does Not Meet Regulations Specified In 3.13 In Gambier Island Sea Ranch Comprehensive Development 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
6.2	Non Permitted Sign	\$200.00	\$150.00	\$300.00	Yes	100%
6.3.2	Exempt Signs Greater Than Three Square Metres In Area	\$200.00	\$150.00	\$300.00	Yes	100%
6.3.3	Real Estate Signs Exceed 1 Square Metre In Area/Not Located On Subject	\$200.00	\$150.00	\$300.00	Yes	100%

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GAMBIER ISLAND LAND USE BYLAW NO. 86, 2004
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty Amount (within 14 days)	A3 Late Payment Penalty Amount (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
	Property/Not Removed Within 14 Days Of Property Sale/Lease					
6.4	Obsolete Sign Not Removed Within 30 Days After Operation Of Business/Service Ends	\$200.00	\$150.00	\$300.00	Yes	100%
6.5	Exceed Maximum Number/Area Of Signs	\$200.00	\$150.00	\$300.00	Yes	100%
7.1	Required Off-Street Parking Spaces Not Located On/Adjacent To Lot On Which Use Is Located	\$200.00	\$150.00	\$300.00	Yes	100%
7.2.1	Parking Space Does Not Meet Size Requirements	\$200.00	\$150.00	\$300.00	Yes	100%
7.2.2	Improper Manoeuvring Aisle	\$200.00	\$150.00	\$300.00	Yes	100%
7.2.3	Improper Parking Space Surface	\$200.00	\$150.00	\$300.00	Yes	100%
7.2.4	Parking Area Lighting Fixtures Directs/Reflects Light Onto Adjacent Residential Use	\$200.00	\$150.00	\$300.00	Yes	100%
7.2.5	Inadequate Landscape Screen For Vehicles Associated With Contractor's Business/Industrial Use	\$200.00	\$150.00	\$300.00	Yes	100%
7.2.6	Fail To Provide Minimum Bicycle Parking	\$200.00	\$150.00	\$300.00	Yes	100%
7.5	Fail To Provide Minimum Parking Spaces	\$200.00	\$150.00	\$300.00	Yes	100%

Schedule B
KEATS ISLAND LAND USE BYLAW NO. 78, 2002
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty Amount (within 14 days)	A3 Late Payment Penalty Amount (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
2.1.1	Non Permitted Use	\$500.00	\$375.00	\$750.00	Yes	100%
2.1.2	Non Permitted Building/Structure	\$350.00	\$262.50	\$525.00	Yes	100%
2.1.4	Temporary Dwelling Inadequate Water Supply/Sewage Disposal/ Not Located On Same Lot As Dwelling Being Constructed/ Does Not Meet Setback Regulation	\$350.00	\$262.50	\$525.00	Yes	100%
2.1.5	Building/Structure Accessory To Dwelling Used For Human Habitation	\$350.00	\$262.50	\$525.00	Yes	100%
2.1.6	Building/Structure Accessory To Dwelling Contain Toilet/Bathtub/Shower In Community Residential 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
2.2.2	Home Occupation Not Operated By Resident Of Dwelling On The Lot	\$200.00	\$150.00	\$300.00	Yes	100%
2.2.3	Home Occupation Alters Residential Character/Appearance Of Land/Premises	\$200.00	\$150.00	\$300.00	Yes	100%
2.2.4	Home Occupation Not Carried Out Wholly Within Permitted Dwelling/Accessory Building Or Outdoor Storage Areas Not Enclosed By Fence/Landscape Screen	\$200.00	\$150.00	\$300.00	Yes	100%
2.2.5	Home Occupation Area Exceeds 65 m2/ More Than 14 m2 Used For Display Of Goods For Sale/ Goods/ Not Grown/Produced/Manufactured/Processed On Premises	\$200.00	\$150.00	\$300.00	Yes	100%
2.2.6	Storage Of Heavy Machinery/Building Material/Contractor's Yards On Lots Less Than 4.0 Hectares	\$200.00	\$150.00	\$300.00	Yes	100%
2.2.7	Portable Sawmill Used To Mill Timber Not Grown On Lot Sawmill Located On	\$200.00	\$150.00	\$300.00	Yes	100%
2.2.7(1)	Portable Sawmill Not Screened From View Or Stored Inside Accessory Building Or Timber Brought Onto The Lot For Milling For Commercial Gain	\$200.00	\$150.00	\$300.00	Yes	100%
2.2.8	Sale Of Goods/Articles Not Produced/Manufactured/Processed On Lot Of Home Occupation	\$200.00	\$150.00	\$300.00	Yes	100%
2.2.9	Home Occupation Produces Persistent Noise/Vibration/Glare/Smoke/Fumes/	\$200.00	\$150.00	\$300.00	Yes	100%

Schedule B
KEATS ISLAND LAND USE BYLAW NO. 78, 2002
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty Amount (within 14 days)	A3 Late Payment Penalty Amount (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
	Odours/Litter/Fire Hazard/Electrical Interference/Other Nuisance Detectable Off Lot					
2.2.10	More Than Two Full-Time Equivalent Persons Employed/Engaged On Home Occupation Premises Or No Persons Employed/Engaged Reside On Premises	\$200.00	\$150.00	\$300.00	Yes	100%
2.2.11	Non Permitted Home Occupation	\$350.00	\$262.50	\$525.00	Yes	100%
2.4.1	Fence Exceeds Height Restriction On Lots Less Than 0.5 Hectares	\$200.00	\$150.00	\$300.00	Yes	100%
2.4.3	Outdoor Storage Related To Home Occupation Use/Derelict Vehicles Not Screened From View From Adjacent Lot/Roadway	\$200.00	\$150.00	\$300.00	Yes	100%
2.4.4	Inadequate Landscape Screen	\$200.00	\$150.00	\$300.00	Yes	100%
2.5	Storage/Wrecking Of Derelict Vehicles/Junk Not Completely Enclosed In Building/Structure Or Is Visible From Adjoining Lots/Public Right Of Ways	\$200.00	\$150.00	\$300.00	Yes	100%
2.7.2	Non Permitted Feature Projects Into Setback	\$350.00	\$262.50	\$525.00	Yes	100%
2.7.3	Encroachment Of Building/Structure Into Setback Of Natural Boundary Of The Sea	\$350.00	\$262.50	\$525.00	Yes	100%
2.7.4	Encroachment Of Building/Structure Into Setback Of Lot Lines	\$350.00	\$262.50	\$525.00	Yes	100%
2.7.5	Private Float/Dock Not Located Within Seaward Boundary Of Upland Property Or Within Setback Restriction	\$350.00	\$262.50	\$525.00	Yes	100%
2.7.6	Sewage Disposal System Within 30 Metres Of Watercourse/Well/Source Of Domestic Water Supply	\$350.00	\$262.50	\$525.00	Yes	100%
2.8.1	Building/Structure Exceeds Height Restriction	\$350.00	\$262.50	\$525.00	Yes	100%
4.1.1	Non Permitted Use In Land-Based Area In Community Residential 1 Zone	\$500.00	\$375.00	\$750.00	Yes	100%
4.1.2	Non Permitted Use In Marine-Based Area In Community Residential 1 Zone	\$500.00	\$375.00	\$750.00	Yes	100%

Schedule B
KEATS ISLAND LAND USE BYLAW NO. 78, 2002
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty Amount (within 14 days)	A3 Late Payment Penalty Amount (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
4.1.3	Non Permitted Building/Structure In Land-Based Area In Community Residential 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.1.4	Non Permitted Building/Structure In Marine-Based Area In Community Residential 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.1.5	Building Erected/Constructed/Placed On Float/Dock/Ramp/Stairs/Pier In Community Residential 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.1.6	Dock Float In Marine-Area Exceeds Maximum Area Coverage Restriction In Community Residential 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.1.8	Ramp Associated With Dock Exceeds Maximum Width Restriction In Community Residential 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.1.9	More Than One Single Family Residential Dwelling And One Sleeping Cabin On Lot In Community Residential 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.1.10	More Than One Dock In Marine-Area Abutting A Water Front Lot In Community Residential 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.1.11	Fire Hut Exceeds Maximum Floor Area Restriction In Community Residential 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.1.12	Sleeping Cabin Exceeds Maximum Floor Area Restriction In Community Residential 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.1.15	Building/Structure Accessory To Single Family Dwelling Exceeds Maximum Height Restriction In Community Residential 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.1.16	Buildings/Structures Exceed Maximum Combined Lot Coverage Restriction In Community Residential 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.2.1	Non Permitted Use Of Land/Building/Structure In Land-Based Area In Community Residential 2 Zone	\$500.00	\$375.00	\$750.00	Yes	100%

Schedule B
KEATS ISLAND LAND USE BYLAW NO. 78, 2002
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty Amount (within 14 days)	A3 Late Payment Penalty Amount (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
4.2.2	Non Permitted Use Of Land/Building/Structure In Marine-Based Area In Community Residential 2 Zone	\$500.00	\$375.00	\$750.00	Yes	100%
4.2.3	Non Permitted Building/Structure In Land-Based Area In Community Residential 2 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.2.4	Non Permitted Building/Structure In Marine-Based Area In Community Residential 2 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.2.5	Building Erected/Constructed/Placed On Float/Dock/Ramp/Stairs/Pier In Community Residential 2 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.2.6	Dock Float In Marine-Area Exceeds Maximum Area Coverage Restriction In Community Residential 2 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.2.8	Ramp Associated With Dock Exceeds Maximum Width Restriction In Community Residential 2 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.2.9	More Than One Single Family Residential Dwelling On Lot In Community Residential 2 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.2.11	More Than One Dock In Marine-Area Abutting A Water Front Lot In Community Residential 2 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.2.12	Fire Hut Exceeds Maximum Floor Area Restriction In Community Residential 2 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.2.15	Building/Structure Accessory To Single Family Dwelling Exceeds Maximum Height Restriction In Community Residential 2 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.2.16	Buildings/Structures Exceed Maximum Combined Lot Coverage Restriction In Community Residential 2 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.3.1	Non Permitted Use Of Land/Building/Structure In Land-Based Area In Comprehensive Development 1 Zone	\$500.00	\$375.00	\$750.00	Yes	100%

Schedule B
KEATS ISLAND LAND USE BYLAW NO. 78, 2002
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty Amount (within 14 days)	A3 Late Payment Penalty Amount (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
4.3.2	Non Permitted Use Of Land/Building/Structure In Marine-Based Area In Comprehensive Development 1 Zone	\$500.00	\$375.00	\$750.00	Yes	100%
4.3.3	Non Permitted Use Of Building/Structure In Land-Based Area In Comprehensive Development 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.3.4	Non Permitted Use Of Building/Structure In Marine-Based Area In Comprehensive Development 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.3.5	Building Erected/Constructed/Placed On Float/Dock/Ramp/Stairs/Pier In Comprehensive Development 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.3.6	Dock Float In Marine-Area Exceeds Maximum Area Coverage Restriction In Comprehensive Development 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.3.8	Ramp Associated With Dock Exceeds Maximum Width Restriction In Comprehensive Development 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.3.9	More Than One Single Family Residential Dwelling On Lot Less Than 2 Hectares In Comprehensive Development 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.3.10	More Than Nine Single Family Residential Dwelling Units On Lots 2 Hectares Or Greater In Comprehensive Development 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.3.11	More Than One Dock In Marine-Area Abutting A Water Front Lot In Comprehensive Development 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.3.12	Fire Hut Exceeds Maximum Floor Area Restriction In Comprehensive Development 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.3.15	Buildings/Structures Exceed Maximum Combined Lot Coverage Restriction In Comprehensive Development 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.4.1	Non Permitted Use Of Land/Building/Structure In Land-Based Area In Rural Residential Zone	\$500.00	\$375.00	\$750.00	Yes	100%

Schedule B
KEATS ISLAND LAND USE BYLAW NO. 78, 2002
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty Amount (within 14 days)	A3 Late Payment Penalty Amount (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
4.4.2	Non Permitted Use Of Land/Building/Structure In Marine-Based Area In Rural Residential Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.4.3	Non Permitted Building/Structure In Land-Based Area In Rural Residential Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.4.4	Non Permitted Building/Structure In Marine-Based Area In Rural Residential Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.4.5	Building Erected/Constructed/Placed On Float/Dock/Ramp/Stairs/Pier In Rural Residential Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.4.6	Dock Float In Marine-Area Exceeds Maximum Area Coverage Restriction In Rural Residential Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.4.8	Ramp Associated With Dock Exceeds Maximum Width Restriction In Rural Residential Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.4.9	Exceed Density In Rural Residential Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.4.11	More Than One Dock In Marine-Area Abutting A Water Front Lot In Rural Residential Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.4.12	More Than One Boathouse Per Lot In Rural Residential Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.4.13	Accessory Guest Cottage Exceeds Maximum Floor Area Restriction In Rural Residential Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.4.14	Boathouse Exceeds Maximum Floor Area Restriction In Rural Residential Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.4.15	Fire Hut Exceeds Maximum Floor Area Restriction In Rural Residential Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.4.16	Sleeping Cabin Exceeds Maximum Floor Area Restriction In Rural Residential Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.4.18	Boathouse Exceeds Maximum Height Restriction In Rural Residential Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.4.19	Buildings/Structures Exceed Maximum Combined Lot Coverage Restriction In Rural Residential Zone	\$350.00	\$262.50	\$525.00	Yes	100%

Schedule B
KEATS ISLAND LAND USE BYLAW NO. 78, 2002
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty Amount (within 14 days)	A3 Late Payment Penalty Amount (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
4.5.1	Non Permitted Use Of Land/Building/Structure In Land-Based Area In Rural Comprehensive Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.5.2	Non Permitted Use Of Land/Building/Structure In Marine-Based Area In Rural Comprehensive Zone	\$500.00	\$375.00	\$750.00	Yes	100%
4.5.3	Non Permitted Building/Structure In Land-Based Area In Rural Comprehensive Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.5.4	Non Permitted Building/Structure In Marine-Based Area In Rural Comprehensive Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.5.5	Building Erected/Constructed/Placed On Float/Dock/Ramp/Stairs/Pier In Rural Comprehensive Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.5.6	Dock Float In Marine-Area Exceeds Maximum Area Coverage Restriction In Rural Comprehensive Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.5.8	Ramp Associated With Dock Exceeds Maximum Width Restriction In Rural Comprehensive Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.5.9	Exceed Density In Rural Comprehensive Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.5.11	More Than One Dock In Marine-Area Abutting A Water Front Lot In Rural Comprehensive Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.5.12	More Than One Boathouse Per Lot Larger Than 16 Hectares In Rural Comprehensive Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.5.13	Boathouse Exceeds Maximum Floor Area Restriction In Rural Comprehensive Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.5.14	Fire Hut Exceeds Maximum Floor Area Restriction In Rural Comprehensive Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.5.16	Boathouse Exceeds Maximum Height Restriction In Rural Comprehensive Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.5.17	Buildings/Structures Exceed Maximum Combined Lot Coverage Restriction In Rural Comprehensive Zone	\$350.00	\$262.50	\$525.00	Yes	100%

Schedule B
KEATS ISLAND LAND USE BYLAW NO. 78, 2002
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty Amount (within 14 days)	A3 Late Payment Penalty Amount (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
4.6.1	Non Permitted Use Of Land/Building/Structure In Land-Based Area In Private Institutional 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.6.2	Non Permitted Use Of Land/Building/Structure In Marine-Based Area In Private Institutional 1 Zone	\$500.00	\$375.00	\$750.00	Yes	100%
4.6.3	Non Permitted Building/Structure In Land-Based Area In Private Institutional 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.6.4	Non Permitted Building/Structure In Marine-Based Area In Private Institutional 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.6.5	Structures In Marine-Based Area Exceed Maximum Area Coverage Restriction In Private Institutional 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.6.6	Building/Structure On Float/Wharf In Marine-Based Area Exceeds Height Restriction In Private Institutional 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.6.7	More Than One Private Institutional Camp In Private Institutional 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.6.8	More Than Three Private Institutional Camp Wharves In Private Institutional 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.6.9	Dormitory/Cabin Exceeds Maximum Floor Area Restriction In Private Institutional 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.6.10	Permanent/Seasonal Employee Accommodation Exceeds Maximum Floor Area Restriction In Private Institutional 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.6.11	Non-Accommodation Building/Structure Exceeds Maximum Floor Area Restriction In Private Institutional 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.6.12	Encroachment Of Building/Structure Into Setback In Land-Based Area In Private Institutional 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.6.13	Encroachment Of Caretaker Residential Dwelling/Building/Structure Into Setback In Private Institutional 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%

Schedule B
KEATS ISLAND LAND USE BYLAW NO. 78, 2002
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty Amount (within 14 days)	A3 Late Payment Penalty Amount (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
4.6.14	Boathouse Exceeds Maximum Height Restriction In Private Institutional 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.6.15	Buildings/Structures Exceed Maximum Combined Lot Coverage Restriction In Private Institutional 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.7.1	Non Permitted Use Of Land/Building/Structure In Land-Based Area In Private Institutional 2 Zone	\$500.00	\$375.00	\$750.00	Yes	100%
4.7.2	Non Permitted Use Of Land/Building/Structure In Marine-Based Area In Land-Based Area In Private Institutional 2 Zone	\$500.00	\$375.00	\$750.00	Yes	100%
4.7.3	Non Permitted Building/Structure In Land-Based Area In Land-Based Area In Private Institutional 2 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.7.4	Non Permitted Building/Structure In Marine-Based Area In Land-Based Area In Private Institutional 2 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.7.5	Structures In Marine-Based Area Exceed Maximum Area Coverage Restriction In Land-Based Area In Private Institutional 2 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.7.6	Building/Structure On Float/Wharf In Marine-Based Area Exceeds Height Restriction In Land-Based Area In Private Institutional 2 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.7.8	More Than One Private Institutional Camp In Land-Based Area In Private Institutional 2 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.7.9	Exceed Density Restrictions For Single Family Dwellings And Guest Cottages In Land-Based Area In Private Institutional 2 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.7.11	More Than One Boathouse On Land-Based Area Per Marine-Based Private Institutional Wharf	\$350.00	\$262.50	\$525.00	Yes	100%
4.7.12	Too Many Boathouses In Private Institutional 2 Zone	\$350.00	\$262.50	\$525.00	Yes	100%

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KEATS ISLAND LAND USE BYLAW NO. 78, 2002
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty Amount (within 14 days)	A3 Late Payment Penalty Amount (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
4.7.13	Too Many Wharves In Land-Based Area In Private Institutional 2 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.7.14	Buildings/Structures Exceed Maximum Combined Floor Area In Private Institutional 2 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.7.15	Tent Site Exceeds Maximum Combined Total Area In Private Institutional 2 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.7.16	Boathouse Exceeds Maximum Floor Area Restriction In Land-Based Area In Private Institutional 2 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.7.17	Shop Exceeds Maximum Combined Floor Area In Private Institutional 2 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.7.18	Fire Hut Exceeds Maximum Floor Area In Private Institutional 2 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.7.19	Pump/Utility House Exceeds Maximum Floor In Private Institutional 2 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.7.20	Encroachment Of Private Institutional Camp Building/Structure Into Setback	\$350.00	\$262.50	\$525.00	Yes	100%
4.7.21	Encroachment Of Dwelling/Building/Structure Into Setback	\$350.00	\$262.50	\$525.00	Yes	100%
4.7.22	Boathouse Exceeds Maximum Height In Private Institutional 2 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.7.23	Buildings/Structures Exceed Maximum Combined Lot Coverage In Private Institutional 2 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.8.1	Non Permitted Use Of Land/Building/Structure In Private Conservation Zone	\$500.00	\$375.00	\$750.00	Yes	100%
4.8.2	Non Permitted Building/Structure In Private Conservation Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.8.3	Fire Hut Exceeds Maximum Floor Area Restriction In Private Conservation Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.8.4	Pump/Utility House Exceeds Maximum Floor Area In Private Conservation Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.8.5	Encroachment Of Structure Into Setback In Private Conservation Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.8.6	Structure Exceeds Height In Private Conservation Zone	\$350.00	\$262.50	\$525.00	Yes	100%

Schedule B
KEATS ISLAND LAND USE BYLAW NO. 78, 2002
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty Amount (within 14 days)	A3 Late Payment Penalty Amount (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
4.8.7	Buildings/Structures Exceed Maximum Combined Lot Coverage In Private Conservation Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.9.1	Non Permitted Use Of Land/Building/Structure In Community Service 1 Zone	\$500.00	\$375.00	\$750.00	Yes	100%
4.9.2	Non Permitted Building/Structure In Community Service 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.9.3	Fire Hall Exceeds Maximum Floor Area Restriction In Community Service 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.9.4	Fire Hut Exceeds Maximum Floor Area Restriction In Community Service 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.9.5	Pump/Utility House Exceeds Maximum Floor Area Restriction In Community Service 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.9.6	Encroachment Of Structure Into Setback In Community Service 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.9.7	Structure Exceeds Height Restriction In Community Service 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.9.8	Buildings/Structures Exceed Maximum Combined Lot Coverage Restriction In Community Service 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.10.1	Non Permitted Use Of Land/Building/Structure In Community Service 2 Zone	\$500.00	\$375.00	\$750.00	Yes	100%
4.10.2	Non Permitted Building/Structure In Community Service 2 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.10.3	Fire Hall Exceeds Maximum Floor Area Restriction In Community Service 2 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.10.4	Fire Hut Exceeds Maximum Floor Area Restriction In Community Service 2 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.10.5	Pump/Utility House Exceeds Maximum Floor Area Restriction In Community Service 2 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.10.6	Encroachment Of Structure Into Setback In Community Service 2 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.10.7	Structure Exceeds Height Restriction In Community Service 2 Zone	\$350.00	\$262.50	\$525.00	Yes	100%

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Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty Amount (within 14 days)	A3 Late Payment Penalty Amount (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
4.10.8	Buildings/Structures Exceed Maximum Combined Lot Coverage Restriction In Community Service 2 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.11.1	Non Permitted Use Of Land/Building/Structure In Natural Area Community Park Zone	\$500.00	\$375.00	\$750.00	Yes	100%
4.11.2	Non Permitted Building/Structure In Natural Area Community Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.11.3	Fire Hut Exceeds Maximum Floor Area Restriction In Natural Area Community Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.11.4	Pump/Utility House Exceeds Maximum Floor Area Restriction In Natural Area Community Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.11.5	Encroachment Of Structure Into Setback In Natural Area Community Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.11.6	Structure Exceeds Height Restriction In Natural Area Community Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.11.7	Buildings/Structures Exceed Maximum Combined Lot Coverage Restriction In Natural Area Community Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.12.1	Non Permitted Use Of Land/Building/Structure In Land-Based Area In Provincial Marine Park Zone	\$500.00	\$375.00	\$750.00	Yes	100%
4.12.2	Non Permitted Use Of Land/Building/Structure In Marine-Based Area In Provincial Marine Park Zone	\$500.00	\$375.00	\$750.00	Yes	100%
4.12.3	Non Permitted Building/Structure In Land-Based Area In Provincial Marine Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.12.4	Non Permitted Building/Structure In Marine-Based Area In Provincial Marine Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.12.5	Building Erected/Constructed/Placed On Float/Dock/Ramp/Stairs/Pier In Provincial Marine Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.12.6	Dock Float In Marine-Area Exceeds Maximum Area Coverage Restriction In Provincial Marine Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%

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KEATS ISLAND LAND USE BYLAW NO. 78, 2002
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty Amount (within 14 days)	A3 Late Payment Penalty Amount (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
4.12.7	Ramp Associated With Dock Exceeds Maximum Width Restriction In Provincial Marine Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.12.8	More Than One Caretaker's Residence Per Lot In Provincial Marine Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.12.9	More Than One Tenting Site Per One Hectare Or Exceed Maximum Sites Per Lot In Provincial Marine Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.12.10	More Than One Public Wharf In Marine Area In Provincial Marine Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.12.11	Fire Hut Exceeds Maximum Floor Area Restriction In Provincial Marine Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.12.12	Pump/Utility House Exceeds Maximum Floor Area Restriction In Provincial Marine Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.12.13	Encroachment Of Structure Into Setback In Provincial Marine Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.12.14	Structure Exceeds Maximum Height Restriction In Provincial Marine Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.12.15	Buildings/Structures Exceed Maximum Combined Lot Coverage Restriction In Provincial Marine Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.13.1	Non Permitted Use Of Land/Building/Structure In Marine 1 – Public Wharf Zone	\$500.00	\$375.00	\$525.00	Yes	100%
4.13.2	Non Permitted Building/Structure In Marine 1 – Public Wharf Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.13.3	Building/Structure On Public Wharf Exceeds Maximum Height Restriction In Marine 1 – Public Wharf Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.13.4	Buildings/Structures Exceed Maximum Combined Lot Coverage Restriction In Marine 1 – Public Wharf Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.14.1	Non Permitted Use Of Land/Structure In Marine 2 – Communal Moorage Zone	\$500.00	\$375.00	\$750.00	Yes	100%
4.14.2	Non Permitted Building/Structure In Marine 2 – Communal Moorage Zone	\$350.00	\$262.50	\$525.00	Yes	100%

Schedule B
KEATS ISLAND LAND USE BYLAW NO. 78, 2002
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty Amount (within 14 days)	A3 Late Payment Penalty Amount (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
4.14.3	Building Erected/Constructed/Placed On Float/Dock/Ramp/Stairs/Pier In Marine 2 – Communal Moorage Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.14.4	Dock Float In Marine-Area Exceeds Maximum Area Coverage Restriction In Marine 2 – Communal Moorage Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.14.5	Ramp Associated With Dock Exceeds Maximum Width Restriction In Marine 2 – Communal Moorage Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.15.1	Non Permitted Use Of Land/Structure In Marine 3 – Public Barge Ramp Zone	\$500.00	\$375.00	\$750.00	Yes	100%
4.15.2	Non Permitted Building/Structure In Marine 3 – Public Barge Ramp Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.15.3	Ramp Exceeds Maximum Width Restriction In Marine 3 – Public Barge Ramp Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.15.4	Ramp Sited/Extends Toward Sea Beyond 20 Metres From High Water Mark/Natural Boundary Of The Sea In Marine 3 – Public Barge Ramp Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.15.5	Sign/Marker Placards Exceed Size Restriction In Marine 3 – Public Barge Ramp Zone	\$200.00	\$150.00	\$300.00	Yes	100%
4.15.6	Ramp Exceeds Maximum Height Restriction In Marine 3 – Public Barge Ramp Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.16.1	Non Permitted Use Of Land/Structure In Marine 4 – Private Log Dump Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.16.2	Non Permitted Building/Structure In Marine 4 – Private Log Dump Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.16.3	Structure Associated With Log Dump Use Exceeds Height Restriction In Marine 4 – Private Log Dump Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.16.4	Structures Exceed Maximum Combined Lot Coverage Restriction In Marine 4 – Private Log Dump Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.17.1	Non Permitted Use Of Land/Structure In Marine Conservation Zone	\$500.00	\$375.00	\$750.00	Yes	100%

Schedule B
KEATS ISLAND LAND USE BYLAW NO. 78, 2002
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty Amount (within 14 days)	A3 Late Payment Penalty Amount (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
4.17.2	Non Permitted Building/Structure In Marine Conservation Zone	\$350.00	\$262.50	\$525.00	Yes	100%
4.18.1	Non Permitted Use Of Land/Structure In Marine General Zone	\$500.00	\$375.00	\$750.00	Yes	100%
4.18.2	Non Permitted Building/Structure In Marine General Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.1.1	Exceed Maximum Number/Area Of Signs	\$150.00	\$112.50	\$262.50	Yes	100%
5.1.2	Real Estate Signs Too Large/Not Located On Subject Property/Not Removed Within 14 Days Of Property Sale	\$150.00	\$112.50	\$262.50	Yes	100%
5.3.1	Sign Internally Illuminated/Has Moving Parts Or Flashing Lights/Affixed To Any Other Sign/Noise Making	\$150.00	\$112.50	\$262.50	Yes	100%
5.3.2	Obsolete Sign Not Removed Within 30 Days After Operation Of Business/Service Ends	\$150.00	\$112.50	\$262.50	Yes	100%
5.3.3	Third Party Sign	\$150.00	\$112.50	\$262.50	Yes	100%
6.1.1	Fail To Provide Required Parking Spaces	\$200.00	\$150.00	\$300.00	Yes	100%
6.2.1	Inadequate Parking Spaces	\$200.00	\$150.00	\$300.00	Yes	100%
6.2.2	Parking Not On Lot Or Adjacent To Lot On Which Use/Building/Structure Served Is Located	\$200.00	\$150.00	\$300.00	Yes	100%
6.2.3	Inadequate Location Of Parking Space For The Disabled	\$200.00	\$150.00	\$300.00	Yes	100%

Schedule C
BOWYER & PASSAGE ISLANDS LAND USE BYLAW NO. 114, 2011
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty Amount (within 14 days)	A3 Late Payment Penalty Amount (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
3.2.1	Disposal Of Waste Matter On Land/Marine Areas	\$500.00	\$375.00	\$750.00	Yes	100%
3.2.2	Disposal/Storage Of Hazardous/Toxic Waste	\$500.00	\$375.00	\$750.00	Yes	100%
3.2.3	Rental/Sale Of Personal Watercraft	\$200.00	\$150.00	\$300.00	Yes	100%
3.2.4	Use Of Mobile Home/Recreational Vehicle As Residence	\$350.00	\$262.50	\$525.00	Yes	100%
3.2.5	Use Of Vessel Anchored/Moored/Secured As Permanent Residence	\$350.00	\$262.50	\$525.00	Yes	100%
3.2.6	Non Permitted Finfish Aquaculture	\$350.00	\$262.50	\$525.00	Yes	100%
3.2.7	Non Permitted Bridges/Causeways/ Tunnels Connecting Any Island To The Mainland	\$500.00	\$525.00	\$750.00	Yes	100%
3.2.8	Non Permitted Water Utility Lines Connecting Any One Island To Another Island Or Mainland	\$500.00	\$525.00	\$750.00	Yes	100%
3.2.9	Non Permitted Wind Turbines In Water Zone Or Wind Turbines Providing Power To Other Than Island	\$500.00	\$525.00	\$750.00	Yes	100%
3.2.10	Non Permitted Dog Breeding Or Boarding Kennels	\$350.00	\$262.50	\$525.00	Yes	100%
3.3.3	Encroachment Of Building/Structure Into Setback Of The Natural Boundary Of The Sea	\$350.00	\$262.50	\$525.00	Yes	100%
3.3.4	Encroachment Of Building/Structure Into Setback Of The Natural Boundary Of Any Watercourse/Wetland/Lake	\$350.00	\$262.50	\$525.00	Yes	100%
3.3.5	Encroachment Of Features Into Setbacks	\$350.00	\$262.50	\$525.00	Yes	100%
3.4.2	Wind Turbines Exceed Maximum Height Restriction	\$350.00	\$262.50	\$525.00	Yes	100%
3.5.1	Building/Structure Accessory To Dwelling Used As Residence	\$350.00	\$262.50	\$525.00	Yes	100%
3.5.2	Non Permitted Accessory Building/Structure On Lot Prior To	\$350.00	\$262.50	\$525.00	Yes	100%

Schedule C
BOWYER & PASSAGE ISLANDS LAND USE BYLAW NO. 114, 2011
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty Amount (within 14 days)	A3 Late Payment Penalty Amount (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
	Construction Of Principal Building Or Commencement Of Principal Use					
3.5.3	Accessory Building/Structure On Lot Without Valid Permit In Place For Principal Building Being Constructed	\$350.00	\$262.50	\$525.00	Yes	100%
3.6.1	Non Permitted Home Occupation	\$250.00	\$187.50	\$375.00	Yes	100%
3.6.1(f)(i)	Commercial Visitor Accommodation Accommodated More Than 4 Guests At Any One Time	\$250.00	\$187.50	\$375.00	Yes	100%
3.6.1(f)(ii)	Commercial Visitor Accommodation Uses More Than 2 Bedrooms To Accommodate Guests	\$250.00	\$187.50	\$375.00	Yes	100%
3.6.1(f)(iii)	Commercial Visitor Accommodation Not Conducted Solely Within Principal Dwelling	\$250.00	\$187.50	\$375.00	Yes	100%
3.6.1(f)(vi)	Commercial Visitor Accommodation Guest Exceeds Stay Of Seven Nights In Any Ninety-day Period	\$250.00	\$187.50	\$375.00	Yes	100%
3.6.2(a)	Non Permitted Home Occupation Rental Of Dwelling For Less Than Thirty Continuous Days	\$250.00	\$187.50	\$375.00	Yes	100%
3.6.2(b)	Non Permitted Commercial Campground As Home Occupation	\$250.00	\$187.50	\$375.00	Yes	100%
3.6.2(c)	Non Permitted Rental/Charter Of Marine Vessel For Less Than 30 Days As Home Occupation	\$250.00	\$187.50	\$375.00	Yes	100%
3.6.2(d)	Non Permitted Food Service/Retail Of Goods/Products Not Produced/Processed/Repaired As Part Of Home Occupation	\$250.00	\$187.50	\$375.00	Yes	100%
3.6.3	Home Occupation Not Conducted Entirely Within Dwelling/Permitted Accessory Building On Lot Where There Is A Permitted Principal Residential Use	\$250.00	\$187.50	\$375.00	Yes	100%
3.6.4	Home Occupation On Lot Exceeds Maximum Total Floor Area Restriction	\$250.00	\$187.50	\$375.00	Yes	100%

Schedule C
BOWYER & PASSAGE ISLANDS LAND USE BYLAW NO. 114, 2011
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty Amount (within 14 days)	A3 Late Payment Penalty Amount (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
3.6.5	Owner/One Employee Of Home Occupation Not Permanently Resident On The Property	\$250.00	\$187.50	\$375.00	Yes	100%
3.6.6	More Than One Person Per Property Employed In Home Occupation In Addition To Resident Of Premises	\$250.00	\$187.50	\$375.00	Yes	100%
3.	Storage Of Materials/Commodities/Finished Products Outside Permitted Building	\$250.00	\$187.50	\$375.00	Yes	100%
3.6.8	Noise Resulting From Home Occupation Heard At Lot Line Or Natural Boundary Of The Sea	\$250.00	\$187.50	\$375.00	Yes	100%
3.7.1	Fence Exceeds Maximum Height Restriction	\$200.00	\$150.00	\$300.00	Yes	100%
3.8	Inadequate Landscape Screen	\$200.00	\$150.00	\$300.00	Yes	100%
3.9	Parking/Storage/Stopping Of Recreational Vehicle	\$200.00	\$150.00	\$300.00	Yes	100%
3.10	Storage Of Unusable/Disassembled/Detached/Stripped/Non-functional/Abandoned Vehicles/Campers/Trailers/Vessels/Parts In Unenclosed Area Without Adequate Screening	\$200.00	\$150.00	\$300.00	Yes	100%
5.1.1	Non Permitted Use In Rural Residential One – Passage Island Zone	\$500.00	\$375.00	\$750.00	Yes	100%
5.1.2	More Than One Dwelling Per Lot In Rural Residential One – Passage Island Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.1.3	Exceed Maximum Lot Coverage Restriction In Rural Residential One – Passage Island Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.1.4	Exceed Maximum Floor Area Ratio Of Any Dwelling In Rural Residential One – Passage Island Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.1.5	Exceed Maximum Number Of Accessory Buildings In Rural Residential One – Passage Island Zone	\$350.00	\$262.50	\$525.00	Yes	100%

Schedule C
BOWYER & PASSAGE ISLANDS LAND USE BYLAW NO. 114, 2011
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty Amount (within 14 days)	A3 Late Payment Penalty Amount (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
5.1.6	Encroachment Of Building/Structure Into Setback In Rural Residential One – Passage Island Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.1.7	Dwelling Exceeds Maximum Height Restriction In Rural Residential One – Passage Island Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.1.8	Accessory Building/Structure Exceeds Maximum Height Restriction In Rural Residential One – Passage Island Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.1.9	Fence Exceeds Maximum Height Restriction In Rural Residential One – Passage Island Zone	\$200.00	\$150.00	\$300.00	Yes	100%
5.1.10	No/Inadequate Screening Of Above Grade Water And Septic Storage Tanks In Rural Residential One – Passage Island Zone	\$200.00	\$150.00	\$300.00	Yes	100%
5.2.1	Non Permitted Use In Rural Residential Two – Bowyer Island Zone	\$500.00	\$375.50	\$750.00	Yes	100%
5.2.2	Exceed Maximum Number Of Dwellings Permitted In Rural Residential Two – Bowyer Island Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.2.3	Exceed Maximum Lot Coverage Restriction In Rural Residential Two – Bowyer Island Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.2.4	Exceed Maximum Combined Floor Area Of Any Dwelling And All Buildings Accessory To That Dwelling In Rural Residential Two – Bowyer Island Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.2.5	Exceed Maximum Floor Area Of Dwelling In Rural Residential Two – Bowyer Island Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.2.6	Exceed Maximum Floor Area Of Accessory Building In Rural Residential Two – Bowyer Island Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.2.7	Encroachment Of Building/Structure Into Setback In Rural Residential Two – Bowyer Island Zone	\$350.00	\$262.50	\$525.00	Yes	100%

Schedule C
BOWYER & PASSAGE ISLANDS LAND USE BYLAW NO. 114, 2011
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty Amount (within 14 days)	A3 Late Payment Penalty Amount (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
5.2.8	Insufficient Distance Between Dwellings In Rural Residential Two – Bowyer Island Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.2.9	Dwelling Exceeds Maximum Height Restriction In Rural Residential Two – Bowyer Island Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.2.10	Accessory Building/Structure Exceeds Maximum Height Restriction In Rural Residential Two – Bowyer Island Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.2.11	No/Inadequate Screening Of Above Grade Water And Septic Storage Tanks In Rural Residential Two – Bowyer Island Zone	\$200.00	\$150.00	\$300.00	Yes	100%
5.2.14	Fail To Meet Site Specific Regulations On Density/Siting/Size In Rural Residential Two – Bowyer Island Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.3.1	Non Permitted Use In Rural Comprehensive One – Bowyer Island Zone	\$500.00	\$375.00	\$750.00	Yes	100%
5.3.2	Exceed Maximum Of 30 Dwellings In Rural Comprehensive One – Bowyer Island Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.3.3	Exceed Maximum Number Dwellings On District Lots 1340 and 1339 In Rural Comprehensive One – Bowyer Island Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.3.5	Exceed Maximum Lot Coverage Restriction In Rural Comprehensive One – Bowyer Island Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.3.6	Dwelling And Accessory Buildings Exceed Maximum Combined Floor Area Restriction In Rural Comprehensive One – Bowyer Island Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.3.7	Dwelling Exceeds Maximum Floor Area Restriction In Rural Comprehensive One – Bowyer Island Zone	\$350.00	\$262.50	\$525.00	Yes	100%

Schedule C
BOWYER & PASSAGE ISLANDS LAND USE BYLAW NO. 114, 2011
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty Amount (within 14 days)	A3 Late Payment Penalty Amount (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
5.3.8	Exceed Total Accessory Building Floor Area Restriction Or Exceed Maximum Floor Area Restriction For Any One Accessory Building In Rural Comprehensive One – Bowyer Island Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.3.9	Exceed Total Accessory Building Floor Area Or Maximum Floor Area For Any One Building On Site 24 Of DL 1340 In Rural Comprehensive One – Bowyer Island Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.3.10	More Than Two Accessory Buildings Per Dwelling In Rural Comprehensive One – Bowyer Island Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.3.11	Encroachment Of Building/Structure Into Setback In Rural Comprehensive One – Bowyer Island Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.3.13	Encroachment Of Building/Structure Into Setback For Site 1 On Schedule A-5 In Rural Comprehensive One – Bowyer Island Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.3.14	Minimum Distance Between Dwellings Is Less Than 4 Metres In Rural Comprehensive One – Bowyer Island Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.3.15	Dwelling Exceeds Maximum Height Restriction Of 9 Metres In Rural Comprehensive One – Bowyer Island Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.3.16	Dwelling On Site 7 On Schedule A-5 Exceeds Maximum Height Restriction Of 10.5 Metres In Rural Comprehensive One – Bowyer Island Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.3.17	Accessory Building Exceeds Maximum Height Restriction In Rural Comprehensive One – Bowyer Island Zone	\$350.00	\$262.50	\$525.00	Yes	100%

Schedule C
BOWYER & PASSAGE ISLANDS LAND USE BYLAW NO. 114, 2011
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty Amount (within 14 days)	A3 Late Payment Penalty Amount (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
5.3.18	No/Inadequate Screening Of Above Grade Water And Septic Storage Tanks In Rural Comprehensive One – Bowyer Island Zone	\$200.00	\$150.00	\$300.00	Yes	100%
5.4.1	Non Permitted Use In Forest One Zone	\$500.00	\$375.00	\$750.00	Yes	100%
5.4.2	Non Permitted Silviculture Use On Lot A, District Lots 1339 And 1340 In Forest One Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.4.4	Exceed Maximum Lot Coverage Restriction In Forest One Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.4.5	Exceed Maximum Combined Floor Area Restriction For All Buildings In Forest One Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.4.6	Encroachment Of Building/Structure Into Setback In Forest One Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.4.7	Accessory Building/Structure Exceeds Maximum Height Restriction In Forest One Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.4.8	No/Inadequate Screening Of Above Grade Water And Septic Storage Tanks In Forest One Zone	\$200.00	\$150.00	\$300.00	Yes	100%
5.5.1	Non Permitted Use In Community Services One Zone	\$500.00	\$375.00	\$750.00	Yes	100%
5.5.2	Exceed Combined Coverage Of All Buildings/Structures Restriction In Community Services One Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.5.3	More Than One Community Hall On Passage Island In Community Services One Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.5.4	Encroachment Of Building/Structure Into Setback In Community Services One Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.5.5	Building/Structure Exceeds Height Restriction In Community Services One Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.6.1	Non Permitted Use In Marine General Zone	\$500.00	\$375.00	\$750.00	Yes	100%

Schedule C
BOWYER & PASSAGE ISLANDS LAND USE BYLAW NO. 114, 2011
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty Amount (within 14 days)	A3 Late Payment Penalty Amount (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
5.6.2	More Than One Dock Constructed Adjacent And Accessory To Any Upland Lot In Marine General Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.6.3	Accessory Dock Exceeds Maximum Area Restriction In Marine General Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.6.4	Use Of Foam Floatation Devices That Are Not Completely Encapsulated In Marine General Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.6.5	Building Constructed/Erected On Any Dock/Float/Wharf In Marine General Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.6.6	Fail To Meet Site Specific Regulations In Marine General Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.7.1	Non Permitted Use In Marine Service Zone	\$500.00	\$375.00	\$750.00	Yes	100%
5.7.2	More Than One Community Dock/Wharf Constructed In Marine Service Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.7.4	Use Of Foam Floatation Devices That Are Not Completely Encapsulated In Marine Service Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.7.5	Building Other Than One Permitted Storage Building Constructed/Erected On Any Dock/Float/Wharf In Marine Service Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.7.6	Fail To Meet Site Specific Regulations In Marine Service Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.8.1	Non Permitted Use In Marine Protection Zone	\$500.00	\$375.00	\$750.00	Yes	100%
6.2.1(a)	Non Permitted Blinking/Backlit/Neon Sign	\$200.00	\$150.00	\$300.00	Yes	100%
6.2.1(b)	Non Permitted Sign With Moving Parts	\$200.00	\$150.00	\$300.00	Yes	100%
6.2.1(c)	Non Permitted Sign That Makes Noise To Attract Attention To The Sign	\$200.00	\$150.00	\$300.00	Yes	100%
6.2.1(d)	Non Permitted Illumination Of Signs Causing Light To Shine Directly Into The Path Of On-coming Motor Vehicle Traffic	\$200.00	\$150.00	\$300.00	Yes	100%

Schedule C
BOWYER & PASSAGE ISLANDS LAND USE BYLAW NO. 114, 2011
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty Amount (within 14 days)	A3 Late Payment Penalty Amount (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
6.2.1(e)	Non Permitted Sign That Projects Over Highway/Public Property	\$200.00	\$150.00	\$300.00	Yes	100%
6.2.1(f)	Non Permitted Third Party Signs	\$200.00	\$150.00	\$300.00	Yes	100%
6.2.1(g)	Non Permitted Signs Painted On Natural Rock Face	\$200.00	\$150.00	\$300.00	Yes	100%
6.2.1(h)	Affixing One Sign To Any Other Sign	\$200.00	\$150.00	\$300.00	Yes	100%
6.3.2	Political Sign Not Removed Day After Election	\$200.00	\$150.00	\$300.00	Yes	100%
6.3.3	Real Estate Sign Exceeds Area Restriction	\$200.00	\$150.00	\$300.00	Yes	100%
6.4	Sign Exceeds Height Restriction	\$200.00	\$150.00	\$300.00	Yes	100%
6.5	Obsolete Sign Not Removed Within 30 Days After Operation Of Business/Service/Activity Ends	\$200.00	\$150.00	\$300.00	Yes	100%
6.6	Exceed Number/Area Of Signs Per Lot/Premise/Use	\$200.00	\$150.00	\$300.00	Yes	100%

Schedule D
GAMBIER ASSOCIATED ISLANDS LAND USE BYLAW NO. 120, 2013
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty Amount (within 14 days)	A3 Late Payment Penalty Amount (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
3.2(1)	Disposal Of Waste Matter On Land/Marine Areas	\$500.00	\$262.50	\$750.00	Yes	100%
3.2(2)	Disposal/Storage Of Hazardous/Toxic Waste	\$500.00	\$262.50	\$750.00	Yes	100%
3.2(3)	Non Permitted Rental/Sale Of Personal Watercraft	\$200.00	\$150.00	\$300.00	Yes	100%
3.2(4)	Mobile Home/Recreational Vehicle Used As Permanent Residence	\$350.00	\$262.50	\$525.00	Yes	100%
3.2(5)	Anchored/Moored/Secured Vessel Used As Permanent Residence	\$350.00	\$262.50	\$525.00	Yes	100%
3.2(6)	Finfish Aquaculture In Any Water Zone	\$350.00	\$262.50	\$525.00	Yes	100%
3.2(7)	Bridge/Causeway/Tunnel Connecting Any Island To Mainland	\$350.00	\$262.50	\$525.00	Yes	100%
3.2(8)	Water/Utility Lines Connecting Any Island To Another Island/Mainland	\$350.00	\$262.50	\$525.00	Yes	100%
3.2(9)	Non Permitted Wind Turbine	\$350.00	\$262.50	\$525.00	Yes	100%
3.2(10)	Non Permitted Dog Breeding/Boarding Kennels	\$350.00	\$262.50	\$525.00	Yes	100%
3.3(2)	Non Permitted Building/Structure Encroaching Setback	\$350.00	\$262.50	\$525.00	Yes	100%
3.3(3)	Non Permitted Building/Structure Encroaching Setback To Natural Boundary Of The Sea	\$350.00	\$262.50	\$525.00	Yes	100%
3.3(4)	Non Permitted Building/Structure Encroaching Setback To Natural Boundary Of Any Watercourse/Wetland	\$350.00	\$262.50	\$525.00	Yes	100%
3.3(6)	Private Float/Dock Encroaching Setback	\$350.00	\$262.50	\$525.00	Yes	100%
3.5(1)	Accessory Building/Structure Used As Residence	\$350.00	\$262.50	\$525.00	Yes	100%
3.5(3)	Non Permitted Accessory Building/Structure	\$350.00	\$262.50	\$525.00	Yes	100%
3.5(4)	Non Permitted Accessory Building/Structure Constructed/Placed On Lot Prior To Construction/Commencement Of Principal Building	\$350.00	\$262.50	\$525.00	Yes	100%
3.6(1)	Non Permitted Home Occupation	\$200.00	\$150.00	\$300.00	Yes	100%

Schedule D
GAMBIER ASSOCIATED ISLANDS LAND USE BYLAW NO. 120, 2013
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty Amount (within 14 days)	A3 Late Payment Penalty Amount (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
3.6(3)	Home Occupation Not Conducted Entirely Within Dwelling/Permitted Accessory Building	\$200.00	\$150.00	\$300.00	Yes	100%
3.6(4)	Home Occupation Exceeds Maximum Permitted Floor Area	\$200.00	\$150.00	\$300.00	Yes	100%
3.6(5)	Home Occupation Fails To Have Property Owner Or At Least One Property Resident Employed	\$200.00	\$187.00	\$300.00	Yes	100%
3.6(6)	Home Occupation Exceeds Permitted Non Resident Employees	\$200.00	\$187.00	\$300.00	Yes	100%
3.6(7)	Non Permitted Home Occupation Storage Of Materials/Commodities/Finished Products	\$200.00	\$187.00	\$300.00	Yes	100%
3.6(8)	Noise From Home Occupation Heard At Lot Line/Natural Boundary Of Sea	\$200.00	\$187.00	\$300.00	Yes	100%
3.7(1)	Fence Exceeds Maximum Permitted Height	\$350.00	\$262.50	\$525.00	Yes	100%
3.8	Inadequate Landscape Screen	\$200.00	\$150.00	\$300.00	Yes	100%
3.10	Non Permitted Storage Of Junk/Derelict Vehicles	\$200.00	\$150.00	\$300.00	Yes	100%
5.1(1)	Non Permitted Use In Small Lot Rural Residential Zone	\$500.00	\$375.00	\$750.00	Yes	100%
5.1(2)	Exceed Maximum Permitted Dwellings In Small Lot Rural Residential Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.1(3)	Exceed Maximum Permitted Lot Coverage In Small Lot Rural Residential Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.1(4)	Exceed Maximum Permitted Floor Area Ratio In Small Lot Rural Residential Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.1(5)	Exceed Maximum Permitted Accessory Buildings In Small Lot Rural Residential Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.1(6)	Building/Structure Encroaching Setback In Small Lot Rural Residential Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.1(7)	Dwelling Exceeds Maximum Permitted Height In Small Lot Rural Residential Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.1(8)	Accessory Building/Structure Exceeds Maximum Permitted Height In Small Lot Rural Residential Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.1(9)	Fail To Screen Septic Storage Tank In Small Lot Rural Residential Zone	\$200.00	\$150.00	\$300.00	Yes	100%

Schedule D
GAMBIER ASSOCIATED ISLANDS LAND USE BYLAW NO. 120, 2013
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty Amount (within 14 days)	A3 Late Payment Penalty Amount (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
5.1(11)	Fail To Meet Site Specific Regulations In Small Lot Rural Residential Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.2(1)	Non Permitted Use In Rural Residential One Zone	\$500.00	\$375.00	\$750.00	Yes	100%
5.2(2)	Exceed Maximum Permitted Dwellings In Rural Residential One Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.2(3)	Exceed Maximum Permitted Lot Coverage In Rural Residential One Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.2(4)	Exceed Maximum Permitted Accessory Buildings In Rural Residential One Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.2(5)	Building/Structure Encroaching Setback To Lot Line In Rural Residential One Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.2(6)	Building/Structure Encroaching Setback To Lot Line In Rural Residential One Zone On East Trail Island	\$350.00	\$262.50	\$525.00	Yes	100%
5.2(7)	Dwelling Exceeds Maximum Permitted Height In Rural Residential One Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.2(8)	Accessory Building/Structure Exceeds Maximum Permitted Height In Rural Residential One Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.2(11)	Fail To Meet Site Specific Regulations In Rural Residential One Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.3(1)	Non Permitted Use In Rural Residential Two Zone	\$500.00	\$375.00	\$750.00	Yes	100%
5.3(2)	Exceed Maximum Permitted Dwellings In Rural Residential Two Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.3(3)	Fail To Site Dwellings Per Schedule A-1	\$350.00	\$262.50	\$525.00	Yes	100%
5.3(5)	Exceed Maximum Permitted Floor Area In Rural Residential Two Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.3(8)	Dwelling Exceeds Maximum Permitted Height In Rural Residential Two Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.3(9)	Accessory Building/Structure Exceeds Maximum Permitted Height In Rural Residential Two Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.3(10)	Exceed Maximum Permitted Accessory Buildings In Rural Residential Two Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.3(10)	Exceed Maximum Permitted Combined Floor Area In Rural Residential Two Zone	\$350.00	\$262.50	\$525.00	Yes	100%

Schedule D
GAMBIER ASSOCIATED ISLANDS LAND USE BYLAW NO. 120, 2013
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty Amount (within 14 days)	A3 Late Payment Penalty Amount (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
5.3(11)	Exceed Maximum Permitted Boat Houses In Rural Residential Two Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.3(11)	Boat House Exceeds Maximum Permitted Floor Area	\$350.00	\$262.50	\$525.00	Yes	100%
5.4(1)	Non Permitted Use In Rural Residential Three Zone	\$500.00	\$375.00	\$750.00	Yes	100%
5.4(2)	Exceed Maximum Permitted Dwellings In Rural Residential Three Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.4(3)	Exceed Maximum Permitted Lot Coverage In Rural Residential Three Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.4(4)	Exceed Maximum Permitted Accessory Buildings In Rural Residential Three Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.4(5)	Building/Structure Encroaching Lot Line Setback	\$350.00	\$262.50	\$525.00	Yes	100%
5.4(6)	Dwelling Exceeds Maximum Permitted Height	\$350.00	\$262.50	\$525.00	Yes	100%
5.4(7)	Accessory Building/Structure Exceeds Maximum Permitted Height	\$350.00	\$262.50	\$525.00	Yes	100%
5.5(1)	Non Permitted Use In Rural Residential Four Zone	\$500.00	\$375.00	\$750.00	Yes	100%
5.5(2)	Exceed Maximum Permitted Dwellings In Rural Residential Four Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.5(3)	Exceed Maximum Permitted Guest Houses In Rural Residential Four Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.5(4)	Exceed Maximum Permitted Caretaker Residences In Rural Residential Four Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.5(5)	Exceed Maximum Permitted Combined Floor Area In Rural Residential Four Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.5(6)	Building/Structure Encroaching Lot Line Setback In Rural Residential Four Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.5(7)	Dwelling Exceeds Maximum Permitted Height In Rural Residential Four Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.5(8)	Accessory Building/Structure Exceeds Maximum Permitted Height In Rural Residential Four Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.6(1)	Non Permitted Use In Rural Residential Five Zone	\$500.00	\$375.00	\$750.00	Yes	100%
5.6(2)	Exceed Maximum Permitted Dwellings In Rural Residential Five Zone	\$350.00	\$262.50	\$525.00	Yes	100%

Schedule D
GAMBIER ASSOCIATED ISLANDS LAND USE BYLAW NO. 120, 2013
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty Amount (within 14 days)	A3 Late Payment Penalty Amount (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
5.6(3)	Exceed Maximum Permitted Accessory Buildings In Rural Residential Five Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.6(4)	Dwelling Exceeds Maximum Permitted Floor Area In Rural Residential Five Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.6(5)	Accessory Building Exceeds Maximum Permitted Floor Area In Rural Residential Five Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.6(6)	Building/Structure Encroaching Setback To Lot Line In Rural Residential Five Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.6(7)	Dwelling Exceeds Maximum Permitted Height In Rural Residential Five Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.6(8)	Accessory Building/Structure Exceeds Maximum Permitted Height In Rural Residential Five Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.7(1)	Non Permitted Use In Private Institutional Zone	\$500.00	\$375.00	\$750.00	Yes	100%
5.7(2)	Exceed Maximum Permitted Caretaker Dwellings In Private Institutional Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.7(3)	Dwellings/Dormitories/Cabins/Accommodation Units Exceeds Maximum Permitted Floor Area In Private Institutional Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.7(4)	Accessory Building Exceeds Maximum Permitted Floor Area In Private Institutional Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.7(5)	Building/Structure Encroaching Lot Line Setback In Private Institutional Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.7(7)	Building/Structure Exceeds Maximum Permitted Height In Private Institutional Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.8(1)	Non Permitted Use In Park Zone	\$500.00	\$375.00	\$750.00	Yes	100%
5.8(2)	Non Permitted Structure In Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.8(3)	Buildings Exceed Maximum Permitted Combined Floor Area In Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.8(4)	Building/Structure Encroaching Lot Line Setback In Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.8(5)	Accessory Building/Structure Exceeds Maximum Permitted Height In Park Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.9(1)	Non Permitted Use In Private Conservation Zone	\$500.00	\$375.00	\$750.00	Yes	100%

Schedule D
GAMBIER ASSOCIATED ISLANDS LAND USE BYLAW NO. 120, 2013
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty Amount (within 14 days)	A3 Late Payment Penalty Amount (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
5.9(2)	Non Permitted Structure In Private Conservation Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.9(3)	Structure Encroaching Lot Line Setback In Private Conservation Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.10(1)	Non Permitted Use In Forest Zone	\$500.00	\$375.00	\$750.00	Yes	100%
5.10(3)	Exceed Maximum Permitted Lot Coverage In Forest Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.10(4)	Buildings Exceed Maximum Permitted Combined Floor Area In Forest Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.10(5)	Building/Structure Encroaching Lot Line Setback In Forest Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.10(6)	Accessory Building/Structure Exceeds Maximum Permitted Height In Forest Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.11(1)	Non Permitted Use In Community Service Zone	\$500.00	\$375.00	\$750.00	Yes	100%
5.11(3)	Exceed Maximum Permitted Caretaker's Dwellings In Community Service Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.11(4)	Building/Structure Encroaching Lot Line Setback In Community Service Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.12(1)	Non Permitted Use In Marine Foreshore 1 Zone	\$500.00	\$375.00	\$750.00	Yes	100%
5.12(2)	Exceed Maximum Permitted Docks In Marine Foreshore 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.12(3)	Exceed Maximum Permitted Area Of Dock In Marine Foreshore 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.12(5)	Non Permitted Building Constructed/Erected On Dock In Marine Foreshore 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.12(6)	Fail To Meet Site-Specific Regulations in Marine Foreshore 1 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.13(1)	Non Permitted Use In Marine Foreshore 2 Zone	\$500.00	\$375.00	\$750.00	Yes	100%
5.13(2)	Exceed Maximum Permitted Docks In Marine Foreshore 2 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.13(4)	Non Permitted Building Constructed/Erected On Dock In Marine Foreshore 2 Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.13(5)	Fail To Meet Site-Specific Regulations In Marine Foreshore 2 Zone	\$350.00	\$262.50	\$525.00	Yes	100%

Schedule D
GAMBIER ASSOCIATED ISLANDS LAND USE BYLAW NO. 120, 2013
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty Amount (within 14 days)	A3 Late Payment Penalty Amount (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
5.14(1)	Non Permitted Use In Marine Protection Zone	\$500.00	\$375.00	\$750.00	Yes	100%
5.14(2)	Non Permitted Building/Structure In Marine Protection Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.15(1)	Non Permitted Use In Marine Industrial Zone	\$500.00	\$375.00	\$750.00	Yes	100%
5.15(2)	Non Permitted Structure In Marine Industrial Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.16(1)	Non Permitted Use In Public Wharf Zone	\$500.00	\$375.00	\$750.00	Yes	100%
5.16(2)	Non Permitted Structure In Public Wharf Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.16(3)	Building/Structure Exceeds Maximum Permitted Height In Public Wharf Zone	\$350.00	\$262.50	\$525.00	Yes	100%
5.16(4)	Buildings/Structures Exceed Maximum Permitted Combined Floor Area In Public Wharf Zone	\$350.00	\$262.50	\$525.00	Yes	100%
6.2(1)	Non Permitted Sign	\$200.00	\$150.00	\$300.00	Yes	100%
6.4	Sign Exceeds Maximum Permitted Height	\$200.00	\$150.00	\$300.00	Yes	100%
6.5	Fail To Remove Obsolete Sign Within 30 Days	\$200.00	\$150.00	\$300.00	Yes	100%
6.6	Exceed Maximum Permitted Signs	\$200.00	\$150.00	\$300.00	Yes	100%
6.6	Sign Exceeds Maximum Permitted Area	\$200.00	\$150.00	\$300.00	Yes	100%
7.1(2)	Fail To Provide One Off-Street Parking Space	\$200.00	\$150.00	\$300.00	Yes	100%
7.1(3)	Fail To Site Parking Space Accessible To Highway Via Driveway/Manoeuvring Aisle	\$200.00	\$150.00	\$300.00	Yes	100%

PROPOSED

GAMBIER ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 148

A BYLAW TO AMEND GAMBIER ISLAND OFFICIAL COMMUNITY PLAN, 2001

The Gambier Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Gambier Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Gambier Island Official Community Plan, Bylaw No. 73, 2001, Amendment No. 1, 2018”.

2. Gambier Island Official Community Plan Bylaw No. 73, 2001, is amended as follows:

2.1 Part 12 Permits and Development Approval Information, Section 12.3 Development Permit Area No. 3: Riparian Areas, Subsection 12.3.1 Designated Area is deleted in its entirety

2.2 Part 12 Permits and Development Approval Information, Section 12.3 Development Permit Area No. 3: Riparian Areas, Subsection 12.3.2 Justification is amended by:

- a) Deleting Article 2. To protect the natural environment necessary to conserve productive fish habitat, including both streams and the adjacent land and vegetation; in its entirety and replacing it with the following:

To protect the natural environment necessary to provide productive habitat for fish and other aquatic species, including both fish bearing and non-fish-bearing water features, and the adjacent land and vegetation; and

- b) Following Article 3. To minimize adverse impacts of land use practices on wildlife habitats and plant habitats in riparian areas., Paragraph 4 is deleted in its entirety and replaced with the following:

Both fish-bearing and non-fish-bearing riparian ecosystems perform a number of valuable services to humans, plants and animals alike. They support a high level of biodiversity, including rare plant and animal species that are adapted to the unique habitat conditions provided by these dynamic ecosystems. Vegetated riparian areas represent important travel corridors for wildlife and can also provide valuable foraging habitat for birds, a range of mammals (including bats), amphibians, and reptiles. Numerous species of wildlife benefit from habitat at the edge of streams and wetlands, as these areas provide cover, nesting areas, roosting areas, and food sources.

Watercourses and wetlands that do not support fish still have high ecological value, particularly because they provide critical breeding habitat for amphibians. Areas that only contain water for part of the year can provide an advantage to native amphibians, as these species are able to

successfully breed in seasonal water, whereas some invasive amphibians – such as American Bullfrogs – require permanent water in order to breed successfully.

An absence of fish eliminates predation, especially related to metamorphosing tadpoles, juvenile newts, and salamanders. Wetlands are a relatively rare ecosystem type on the Gulf Islands and are highly sensitive to disturbance.

Streams, wetlands and surrounding riparian areas provide important ecosystem services in the form of flood risk mitigation, water quality and quantity maintenance, erosion management, and storage of greenhouse gases through carbon sequestration.

Vegetation in riparian areas moderates the volume and rate of water flowing through the watershed and stabilizes stream banks by holding soil in place. Plant root systems enhance the soil's ability to absorb water by making it more porous. This allows water to be stored and released slowly into the watercourse, reducing potential for erosion and flooding. Soils also filter impurities and sediment from runoff water, improving water quality in the stream channel.

Riparian vegetation provides food and shelter for fish. Shade from trees within the riparian area regulates water temperatures within the stream, which is critical for salmon, trout and other fish species that need cool water to survive. Logs and other woody debris fall into streams from the riparian area influencing stream channel morphology, dissipating the stream's natural erosive energy and providing habitat for a diverse range of species. Land use practices, including land clearing, road building, construction of buildings and structures, and location of septic systems in or near riparian areas, can jeopardize these habitats and water quality. Protection of riparian vegetation and watercourses is therefore necessary to protect the natural environment, ecosystems and biological diversity of Gambier Island.

- 2.3 Part 12 Permits and Development Approval Information, Section 12.3 Development Permit Area No. 3: Riparian Areas, Subsection 12.3.3, Article (c) Development Permit Area 3 protects the natural environment and specifically fish habitat values. Development approval information is required to determine under what circumstances and conditions development permits may be issued to manage development that potentially has a significant impact on the natural environment and fish habitat. is deleted in its entirety and replaced with the following new Article (c) and Article (d):

- (c) Development approval information in the form of a report submitted by a Qualified Environmental Professional, developed in accordance with the guidelines in Section 9.3 Development Permit Area No. 3 Riparian Areas, Subsection 5 Guidelines, Articles (k) to (r), of Gambier Island Land Use Bylaw No. 86, 2004, will be required for non-exempt development activities.

- (d) Development Permit Area 3 protects the natural environment and specifically both fish-bearing streams and non-fish-bearing watercourses and wetlands. Development approval information is required to determine under what circumstances and conditions development permits may be issued to manage development that potentially has a significant impact on the natural environment and riparian areas.

2.4 SCHEDULE I - DEVELOPMENT PERMIT AREAS Plan 1, is deleted in its entirety and replaced by new Schedule 1 Development Permit Areas Plan 1 attached to and forming part of this bylaw.

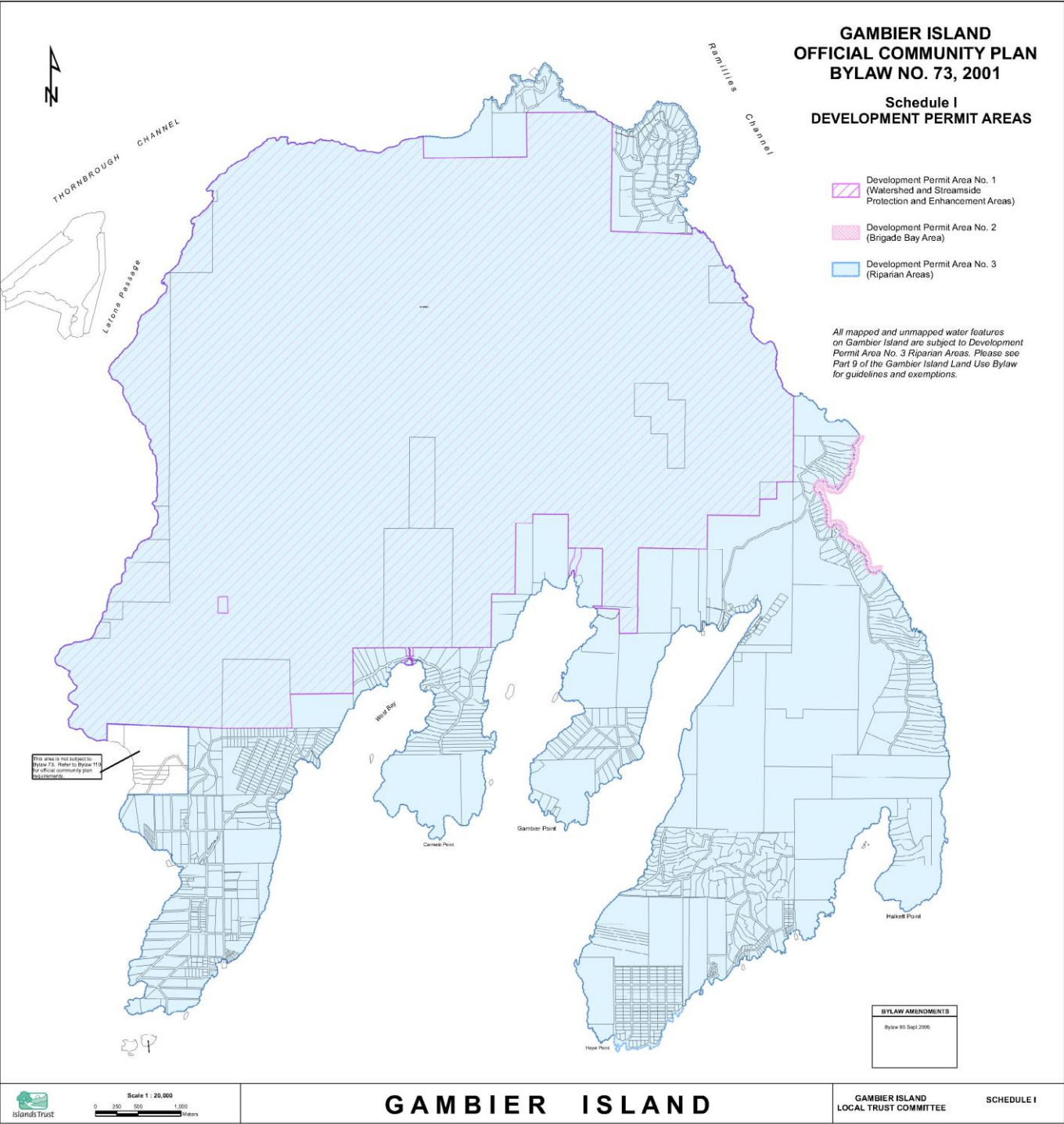
READ A FIRST TIME THIS	28 TH	DAY OF	JUNE	, 2018
READ A SECOND TIME THIS		DAY OF		
PUBLIC HEARING HELD THIS		DAY OF		,
READ A THIRD TIME THIS		DAY OF		,
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS		DAY OF		,
APPROVED BY THE MINISTER OF Municipal Affairs and Housing				
THIS		DAY OF		,
ADOPTED THIS		DAY OF		,

SECRETARY

CHAIRPERSON

GAMBIER ISLAND LOCAL TRUST COMMITTEE

PLAN NO. 1



PROPOSED

GAMBIER ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 149

A BYLAW TO AMEND GAMBIER ISLAND LAND USE BYLAW, 2004

The Gambier Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Gambier Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Gambier Island Land Use Bylaw, 2004, Amendment No. 1, 2018”.

2. Gambier Island Land Use Bylaw No. 86, 2004, is amended as follows:

2.1 PART 1 – INTERPRETATION, Section 1.1 Definitions, is amended by:

- a) replacing the definition of “WATERCOURSE” with the following: “means a lake, pond, river, creek, spring, ravine or gulch, whether or not usually containing water.”
- b) replacing the definition of “WETLAND” with the following: “means a swamp, marsh or fen.”
- c) replacing the definition of “RIPARIAN AREA” with the following: “means an area adjacent to a *watercourse* or *wetland* that links aquatic to terrestrial ecosystems and includes both the riparian vegetation and the adjacent upland vegetation that exerts an influence on the *watercourse* or *wetland*.”
- d) deleting the term and definition of “HIGH WATERMARK or HWM” and replacing it with the following: “HIGH WATER MARK means the point at which the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil or rock of the bed of the *watercourse* or the soil of the *wetland* a character distinct from that of its banks or the adjacent land in the case of a *wetland*, in vegetation as well as in the nature of the soil itself.”
- e) deleting the definition of “CONSTRUCTED DITCH.”
- f) deleting the definition of “RIPARIAN.”
- g) deleting the definition of “STREAMSIDE PROTECTION AND ENHANCEMENT AREA.”

2.2 PART 9 – DEVELOPMENT PERMIT AREA GUIDELINES AND EXEMPTIONS, is amended by removing Section 9.3 Development Permit Area No. 3 (Riparian Areas) in its entirety and inserting the following:

9.3 Development Permit Area No. 3 (Riparian Areas)

Definitions

- (1) Unless otherwise defined in this bylaw, terms used in Section 9.3 that are defined in the *Riparian Areas Regulation* have the same meaning as the definition given in the *Regulation*. Italicized terms (other than legislation) are defined in this bylaw.

Applicability

- (2) The following activities shall require a Development Permit whenever they occur within Development Permit Area No. 3, unless specifically exempted under Subsection 9.3(3):
- (a) removal, alteration or destruction of vegetation
 - (b) disturbance of soils
 - (c) construction of, addition to, or alteration of a building or other structure
 - (d) creation of non-structural, impervious or semi-impervious surfaces
 - (e) subdivision of land

Exempted Activities

- (3) The following activities are exempt from any requirement for a development permit in Development Permit Area No. 3:
- (a) development taking place outside of the areas described below in 9.3(3)(b)(i) through 9.3(3)(b)(iv):
 - (i) For a *watercourse* that is not located in a ravine, a 30 metre strip on both sides of the *watercourse* measured from the *high water mark*;
 - (ii) For a *watercourse* located within a ravine that is less than 60 metres wide, a strip on both sides of the *watercourse* measured from the *high water mark* to a point that is 30 metres beyond the top of the ravine bank;
 - (iii) For a *watercourse* located within a ravine that is 60 metres wide or greater, a strip on both sides of the *watercourse* measured from the *high water mark* to a point that is 10 metres beyond the top of the ravine bank;
 - (iv) For a *wetland*, the area within 30 metres of the *high water mark* of the *wetland*;
 - (b) interior or exterior alterations, renovations, maintenance, reconstruction or repair to a pre-existing building or structure to an extent that does not alter, extend or otherwise increase the ground floor area of the building or structure including all impermeable accessory structures such as decks and patios
 - (c) repair or replacement of a septic field within the same area of land as the existing septic field;
 - (d) the removal of trees that have been examined by an International Society of Arboriculture Certified Arborist and certified in writing to pose a threat to life or property;

- (e) With the exception of trees and vegetation containing nests protected under Section 34 of the *Wildlife Act*, cutting of vegetation and trees more than 20 metres from a *watercourse* or *wetland's high water mark* or the top of the ravine bank, provided the roots and stumps are left in the ground.
- (f) gardening and yard maintenance activities, within a pre-existing *landscaped area*, including mowing, pruning, planting, and minor soil disturbance that does not alter the general contours of the land;
- (g) manual removal of invasive species and manual planting of native vegetation conducted on the basis of advice from a Qualified Environmental Professional;
- (h) pruning of not more than two trees in one growing season which does not involve: the lift pruning of lower limbs to the extent that the live crown ratio is less than 50%, the removal of more than 25% of the crown in one growing season, topping, or the pruning or removal of a structural root within the critical root zone;
- (i) work authorized by Fisheries and Oceans Canada under Section 35 of the *Fisheries Act*;
- (j) emergency procedures to prevent, control or reduce immediate threats to life or property including:
 - (i) emergency actions for flood-protection and erosion protection;
 - (ii) clearing of an obstruction from a bridge or culvert or an obstruction to drainage flow;
 - (iii) repairs to bridges and safety fences carried out in accordance with the *Water Act*; and
 - (iv) creation of a fire break in accordance with the *Wildfire Act*.
- (k) The construction of a fence if no trees are removed and the disturbance of native vegetation is restricted to 0.5 metres on either side of the fence, or 1.5 metres on either side of the fence in agricultural areas;
- (l) The construction of a private trail if all of the following apply;
 - (i) The trail is 1 metre (1.6 feet) wide or less;
 - (ii) No trees are removed;
 - (iii) The surface of the trail is pervious;
 - (iv) The trail is designed and constructed to prevent soil erosion where slopes occur; and
 - (v) Where the trail parallels a *watercourse* or *wetland*, the trail is more than 5 metres away from the *high water mark*.
- (m) Disturbance of soils more than 20 metres from a *high water mark* or the top of the ravine bank if the total area of soil disturbance is less than 5 square metres;
- (n) The construction of a small accessory building more than 20 metres from a *high water mark* or the top of the ravine bank if the building is located within an existing landscaped area and the total area of small accessory building is less than 10 square metres;

Information Note: Despite these exemption provisions, owners are required to satisfy any other applicable local, provincial or federal requirements.

Guidelines

- (4) Prior to undertaking any non-exempt development activities within Development Permit Area No. 3, an owner of property shall apply to the Local Trust Committee for a development permit.

A development permit application must include an initial report prepared by a Qualified Environmental Professional that establishes, in relation to any *watercourse* or *wetland* on the parcel that is the subject of the application, whether it is a “stream” as defined in the *Riparian Areas Regulation*. Part 1 of these Guidelines apply to any application related to a “stream” that meets that definition, and Part 2 of these Guidelines apply to all other applications.

Part 1 Guidelines:

General

- (a) Applications for development permits must also include an assessment report prepared by a Qualified Environmental Professional (QEP) in accordance with the assessment methods described in the *Riparian Areas Regulation* and submitted to the B.C. Ministry of Environment’s *Riparian Areas Regulation Notification System*. The report must include the QEP’s recommendations regarding development approval conditions including the monitoring of development activities and subsequent reporting by the QEP to the applicant and the Local Trust Committee. The report may be combined with the initial report described above.
- (b) In general, all development in this Development Permit Area should be undertaken in a manner that restores or maintains the proper function and condition of the *riparian area*, water bodies and ecosystems. Where a QEP has, as part of the assessment report, made recommendations for mitigation measures, enhancement or restoration in order to lessen impacts on the *riparian area* and ecosystems, or monitoring and reporting, the Local Trust Committee may impose permit conditions, including a requirement for security in the form of an irrevocable letter of credit, to ensure the restoration and/or protection of *riparian areas* and ecosystems is consistent with the measures and recommendations described in the assessment report.
- (c) The development permit should not allow any development activities to take place within any Streamside Protection and Enhancement Area (SPEA) identified in the assessment report and the owner should be required to follow any measures identified by the QEP for protecting the SPEA over the long term, which measures should be included as conditions of the development permit.

- (d) Where an assessment report describes an area within the DPA as suitable for development, the development permit should only allow the development to occur in that area.
- (e) If the nature of the proposed project within the DPA changes after the RAR assessment report has been prepared such that it is reasonable to assume that the professional's assessment of the impact of the development may be affected, the Local Trust Committee may require the applicant to have the professional update the assessment at the applicant's expense and development permit conditions may be amended accordingly.
- (f) The Local Trust Committee may consider variances to the subdivision, siting or size regulations of this Bylaw where the variance may result in enhanced protection of a SPEA, riparian buffer or riparian ecosystem in accordance with the recommendations in a QEP's assessment report.

Subdivision

- (g) Land should not be subdivided so as to create new parcel boundaries intersecting or within 30 m of the *high water mark* of a stream, unless the boundary is being created for an ecological reserve under the *Ecological Reserve Act* for dedication to the Crown, or the subdivision complies with the recommendations of a QEP.
- (h) A development permit may designate areas of land within a subdivision that must remain free of development in accordance with recommendations of a QEP.
- (i) No subdivision plan should indicate the dedication or construction of a highway, driveway, access route or utility corridor of any kind within 30 metres of a stream, except in accordance with the recommendations of a QEP.
- (j) No subdivision plan should be designed in such a way that activities described in 9.3(2) would be likely to occur within 30 metres of the *high water mark* of a stream, unless the development will comply with the recommendations of the QEP who assessed the impact of the subdivision on the *riparian area*. In such situations, the development permit may stipulate the extent of the area in which development may occur, in accordance with the QEP's assessment report.

Part 2 Guidelines

General

- (k) A Qualified Environmental Professional (QEP) experienced in riparian, stream or wetland ecology must be retained to inspect the development site, identify the location of *watercourses* and *wetlands*, and prepare a report that includes recommendations on the location and width of riparian buffers that will maintain the biological integrity of the *riparian*

area and associated *watercourses* and *wetlands*. The report may be combined with the initial report described above the Part 1 Guidelines.

- (l) The QEP's report must clearly describe the context and inherent value of the riparian area and associated *watercourse* or *wetland* and identify mitigation measures that ensure the long- term protection of the specified buffer from any nearby development activities. Mitigation measures should include (but not be limited to):
 - (i) erosion control during ground disturbance activities to minimize the potential for sediment transportation;
 - (ii) protection of critical tree root zones;
 - (iii) protection of riparian buffers from potential blow-down of trees associated with any increases in exposure to wind;
 - (iv) management of deleterious substances brought onto the land for the purpose of development activities;
 - (v) proper management of storm water from any impermeable surfaces; and
 - (vi) prevention of encroachment into the riparian buffer (e.g. through the implementation of temporary construction-phase and/or long term fencing/signage).

The mitigation measures may be included as conditions of the development permit.

- (m) A QEP should assess and report on the status of the riparian area and *watercourse* or *wetland* with regards to biological integrity and should note the occurrence of invasive species (both plant and animal) where applicable. *Wetlands* should be classified as either bog, fen, marsh, swamp, shallow water or wet meadow. The QEP should also assess for and report on any previous disturbance or constraints imposed on the *riparian area* and associated *watercourse* or *wetland* (e.g. wetland infilling, channelization, bank destabilization, vegetation removal or dam construction) and recommend appropriate restoration where necessary. Where restoration is recommended, prescriptive replanting plans should be included in the QEP's report. Prescriptive invasive species removal, long-term management and disposal methods should also be included in the QEP's report where appropriate.
- (n) The QEP's assessment of the *riparian area* and associated *watercourse* or *wetland* should describe habitat suitability for rare elements including species at risk, provincially red or blue listed plants, animals and ecosystems. The QEP should also report on any documented occurrences of rare elements noted in relevant databases, such as the provincial Conservation Data Centre, and note any confirmed observations of rare elements encountered during the inspection of the site.
- (o) In addition to assessing the general integrity and condition of the *riparian area* and associated *watercourse* or *wetland*, the QEP should assess for any specific habitat attributes such as wildlife trees, raptor nests, coarse woody debris abundance/distribution (influencing

- terrestrial foraging/security habitat values for amphibians), and amphibian breeding habitat potential, especially for rare species.
- (p) The QEP's report should also include appropriate measures for addressing hazard tree management in or nearby the riparian buffer, if applicable. Tree management must be undertaken in such a way that it decreases any potential impacts to the riparian area. Appropriate measures such as topping to remove dangerous tree stems and/or pruning to remove dangerous tree limbs should be considered. Any tree stems and/or large limbs should be left in the riparian area.
 - (q) The QEP should consider recommending the establishment of specific buffers that limit construction activities adjacent to permanent riparian buffers, where necessary to protect the integrity of riparian habitat (e.g. establishing critical root zones around trees where excavations are to be avoided).
 - (r) Any work within the watercourse or wetland (e.g. culverts or bridges) should be done in a way that avoids any negative changes to surface or subsurface hydrology and maintains pre-existing connectivity throughout the *watercourse or wetland*.

Subdivision

- (s) Land should not be subdivided so as to create new parcel boundaries intersecting or within 30 m of the *high water mark* of a *watercourse or wetland*, unless otherwise supported by a Qualified Environmental Professional's report based on the Part 2 general guidelines (k) through (r) of this Development Permit Area, which certifies such parcel boundary creation will not negatively impact riparian habitat or unless the boundary is being created for an ecological reserve under the Ecological Reserve Act for dedication to the Crown.
- (t) A development permit may designate areas of land within a subdivision that must remain free of development, in accordance with recommendations of a QEP.
- (u) No subdivision plan should indicate the dedication or construction of a highway, driveway, access route or utility corridor of any kind within 30 metres of a *watercourse or wetland*, except in accordance with the recommendations of a QEP.
- (v) No subdivision plan should be designed in such a way that activities described in 9.3(2) would be likely to occur within 30 metres of the *high water mark* of a *watercourse or wetland*, unless the development will comply with the recommendations of the QEP who assessed the impact of the subdivision on the *riparian area*. In such situations, the development permit may stipulate the extent of the area in which development may occur, in accordance with the QEP's report.

READ A FIRST TIME THIS 28TH DAY OF JUNE, 2018

READ A SECOND TIME THIS _____ DAY OF _____, 201X

PUBLIC HEARING HELD THIS _____ DAY OF _____, 201X

READ A THIRD TIME THIS DAY OF , 201X

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

DAY OF _____, 201X

ADOPTED THIS _____ DAY OF _____, 201X

Chair

Secretary

File No.: 6500-20 (Keats Island
Shoreline Protection Project)

DATE OF MEETING: June 13, 2019
TO: Gambier Island Local Trust Committee
FROM: Jaime Dubyna, Planner 2
Northern Team
SUBJECT: Keats Island Shoreline Protection Project – update to Project Charter

RECOMMENDATION

1. That the Gambier Island Local Trust Committee endorse the revised 'Keats Island Shoreline Protection Project Phase 2' Project Charter v.2 dated June 13, 2019.

REPORT SUMMARY

This staff report introduces a revised draft Project Charter for Phase 2 of the Gambier Island Local Trust Committee (LTC) top priority project, Keats Island Shoreline Protection.

BACKGROUND

On January 31, 2019, the Gambier Island LTC passed the following resolution:

GM-2019-004

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee endorse the "Keats Island Shoreline Protection Project Phase 2" Project Charter v.1 dated January 2019, as amended.

CARRIED

On April 27, 2019, the Gambier Island LTC passed the following resolution:

GM-2019-020

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee amend the Keats Shoreline Protection Project Charter to extend the call for people to volunteer for the Working Group until May 30; and that this matter be deferred for consideration until the June 13 Local Trust Committee meeting.

CARRIED

Staff have amended the Project Charter deliverables/milestones to reflect the extended timeline for expressions of interest for the Keats Island Shoreline Protection Working Group.

In addition to amendments to the project timeline, staff have amended the proposed budget to align with the project timeline and the approved project budget for the 2019-2020 fiscal year.

The amended Project Charter is found in Attachment 1.

Rationale for Recommendation

Amendments to the project timeline and budget were necessitated by the extension to the call for volunteers for the Keats Island Shoreline Protection Working Group. No further amendments have been made to the Project Charter.

See staff's recommendation on Page 1 of this report.

ALTERNATIVES

1. Amend the project charter.

The LTC may wish to consider amending the project charter. Recommended wording for the resolution is as follows:

That the Gambier Island Local Trust Committee request staff to amend the 'Keats Island Shoreline Protection Phase 2' project charter, timeline, ... (specific details to be provided by the LTC).

NEXT STEPS

If the LTC concurs with staff's recommendation, staff will proceed with the project as proposed.

Submitted By:	Jaime Dubyna Planner 2	June 5, 2019
Concurrence:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	June 5, 2019

ATTACHMENTS

1. Attachment 1 – Revised Project Charter – dated June 13, 2019

Purpose To review and update relevant Official Community Plan (OCP) policies and Land Use Bylaw (LUB) regulations to strengthen opportunities for protection of archaeological resources, sensitive ecosystems, shoreline integrity and function and public access on Keats Island.

Background ‘Phase 1’ of the Gambier Island Local Trust Committee (LTC) top-priority project “Keats Island Shoreline Protection Project” involved community consultation to solicit input on policy, regulatory and voluntary stewardship options to address shoreline protection on Keats Island. Phase 2 of this project is strongly aligned with Trust Council direction, provincial policy regarding updating flood protection levels and sea level rise, and First Nations and community interest in ensuring the OCP policies and LUB regulations are updated to allow for continued access to waterfront properties while protecting archaeological resources, sensitive ecosystems and species at risk.

Objectives

Conduct a comprehensive review of and update for OCP policies and LUB regulations to address:

- Sea level rise and flood protection;
- Protection of archaeological resources, sensitive ecosystems and species at risk;
- Consistency with Squamish Nation Marine Use Plan; ITC Regional Conservation Plan; and, Coastal Douglas-fir Ecosystem Protection toolkit.

In Scope

- Establish a Keats Island Shoreline Protection Working Group.
- Review and update relevant OCP policies and schedules; LUB setback and flood protection levels; dock regulations; marine zones; flood protection bylaw.
- Potentially develop a shoreline development permit area.
- Minor ‘housekeeping’ bylaw amendments.

Out of Scope

- Green Shores for homes workshop.
- Impact current legal foreshore structures and docks.

Workplan Overview						
Deliverable/Milestone			Date			
LTC endorses revised Project Charter and Working Group Terms of Reference.			June 2019			
Appointments to Working Group.			June 2019			
Working Group meetings— referral to review targeted topics.			Summer/Fall 2019			
LTC review of working group and staff recommendations. Direction to draft bylaws.			Fall 2019			
Legal Review. Draft bylaw(s) presented to LTC for review.			Winter 2019			
Community consultation, early referrals of draft bylaw(s).			Winter 2019/Spring 2020			
Legislative process for proposed bylaw(s).			Spring 2020			
Adoption of proposed bylaw(s) and communication materials.			Summer/Fall 2020			
Project Team		Budget				
Planner 2		Project Manager		Budget Source: Keats Island Shoreline Protection Project Phase 2		
Island Planner		Project Support				
Shoreline Protection Working Group		Community/First Nations Representatives				
Islands Trust Senior Intergovernmental Policy Advisory		First Nations Liaison		Fiscal	Item	Cost
GIS Analyst		Mapping Support		2018-2019	Expressions of Interest for Working Group.	\$250
Planning Clerk		Administrative Support		2019-2020	Working Group Meetings and Community Consultation Events (incl. facility rental/advertising)	\$2,000
RPM Approval: Date: January 15, 2019		LTC Endorsement/Amendments: Date: January 31, 2019 Resolution # GM-2019-004		2019-2020	Legal Review	\$3,000
				2020-2021	Legislative Process (CIM, public hearing, advertising) - (pending budget approval)	\$3,000
					Total	\$8,250



File No.: 4800-25

DATE OF MEETING: June 13, 2019

TO: Gambier Island Local Trust Committee

FROM: Gillian Nicol,
Project Lead, Visions 2099: The Future of the islands in the Salish Sea
Program Coordinator, Trust Area Services

Andrew Templeton,
Communication Lead, Visions 2099– The Future of the islands in the Salish Sea
Communication Specialist, Trust Area Services
Southern Team

COPY: Russ Hotsenpiller
Project Sponsor, Visions 2099–The Future of the islands in the Salish Sea
Chief Administrator Officer, Islands Trust

SUBJECT: Public Engagement in the Gambier Island Local Trust Area for Visions 2099: The Future of the islands in the Salish Sea (Working Title)

RECOMMENDATION

That the Gambier Island Local Trust Committee endorse the recommended public engagement activities to take place in the Gambier Local Trust Area in support of the Trust Council's Visions 2099: The Future of the islands in the Salish Sea, as outlined in the June 13th, 2019 staff report.

REPORT SUMMARY

The purpose of this report is to give the Gambier Island Local Trust Committee (GM LTC):

- background information on Trust Council's Visions 2099: The Future of the islands in the Salish Sea (working title);
- an outline and description of the in-person and online engagement activities that are proposed for the Gambier Island Local Trust Area, which will take place at some point between July and November 2019.

BACKGROUND

On June 21, 2017, the Islands Trust Council voted to assign the Executive Committee (EC) co-ordination of a review of the following sections of the Islands Trust Policy Statement: Introduction, Part I, Part II and Schedule 1 - Definitions.

The Executive Committee established the objectives for this review as follows:

1. To receive final adoption by Trust Council of a bylaw amending Introduction, Part I, Part II and Schedule 1 - Definitions sections of the Policy Statement that includes up-to-date information, improved history section and appropriate acknowledgment of First Nations, and a recognition of the increasing impacts of climate change

2. To improve understanding of the content and function of the Policy Statement
3. To increase awareness and knowledge about Islands Trust and its mandate
4. To promote understanding of Reconciliation and history
5. To develop stronger relationships with First Nations
6. To seek input on long term visions for the Trust Area
7. To gain experience with the Policy Statement amendment process to inform future processes and budget processes
8. To increase awareness about the potential impacts of climate change on the Trust Area, as well as opportunities for mitigation, resilience, and adaptation policies to prepare for this threat

At its March 2019 meeting, EC approved an engagement plan to support this review process. With the working title Visions 2099: The Future of the islands in the Salish Sea, the plan features a twin-track approach with strategies designed to engage First Nations alongside residents of the island communities and the general public. It is with the latter engagement work that this current report is concerned.

An individual engagement plan will be developed for each local trust area, making use of different engagement options, which are outlined in the appendix.

Both online and in-person, the approach will be one of openhearted engagement, a genuine opportunity to take the temperature and better understand the visions that different communities/people have for themselves, the islands individually, and for the region as a whole, in order to better understand present hopes and fears and to effectively prepare for the future.

This discussion will be framed through the Object of the Islands Trust with acknowledgement that the world has changed in the intervening years, and the Islands Trust needs to remain effective in preserving and protecting for the long-term and be prepared to meet new and unexpected challenges.

Recommended Engagement Activities

The recommended course of action for the Gambier Island Local Trust Area in support of Visions 2099 is as follows:

1. We would hold a community drop-in and world café event (Appendix 1, Page 14 for more information) during the engagement period of September and October 2019 in North Vancouver.

During the community drop-in portion of the event, information boards with the following content will be posted:

- The history of First Nations in the Salish Sea region, with specific reference to the Gambier Island LTA;
- Reconciliation and rights and title;
- A very brief history and purpose of the Islands Trust and our areas of responsibility;
- An overview of how the Policy Statement impacts decision-making in the Islands Trust Area;
- A snapshot of environmental health and demographics of the Gambier Island LTA, how things might change in the future if trends continue as they are;
- A snapshot of the environmental and social health of the Salish Sea region as a whole;

- Identify some of the issues that unite island communities, how things might change in the future if trends continue as they are.

The world café is a technique that brings people together in simultaneous rounds of conversation about questions that matter. We will provide members of the public an opportunity to foster meaningful discussion on questions pertaining to the topics from the information boards and others identified. This method provides the opportunity for members of the public to collaborate with others and empower one another.

2. We will offer a robust online campaign (Appendix 1, Page 15 for more information) using a range of social media tools and our website and subscriber notices to disseminate information about the engagement process. It will contain the same information about the Gambier Island LTA provided during the in-person engagement and encourage online participation on the issues.

Promotion of the project will happen at both the regional and local level. This will include advertising in local papers and promotion through social media and subscriber notices. A few weeks in advance of the proposed in-person engagement, individuals with an interest in the Gambier Island LTA will be invited to submit their suggestions and ideas for topics that could fit within the broad themes of the project for the in person engagement.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

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.

2. Suggest alternative engagement methods

The LTC suggest an alternative option for how engagement could take place in the Gambier Island LTA, supported by the materials contained in the attached Visions 2099 document. The LTC should be aware that the engagement processes—involving as it does, 13 different local trust areas and Bowen Island Municipality—is complex and requires a certain level of consistency across the entire Islands Trust Area to support appropriate data-collection.

RECOMMENDATION

That the **Gambier Island Local Trust Committee** endorse the recommended public engagement to take place in the Gambier Island Local Trust Area in support of the Trust Council’s Policy Statement amendment project.

Submitted By:	Gillian Nicol, Project Lead, Visions 2099: The Future of the islands in the Salish Sea Program Coordinator, Trust Area Services Andrew Templeton Project Communication, Visions 2099: The Future of the islands in the Salish Sea Communications Specialist, Trust Area Services Southern Team	May 28, 2019
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Concurrence:	Russ Hotsenpiller Project Sponsor, Visions 2099: The Future of the islands in the Salish Sea Chief Administrator Officer, Islands Trust	May 28, 2019
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ATTACHMENTS

Appendix 1: Engagement plan for the Visions 2099: The Future of the islands in the Salish Sea, working title.



**Visions 2099:
The future of the islands in the Salish Sea
(Working Title)
Engagement Plan**

**(to inform amendments to Introduction, Part I, Part II and
Schedule 1 - Definitions sections
of the Islands Trust Policy Statement and the Islands Trust Act)**

May 16th, 2019

Introduction

On June 21, 2017, the Islands Trust Council voted to assign the Executive Committee, with involvement from Trust Programs Committee as appropriate, co-ordination of a review of the Introduction, Part I, Part II and Schedule 1 - Definitions sections of the Policy Statement; herein called Phase 1. By limiting the review/ amendment process to the preamble and definitions sections, Trust Council provides an opportunity to update sections of the document while promoting better understanding of the Islands Trust and an opportunity for all parties in the amendment process (Islands Trust staff, provincial staff, First Nations, referral agencies and the public) to familiarize themselves with the Policy Statement and amendment processes.

Thereafter, information and insight gained from Phase 1 will be applied to the more complex engagement required to amend the commitment, recommendation and directive policies of Trust Council in Part Three, Four and Five of the Policy Statement; herein called Phase 2. Trust Council's Policy Statement Amendment Policy outlines the required steps for Trust Council to review and amend the Policy Statement Bylaw. Key considerations for the amendment process are that the Policy Statement Bylaw may be amended by Trust Council only with the approval of the Minister responsible for local government, and such Ministerial approval will be based on ensuring no conflicts with Provincial interests and adequate engagement with First Nations.

The Policy Statement Amendment Policy defines the required sections and audiences for a plan for engaging First Nations and stakeholders on the Policy Statement. These are addressed below.

In November 2017, the Islands Trust Chair sent letters to First Nations inviting them to be involved in this project. This plan will support re-initiation of that invitation.

In December 2018, Trust Council requested that the Minister consider 10 changes to the Islands Trust Act that address the themes of enforcement and administration, modernization and advancing the mission.

In March 2019, Trust Council adopted a Reconciliation Declaration that will underpin this project. The First Nations Engagement Principles Policy sets out that Trust Council is committed to proving sincere desire for reconciliation with First Nations. Phase 1 engagement will endeavor to ensure First Nations define how they want to comment and which areas of the Policy Statement they would like to review. Phase 1 should ensure that we do not define the process and limit it to how we would like to engage. We want to ensure that engagement is allowing for collaborative decision-making and relationship building. This may include First Nations providing extensive comments on the document as a whole, while others may only focus on certain areas.

In March 2019, Trust Council added climate change mitigation, resilience, and adaptation policies to the Islands Trust Policy Statement amendment project.

Reconciliation with First Nations and the impact of climate change are changing how we think of our communities and how we plan for the future. With these major forces in play, impacting our lives on both the individual and collective levels, we need to ensure that the policy foundations set in place today preserve and protect the islands in ways that will ensure their health into the long-term future. What are our Island Visions for 2099? Do our current policy frameworks guide us to that desired future?

Objectives

1. To receive final adoption by Trust Council of a bylaw amending Introduction, Part I, Part II and Schedule 1 - Definitions sections of the Policy Statement that includes up-to-date information, improved history section and appropriate acknowledgment of First Nations, and a recognition of the increasing impacts of climate change.
2. To improve understanding of the content and function of the Policy Statement
3. To increase awareness and knowledge about Islands Trust and its mandate
4. To promote understanding of Reconciliation and history
5. To develop stronger relationships with First Nations
6. To seek input on long term visions for the Trust Area.
7. To gain experience with the Policy Statement amendment process to inform future processes and budget processes.
8. To increase awareness about the potential impacts of climate change on the Trust Area, as well as opportunities for mitigation, resilience, and adaptation policies to prepare for this threat

Context

The Policy Statement was developed over a period of two years from 1991 to 1993, through a comprehensive public consultation process that generated a high level of public participation and interest. However, at that time the consultation process did not focus or include engagement with First Nations who had historical and present day treaty, rights and title, and reserves within the Trust Area. Trust Council considered input from individuals, groups and other government agencies through presentations and more than 400 written submissions that outlined values, hopes and concerns. The Islands Trust Council adopted the Policy Statement bylaw in June 1994, following approval by the Minister of Municipal Affairs. Trust Council made updates to the Policy Statement in 1996, 1998, and 2002, following further consultation and ministerial approval.

In March 2010, Trust Council established a Policy Statement Assessment Task Force to conduct a preliminary assessment of the Trust Policy Statement and make recommendations regarding further actions. The task force produced a final report in May 2011. In March 2012, Trust Council decided not to undertake a three year comprehensive Policy Statement review process with funding from Canada's Gas Tax Fund.

Since that time there has been many changes in case law such as the Tsilhqot'in decision, signing of the United Nations Declaration on the Rights of Indigenous Peoples, the Trust and Reconciliation

Commission Calls to Action, as well as the Islands Trust First Nations Engagement Policy, and Islands Trust Reconciliation Declaration. There have also been changes in the region that include population growth, property value increases, demographics changes, climate change concerns, and increased concern with marine shipping and other marine uses. In preparation for this engagement initiative, staff have prepared an interim State of the Islands report that will inform conversations. There is an opportunity to engage on these societal and environmental changes through an inclusive process that creates positive opportunities to educate about the present state and the role of Islands Trust, and to envision a desired future.

Approach

Island Vision 2099

The project will be overseen by the Executive Committee with involvement from Trust Programs Committee as appropriate. In addition, the Ministry of Municipal Affairs and Housing has requested that the project have an inter-municipal advisory group comprised of, at minimum, representatives of the Ministry of Municipal Affairs and Housing, the Ministry of Indigenous Relations and Reconciliation, and Forests, Lands and Natural Resource Operations and Rural Development. There is also a need to keep the Minister of Municipal Affairs and Housing informed about the project on a regular basis. The first update to the Minister is proposed for mid-May 2019.

The project will feature a twin-track approach with strategies designed to engage with First Nations alongside engagement work designed for general island communities. It will also include regular updates to Trust Council and some engagement with Trust Council itself. As an agency that works on behalf of all British Columbians, the project will accept feedback from individuals who have an interest in the Trust Area but may not currently be a resident or landowner.

Both online and in-person, the approach will be one of openhearted engagement, a genuine opportunity to take the temperature and better understand the visions that different communities/people have for themselves, the islands individually and for the region as a whole, in order to better understand present hopes and fears and to effectively prepare for the future.

This discussion will be framed through the Object of the Islands Trust with acknowledgement that the world has changed and the Islands Trust needs to remain effective in preserving and protecting for the long-term and be prepared to meet new and unexpected challenges.

To support the conversation, we will provide background information in the following topic areas:

- The history of First Nations in the region and the LTA in question;
- Reconciliation and rights and title;
- A very brief history and purpose of the Islands Trust and our areas of responsibility;
- A snapshot of environmental health and demographics of the LTA in question, how things might change in the future if trends continue as they are;
- A snapshot of the environmental and social health of the region as a whole;

- Identify some of the issues that unite island communities; how things might change in the future if trends continue as they are.

The first three bullet points—dealing with First Nations, Reconciliation, and the Islands Trust—are communication exercises that will help establish context and baseline knowledge among those who are participating in the process. If people want to discuss these issues, we will note their points of view but will try to gently keep the conversation focused on the primary topics.

It will be under the following bullet points—local and regional environmental health—that the engagement activities will be organized (at least for the general communities). Feedback and ideas generated under these two headings will help us reshape how the Policy Statement could / should be reframed.

Both online and in-person, the process for engagement will be similar: layout the background information, as described above, and then invite feedback on the core issues that communities are facing on the local and larger regional levels and what could/should be doing to preserve and protect.

Key messages

In keeping with Islands Trust Public Engagement Principles (Appendix C) and the [December 2016 First Nations and Public Engagement project charter](#) this engagement strategy aims to be inclusive, respectful of Reconciliation principles, accessible, transparent, and adaptable. Initial key messages will be those below, recognising that these messages will evolve as staff develop the engagement materials, hear from the Ministry about how to proceed with engaging on the Islands Trust Act changes, and receive feedback:

- The Islands Trust Policy Statement is fundamental to the operations of the Islands Trust, guiding decisions about land use planning and advocacy.
- The 20-year-old Policy Statement continues to offer a positive vision for the Trust Area but is overdue for some updates.
- The Policy Statement Amendment Project will offer diverse opportunities for community members and First Nations to raise issues they are passionate about;
 - Trust Council's current Policy Statement Amendment Project is focused on the introduction and definition sections.
- The Policy Statement will play a role in reconciliation creating policies and principles that uphold the Islands Trust Reconciliation Declaration, and other guiding principles at this time.

Staff will work with the Executive Committee on any major deviations from this messaging.

Interested parties

- Trust Council
- Executive Committee
- Trust Programs Committee
- Interagency advisory group
- Trust Area community members
- Islands Trust trustees
- Islands Trust staff
- Honourable Selina Robinson, Minister of Municipal Affairs and Housing
- Ministry of Municipal Affairs and Housing staff
- Media
- First Nation Chiefs and Councils
- Referral agencies: (listed below)

Islands Trust bodies

1. Ballenas-Winchelsea Islands LTC
2. Bowen Island Municipality
3. Denman Island LTC
4. Gabriola Island LTC
5. Galiano Island LTC
6. Gambier Island LTC
7. Hornby Island LTC
8. Lasqueti Island LTC
9. Mayne Island LTC
10. North Pender Island LTC
11. Salt Spring Island LTC
12. Saturna Island LTC
13. South Pender Island LTC
14. Thetis Island LTC
15. Trust Fund Board

First Nations

16. Cowichan Tribes
17. SXIMEŁEŁ (Esquimalt) Nation
18. Halalt First Nation
19. Homalco First Nation
20. K'ómoks (Comox) First Nation
21. Klahoose First Nation
22. Lake Cowichan First Nation
23. Lyackson First Nation

24. MÁLEXEL (Malahat) Nation
25. xʷməθkʷəy̓əm Musqueam Indian Band
26. BOKÉCEN (Pauquachin) First Nation
27. Penelakut Tribe
28. Qualicum First Nation
29. Scia'new (Beecher Bay) First Nation
30. SEMYOME (Semiahmoo) First Nation
31. Shíshálh (Sechelt) Nation
32. Snaw-naw-as (Nanoose) First Nation
33. Snuneymuxw (Nanaimo) First Nation
34. Lekwungen (Songhees) Nation
35. Sk̓wx̓wú7mesh (Squamish) Nation
36. Stz'uminus (Chemainus) First Nation
37. Tla'amin (Sliammon) First Nation
38. T'Sou-ke (Sooke) Nation
39. W̱JOŁŁP (Tsartlip) First Nation
40. S̱ÁUTW̱ (Tsawout) First Nation
41. Tsawwassen First Nation
42. Tsleil-Waututh/
Səl̓íl̓wətaʔ/Selilwitulh (Burrard Inlet)
Nation
43. W̱SIḴEM (Tseycum) First Nation
44. We Wai Kai (Cape Mudge) First
Nation
45. Wei Wai Kum (Campbell River) First
Nation

46. Treaties and Treaty Groups

47. Douglas Treaty
48. Nanwakolas Council
49. Hul'qumi'num Treaty Group
50. Laich-kwil-tach Treaty Society
51. Naut'sa mawt Tribal
52. Te'mexw Treaty Association

Regional Districts

53. Capital Regional District
54. Comox Valley Regional District
55. Cowichan Valley Regional District
56. Metro Vancouver Regional District

- 57. Nanaimo Regional District
- 58. qathet Regional District
- 59. Sunshine Coast Regional District

School District Boards

- 60. School District No. 45 (West Vancouver) (Gambier)
- 61. School District No. 46 (Gambier)
- 62. School District No. 79 (Thetis)
- 63. School District No. 68 (Gabriola/Ballenas-Winchelsea)
- 64. School District No. 69 (Lasqueti/Ballenas-Winchelsea)
- 65. School District No. 71 (Denman/Hornby)
- 66. School District No. 64 (Gulf Islands – Galiano/Mayne/North Pender/Salt Spring/Saturna/South Pender)

Improvement District Boards

- 67. Gabriola (Fire Protection District)
- 68. Graham Lake (Improvement District)
- 69. Schmidt (Improvement District)
- 70. Galiano Estates (Improvement District)
- 71. Gossip Island (Improvement District)
- 72. Montague (Improvement District)
- 73. Spanish Hills (Improvement District)
- 74. Wise Island (Improvement District)
- 75. Bennett Bay (Waterworks District)
- 76. Campbell-Bennett Bay (Improvement District)
- 77. Lighthouse Point (Waterworks District)
- 78. Mayne Island (Improvement District)
- 79. Village Point (Improvement District)
- 80. Georgina (Improvement District)
- 81. Razor Point (Improvement District)
- 82. Trincomali (Improvement District)
- 83. Harbour View (Improvement District)
- 84. Mount Belcher (Improvement District)
- 85. North Salt Spring (Waterworks District)
- 86. Piers Island (Improvement District)
- 87. Salt Spring Island (Fire Protection District)
- 88. Scott Point (Waterworks District)
- 89. Secret Island (Waterworks District)
- 90. Saturna Shores (Improvement District)
- 91. Thetis Island (Improvement District)
- 92. Vaucroft (Improvement District)

Provincial Government

- 93. Ministry of Agriculture

94. Ministry of Municipal Affairs and Housing (Intergovernmental Relations and Planning Branch)
95. Ministry of Municipal Affairs and Housing (Housing Policy Branch)
96. Ministry of Energy, Mines and Petroleum Resources
97. Ministry of Environment and Climate Change Strategy
98. Ministry of Environment and Climate Change (BC Parks and Conservation Officer Service Division)
99. Ministry of Forests, Lands, Natural Resource Operations and Rural Development – South Coast Office, Crown Lands, Water Licensing, Ecosystems, Archaeology
100. Ministry of Forests, Lands, Natural Resource Operations and Rural Development – West Coast Office– South Coast Office, Crown Lands, Water Licensing, Ecosystems, Archaeology
101. Ministry of Transportation and Infrastructure on Vancouver Island and South Coast
102. Ministry of Indigenous Relations and Reconciliation (West Coast Office)
103. Ministry of Indigenous Relations and Reconciliation (South Coast Office)
104. Ministry of Health
105. BC Ferries
106. Agricultural Land Commission

Federal government

107. Environment Canada
108. Transport Canada
109. Fisheries and Oceans Canada – Fish Protection and Aquaculture
110. Parks Canada

Resources

The project will be supported by the following elected officials:

Position	Role
Chair	Spokesperson and participant in First Nations meetings
Vice Chairs	Participant in First Nations meetings, as required, as spokespeople as required.
Trustees	Participants in public engagement processes on their islands.

This project will be supported by the following staff positions:

Position	Role
Chief Administrative Officer	General project oversight and participant at meetings with First Nations, project sponsor
Director, Trust Area Services	Project manager, note taker at First Nations meetings as required, project reporting
Senior Intergovernmental Policy Advisor	Delivery of First Nations engagement, support to public engagement, note taker at First Nations meetings as required, project reporting
Senior Policy Advisor	Support for public engagement and support to First Nations engagement, note taker at First Nations meetings as required, project reporting
Communications Specialist	Communications planning and implementation
Program Coordinator	Project coordination, delivery of public engagement, delivery of first nations engagement, correspondence mgm't, meeting logistics, referral mgm't, tracking of project milestones/ costs/reporting, comms support
Finance Officer	Processing of service contracts
Finance Clerk	Processing of invoices
Director, Local Planning Services	Advisor on public engagement processes

Regional Planning Officers	Support and advisor on public engagement processes and events
Island Planners and Planners 1 and 2	Provide support when leading up to engagements and during engagements
Legislative Clerks	Support report writing and event/engagement planning
Administration Assistant	Support event/engagement planning

Promotion

To support the engagement processes in-person and online, staff will be creating a variety of print and digital materials that will explore the key themes of the review process from both a regional and local perspective for each local trust area.

Launch: On Monday June 24th, 2019, after presenting to Trust Council, staff will launch the Island Visions 2100 engagement. This will include sending out a media release and follow up with key media, an all island subscriber notice, a dedicated page on our website with a pop-up from the home page, and through our social media platforms for both the Islands Trust and the Islands Trust Conservancy (Twitter, YouTube, and a planned new Facebook page). This campaign will be supported by advertising in local print media and strategic boosts to social media posts.

Throughout the engagement process, these social media platforms will lead individuals to information about the upcoming in-person engagements, as well as the online survey-based engagement process.

Video: During the launch period, the Trust will release two videos: **What is the Islands Trust?** and **What is your Vision for the islands in the Salish Sea** (which will act as an introduction to goals of the Policy Statement process). In addition to supporting dialogue, the videos will help build awareness about the Islands Trust and the work that we do.

Print: Brochures on both subjects – What is the Islands Trust and the Policy Statement review—will be made available to trustees and staff, along with posters of detailing upcoming island engagements and links to the Islands Trust website where they can connect to the online survey.

Social media: Staff will provide trustees with the appropriate information and tools to help spread the word on our social media platforms, which will help boost our new Facebook page.

Partnerships: Staff will reach out and collaborate with regional governments, local governments, community organizations, and educational intuitions to help spread the word.

Prizes: The Islands Trust will offer a range of prizes during the engagement process. We will provide some prizes during our online survey, in-person engagement events, and/or for youth who participate in

our art engagement at the markets/fairs. We will also offer door prizes at every in-person engagement to help spread the word. The prizes would range from \$5.00 to \$250.00. Some examples are ferry passes, local artwork and other local products from islands, and short trips depending on the engagement method.

Engagement Method

This plan includes multiple channels for engagement with the public, First Nations, referral agencies, and Trust Council. It includes a suite of tools that will be selected and applied as appropriate for each community/Nation.

First Nations and Organizations Engagement

First Nations engagement begins with Trust Council's Declaration on Reconciliation and making that visible and distributed out to community. The Declaration affirms the organization's commitment to Reconciliation and how the Trust will be moving forward. From that platform we will then begin re-engaging with First Nations within the consultation boundary of the Islands Trust Area. The engagement will consider the commitments within existing and planned protocol agreements with First Nations. Results from this re-engagement will determine which Nations we will develop more meaningful engagement with in the process of a dialogue about and reviewing the Policy Statement. Meaningful engagement will include the following suite of engagement option to be applied as appropriate and as desired by the individual Nations:

- Leadership government to government meetings to discuss core concerns;
- Community meetings with membership and leadership to talk about the Policy Statement and the vision for the future;
- Online interaction including surveys, newsletter notices, Facebook, letters to Chiefs and Councils;
- Meetings with alliances and First Nation associations such as First Nations Summit, BC Treaty Commission and Tribal Councils;
- Collaborate with schools and youth organizations.

There will be follow-up and building of relations. Staff will ensure that meetings held for purposes of relationship building are not classified as consultation on the Policy Statement. Staff will keep a record of each meeting and compile into an engagement record to provide to Ministry with the final bylaw after third reading.

Staff will collaboratively develop storyboard as an education component of Reconciliation for use at engagement events. Acknowledgement of place will be included as a central theme.

General Public and Island Resident Engagement

The engagement strategies for the general public and island residents will include educational materials and will be supported by prepared questions and a strongly facilitated process. All in-person events will be supported by companion online engagement opportunities (survey and e-mail).

Creating opportunities for meaningful engagement means building new communities and sparking people's imagination. Our goal is to create content that resonates enough that people personalize it and push it onto the other audiences. We want social media users to own the message we are trying to confirm with them. We will do this by encouraging them to personally consider: What are their Island Vision 2099?

There will be a suite of five different engagement options developed to be applied locally as appropriate, with decisions to be made in consultation with local trustees and in consideration of different island populations.

- Large-scale community drop-in and open space / world café events, featuring educational information boards;
- Vision Booth, featuring information boards set up at community events, markets, or other community driven event; this could also include making online content available through laptops or tablets;
- Online survey/e-mail feedback;
- Collaborating with schools/ youth organizations.

Each engagement channel will feature a data collection method, all of which will feed into a final report on the findings from the engagement process. During in person, large-scale community engagements, we will provide educational information boards and brochures that address the key themes and help explain the work of the Islands Trust. Each of these themes will also be supported by a short explainer video that provides the context and background, which will also be a part of our online education campaign. The online component will feature a survey and potential live-streaming of key meeting(s).

Our goal is to have in-person engagements within each of the thirteen island communities. Because each island community is different, our expectation is that the Island Vision 2099 process will have a different look in each local trust area, drawing on the different engagement options available. Working with trustees, we will identify which combination of engagements will work best in a particular local context. It is also expected that local trust areas with larger populations will receive a higher number of in-person engagements.

This process is also an opportunity for Islands Trust to pilot the use of different forms of engagement tools and methods and measure their effectiveness.

Below are identified 'options' streams which will run parallel to one another. First Nation and Alliances engagement will commence at the same time as the process designed to reach out to the general public and island residents

Engagement methods: the suite of options

The IAP2's Spectrum of Public Participation (see Appendix D) was designed to assist with the selection of the level of participation that defines the public's role in any public participation process as much as possible, within resources, we will strive to follow these guidelines for public engagement

In defining the different First Nations engagement options, it is acknowledged that some Nations might rather have Islands Trust build relationships with designated individuals and/or committees instead of with the wider community. This form of engagement, which is outlined below as option C, could be something that happens in its own right or as a precursor to a large-scale event that involves the rest of the community. In these instances, individuals and/or committees could support the implementation of a large-scale event hosted by both governments

General Public and Island Residents	Options	Description	Objectives	Timeframe	Who is involved?	Estimated Budget
	Option A: Community drop-in and open space, featuring information boards that explore each of the major Visions 2099 themes.	Following IAP2 guidance on how to conduct healthy engagement processes, we host an open house first to featuring information boards that explore each of the major Visions 2099 themes, and then we would use world café forms of engagement. The goal through open house engagement is to help improve public understanding about a complex project to receive public input and provide information through information boards covering major themes. World Café engagement style would help foster meaningful discussion on questions pertaining to	To provide opportunities for members of the public and island residents a chance to participate in an interactive and dynamic way where we inform, consult, involve, collaborate and empower with them.	July – December 2019, Jan – March 2020	Trust Area Services staff, local trustees, Information Systems Coordinator, and Computer Applications Support Technician,	Upfront Cost - \$5,000.00, Individual Event - \$500.00 – \$2000.00

		these topic(s) among participants who otherwise would not listen, talk or share with one another.				
	Option B: Vision Booth	We will set up information booths, featuring local and regional information boards and access to the online survey during existing community events, markets, and/or other community driven events.	To target the general public as well as residents of the islands at existing events	July – December 2019	Trust Area Services staff, local trustees	\$300.00 - \$500.00 per event
	Option C: On-line survey & dedicated email address	The main form of the online engagement will be survey-based. We would offer a robust online campaign using a range of social media tools and our website to disseminate information about the engagement process. The online information campaign will replicate the information that will be produced for the in-person engagements, so individuals can learn about the situation in their local context as well as the regional context. Because some individuals are more comfortable with emails than surveys, we will also provide a dedicated	To provide an inclusive opportunity for the general public and island residents to participate in the process, if they cannot attend in person participation. It is also an opportunity to gain input from wider communities outside of the Islands Trust Area.	July – December 2019, January – March 2020	Trust Area Services Staff, Information Systems Coordinator, and Computer Applications Support Technician	\$4000.00

		"Visions2099@" email address where people can send in their idea. They can also send them through traditional mail as well				
	Option D: Collaborate with Schools/ Youth Organizations	We will provide opportunities to connect with students and youth with school classrooms and youth organizations. We would use a creative writing and/or art opportunities for youth to describe their vision of the islands. We would offer a prize.	To connect with youth, to be able to provide them with opportunities to engage in the issues that Visions 2099 is concerned with	July – December 2019	Trust Area Services Staff,	\$500 - \$1000.00

First Nations and Alliances	Options	Description	Objectives	Timeframe	Who is involved?	Estimated Budget
	Option E: Leadership government-to-government meetings	Leadership from Trust Council and leadership from a First Nation(s) meet to discuss core concerns. Each meeting takes place at a location convenient for First Nation leaders to attend.	To build relationship and discuss core concerns. If appropriate, support the provision of other 'options' for engagement to their membership	July 2019 — June 2021 and ongoing (Squamish mtg April 8)	CAO, Chair, Executive Committee, Trust Area Services Director and some Staff, possibly Trust Council	\$300.00 - \$500.00
	Option F: Community meetings with membership and leadership	A small-large scale lunch/dinner event where Islands Trust, in partnership with the Nation, provides opportunities for community members to share their core concerns of their territory, and their vision for the future.	For Islands Trust to build relationships with staff, leadership, and members of the community, Visions 2099 process and create opportunity to discuss their vision for the future and, if	July – December 2019	Trust Area Services Staff and local trustees	\$500.00 - \$2000.00

			appropriate, contribute to the Visions 2099 process.			
	Option G: Face-to-face with staff	Meetings with staff, and/or committees to work on various topics: educational materials, visioning work as part of the Visions 2099 process as well as other core concerns and/or items of interest to the First Nation.	To communicate and engage with Nations in an accessible manner that is appropriate to the situation.	July – December 2019	CAO, Trust Area Services Director and staff, Local Planning Services Director	\$200 - \$1000
	Option H: Survey engagement	A social media campaign targeted at a variety of community members from different Nations across the Salish Sea. Using a variety of tools, including targeted advertising and prizes, the campaign would encourage participants to view our background materials and fill in a special survey. May also include printed material distributed through newsletters and on reserve.	To engage a range of First Nations members through online survey.	July – December 2019	Trust Area Services Staff	\$750.00 - \$1000.00
	Option I: Meetings with alliances and First Nation associations	Islands Trust co-host an event with First Nation associations/alliances such as First Nations Summit, BC Treaty Commission, and Tribal Councils.	To connect with a range of First Nations all at once and build relationships with them. If appropriate, engage them with the issues of Visions 2099 and how they imagine the future.	July – December 2019	CAO, Trust Area Services Director and staff, Local Planning Services Director	\$250.00 - \$5000.00

	Option J: Collaborate with Schools/ Youth Organizations	We connect with schools in community along with organizations that support youth to offer some opportunities for them to be heard and to be able to take action through various means (e.g. art work, writing, etc).	To connect with youth, to be able to provide them with opportunities to engage in the issues that Visions 2099 is concerned with	July – December 2019, January to March 2020	Trust Area Services staff	\$500.00 - \$1000.00
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Referral agencies	N/A	As required by provincial statutes: LTCs; First Nations; local, regional, provincial and federal government agencies will be sent referral letters inviting input on the draft amendments to the Policy Statement	To solicit feedback on the proposed amendments.	June – September 2021	Trust Area Services staff, Chair	\$1,000
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Risks and mitigation

There are risks with any project. Due to the nature of this project and the number of First Nations and stakeholders involved, there is substantial risk that the project plan will need to be amended to respond to emerging issues, communication/engagement requests or other developments. Staff will try to be nimble and responsive and will maintain a focus on the big-picture (e.g. Reconciliation as an overarching priority) and will bring forward recommendations to Executive Committee for project amendments as needed.

At this time the Islands Trust has established a level of engagement and relationship with First Nations within the Trust Area. However, when looking at the relationship over time, many Nations may view processes and engagement with the Trust with hesitation. Not only is there a level of jurisdictional scepticism but there is also a level of distrust that the mandate of the Trust applies to First Nations concerns. First Nations view government bodies such as municipal, district, regional, and city as not having their interests at the forefront of their policies and processes. They may feel the jurisdictional authority lies with the Province and that providing education on Reconciliation, rights and title, and treaty is not a valuable process to engage in.

It is staff's understanding that many Nations within the Island Trust Area continue to see a lack of consideration by the Islands Trust and other levels of government in relation to their cultural heritage, archaeological sites, land use and marine use planning, and use of cultural and spiritual areas for recreational use without engagement on impacts or accommodation. This raises questions for Nations about the willingness of the Island Trust to truly engage and create meaningful policy processes that are inclusive of their core concerns. At this time, it could be seen that the Islands Trust preserves and protects only the values of post-colonial interests.

Given this situation, it maybe difficult to create an effective engagement process that allows for meaningful understanding of core concerns and impacts. It may be difficult to receive responses that recognize the cumulative effects and policy infinitives that will impact Nations rights and title. Therefore, it will require that the Islands Trust continues to engage and sets out the processes in which it will regain the trust of First Nations and First Nations community without defined timelines. Interagency meetings may allow for more valuable interactions that provide informed recommendations for engagement, but processes will be highly dependent on walking the talk: to build trust all Islands Trust bodies need to make decisions and undertake reconciliation actions that result in tangible sustained changes that demonstrate sustained commitment over time.

There is also risk that referral agencies will not understand the Policy Statement or purpose of referral. It has been many years since Islands Trust referral agencies have had to consider changes to the Policy Statement. In addition, they may question why their input is being sought on the introduction and definition sections only, rather than the policies that they may be more familiar with. They may wish to request significant amendments that are outside the scope of the project. To mitigate these risks, staff will undertake an assessment and, as necessary, contact referral staff before the referral is sent to explain the project. Should there be requests for significant changes that are outside the scope of this

project, staff will explain that these requests will be considered in future phases and will work with Ministry of Municipal Affairs staff and the interagency working group to coordinate responses.. Staff will also draft a clear, easy-to understand, referral letter.

Appendices

Appendix A – Draft timeline (subject to change based on feedback and First Nation engagement processes)

Appendix B – Budget

Appendix C – Islands Trust Public Engagement Principles and Communication Objectives

Appendix D - IAP2 Spectrum

Appendix E –Reconciliation Declaration

Appendix F – December 2018 Chair letter to Honourable Selina Robinson re Legislative change to the *Islands Trust Act*.

Appendix G – Visions 2099 Project charter



Appendix A: Visions 2099 Engagement Strategy – Work Plan

Deliverables Detail

Phase 1 of the Islands Trust Policy Statement involves amending Part 1, Part II and definitions.

Deliverable / Milestone	Target Completion Date	Responsible
Approval of revised Project Charter	March 27, 2019	Executive Committee
Endorsement of Policy Statement Engagement Plan	March 27, 2019	Executive Committee
Review of Policy Statement Engagement Plan	May ?, 2019	Trust Programs Committee
Approval of Policy Statement Engagement Plan	June 5, 2019	Executive Committee
Launch Policy Statement Engagement Process	June 24, 2019	Trust Council/Chair
Launch on-line engagement	June 24, 2019	TAS Staff
Undertake in-community meetings in each local trust area	July to December 2019	TAS Staff
Bowen Island Municipality	July to October 2019 - TBA	TAS Staff
Denman LTA public engagement meeting	July to October 2019 - TBA	TAS Staff
Gabriola LTA public engagement meeting	July to October 2019 - TBA	TAS Staff
Galiano LTA public engagement meeting	July to October 2019 - TBA	TAS Staff
Gambier LTA public engagement meeting	July to October 2019 - TBA	TAS Staff
Hornby LTA public engagement meeting	July to October 2019 - TBA	TAS Staff
Lasqueti LTA public engagement meeting	July to October 2019 - TBA	TAS Staff
Mayne LTA public engagement meeting	July to October 2019 - TBA	TAS Staff
North Pender/South Pender LTA public engagement meeting	July to October 2019 - TBA	TAS Staff
Salt Spring LTA public engagement meeting	July to October 2019 - TBA	TAS Staff
Saturna LTA public engagement meeting	July to October 2019 - TBA	TAS Staff
Thetis LTA public engagement meeting	July to October 2019 - TBA	TAS Staff
Undertake First Nations engagement	July to December 2019 and ongoing throughout	SIPA, CAO, Chair, Executive Committee, TAS Staff
Interim Report to Trust Council	December 2019	TAS Staff
Compilation of community and First Nations input report	December 2019	TAS Staff
Draft RFD with engagement analysis based on community and First Nations input, and recommendations to request staff draft bylaw	December to March 2020	TAS Staff
RFD to Trust Council with recommended ITPS amendments and request staff to draft bylaw	March 2020	
Trust Council – 1 st Reading of ITPS Amendment Bylaw	June 2020	
Referral of proposed bylaw to agencies and First Nations	June to September 2020	

Deliverable / Milestone	Target Completion Date	Responsible
Public Meeting (or on-line public review of the draft bylaw amendments)	June to September 2020	
RFD to Trust Council with summary of referrals and recommended amendments – if any	September 2020	
Trust Council consideration of 2 nd and Third Reading Reading	December 2020	
Submission to Minister for Approval	December 2020	
Final adoption by Trust Council (can be by RWM if not back in time for council meeting)	June 2021	

Appendix B: Budget

Preliminary estimates per activity are included above in the engagement methods section. A detailed budget will be developed prior to the launch of Visions 2099.

Item	Cost
Communication Materials	\$11,000
Legal review	\$4,000
FN engagement	\$20,000
Public engagement	\$25,000
Total activity costs:	\$60,000

Appendix C: Islands Trust Public Engagement Principles and Communications Objectives

(adopted by the Executive Committee, August 17, 2016)

“Good public participation results in better decisions” – [International Association for Public Participation](#).

Local trust committees and Trust Council make decisions about the islands in the Salish Sea that affect First Nations, the public and other stakeholders.

Effectively and consistently engaging with people affected by those decisions leads to good governance, better policies, durable decisions, reduced conflict and enhanced civic participation.

Successful public engagement is guided by well-defined and formalized principles that represent a promise to the public and stakeholder groups, help establish shared expectations and a shared vocabulary and improve the working relationship between elected officials, senior managers and staff.

The principles that follow are adapted from the Islands Trust Policy Statement, the Communications Policy 6.10.ii, in the Executive Committee Terms of Reference, observations from Trust Council roundtable discussions, staff survey and conversations, as well as the International Association of Public participation and best practices research in local government public engagement.

The principles will guide the communications and engagement initiatives and activities sponsored by Trust Council, local trust committees and within the organization.

Guiding Principles for public engagement at Islands Trust

Inclusive:

Those who are affected by an issue or decision should have an opportunity to influence outcomes and choices. Trust Council will seek information from a broad range of sources in its decision-making processes, recognizing the importance of local knowledge in this regard (Policy Statement)

Open and authentic:

Input of the public should play a role in the decision-making process. Trust Council believes that open, consultative public participation is vital to effective decision making for the Trust Area (Policy Statement)

Respectful of First Nations:

To strengthen relationships with over 30 tribes and nations in the Trust Area, Trust Council will root all its engagement practices in the spirit of reconciliation. (In a separate RFD, staff are seeking direction from EC to develop a Project Charter and set of principles to inform a new organizational approach to First Nations' relationship-building. Once approved by EC and possibly TC, these principles would be incorporated into all correspondence and communication.)

Diverse:

Decisions are more durable when all participants are aware of the range of interests and needs of everyone involved, including decision makers, surrounding an issue or decision.

Accessible:

Everyone potentially affected by the process has an opportunity to become involved.

Appropriate:

The public engagement process uses one or more discussion formats to reach the identified participants and, where feasible, invites input into the design of the process.

Informed:

Those involved in engagement exercises have the information required to meaningfully participate in the process.

Transparent:

Participants are informed about how their contributions were considered, used and/or not used.

Adaptable:

Each public engagement process, along with the collected feedback, is evaluated so that lessons can be shared broadly and applied to future engagement efforts.

Communications Objectives

The following communications objectives will be realized using different strategies and will be updated regularly as appropriate.

1. Improve community and agency understanding and support of the Islands Trust (2014-2018 Strategic Plan – priority #9)
2. Improve community engagement and participation in Islands Trust work (2014-2018 Strategic Plan – priority #10)
3. Increase profile (visibility) of the Islands Trust within the Trust Area (e.g. increased presence at community events and going where the public is)
4. Create and maintain a positive (modern, consistent, uniform) image of the Islands Trust (e.g. graphic design standards, issues management and processes, revisit tag line – on EC agenda)
5. Prepare trustees and staff (planning and bylaw enforcement) – the face of the organization – to deliver consistent and co-ordinated messages to the public and stakeholders in a way that reflects the unique character and needs of each island and project.
6. Create ongoing opportunities to listen to public and stakeholder opinions and concerns and report back when appropriate (e.g. web comments handling, feedback line/channel, comment cards at offices, rotating weekly/monthly FAQs on web, at LTC meetings, etc.)

Appendix D: IAP2 Spectrum

IAP2 Spectrum of Public Participation



IAP2's Spectrum of Public Participation was designed to assist with the selection of the level of participation that defines the public's role in any public participation process. The Spectrum is used internationally, and it is found in public participation plans around the world.

INCREASING IMPACT ON THE DECISION					
	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

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Appendix E: Reconciliation Declaration

The Islands Trust Council acknowledges that the lands and waters that encompass the Islands Trust Area have been home to Indigenous peoples since time immemorial and honours the rich history, stewardship, and cultural heritage that embody this place we all call home.

The Islands Trust Council is committed to establishing and maintaining mutually respectful relationships between Indigenous and non-Indigenous peoples. Islands Trust states a commitment to Reconciliation with the understanding that this commitment is a long-term relationship-building and healing process.

The Islands Trust Council will strive to create opportunities for knowledge sharing and understanding as people come together to preserve and protect the special nature of the islands within the Salish Sea.

Adopted: March 14, 2019 Trust Council on Gabriola Island

Appendix F: December 2018 Chair letter to Honourable Selina Robinson re Legislative change to the Islands Trust Act



200 - 1627 Fort Street, Victoria BC V8R 1H8
Telephone **(250) 405-5151** Fax (250) 405-5155
Toll Free via Enquiry BC in Vancouver 604.660.2421. Elsewhere in BC **1.800.663.7867**
Email information@islandstrust.bc.ca
Web www.islandstrust.bc.ca

December 18, 2018

File No.: 0110-20

via email: MAH.minister@gov.bc.ca

The Honourable Selina Robinson
Minister of Municipal Affairs and Housing
Parliament Buildings
Victoria BC V8V 1X4

Dear Minister Robinson:

Re: Request for legislative change

This request follows our January 23, 2018 meeting to discuss matters of importance to the Islands Trust Executive Committee, including potential legislative changes to the *Islands Trust Act* and other relevant legislation. At that time you requested a prioritized list of *Act* amendments that could form the basis for a review by Ministry and Islands Trust staff. I also understood from that discussion that it would be important that the Islands Trust ensure that it was fully utilizing its current authorities to achieve its preserve and protect mandate and that any proposed amendments to the *Act* would need to be demonstrably necessary.

We have taken that advice to heart and believe that we have identified realistic and achievable amendments to our primary legislation that will support the efforts of the Trust on behalf of all British Columbians. At their September 18, 2018 meeting Trust Council requested that I write to you asking for legislative change along three broad themes, as follows:

ENFORCEMENT AND ADMINISTRATION: Improvements to the Islands Trust's ability to enforce its current regulatory and legislative powers in support of the preserve and protect mandate of the Trust and its land use planning function. The Islands Trust does not have the same enforcements tools as other land use jurisdictions in British Columbia but is expected to provide a similar service. The recommended amendments are:

1. Allowance for entry warrants;
2. Development permit area enforcement via municipal ticketing;
3. Adoption of development approval information bylaws by local trust committees;
4. To enable the ability to charge fees for telecommunication applications.

MODERNIZATION: The *Islands Trust Act* has not been substantially amended in a number of years and there are areas that require updating in order for the organization to remain relevant. Recommended amendments are:

5. Amending the *Act* to add "First Nations" to the list of those with whom we work "in co-operation;"
6. The ability to delegate development permit and temporary use permits to staff;
7. Clarification of foreshore zoning authority and jurisdiction throughout the Trust Area;
8. In keeping with broader powers afforded regional districts, relative to S. 294 of the *Local Government Act*, to allow the Islands Trust entities, "incidental or conducive powers;"
9. To include reference to the ecosystem in section 8.2 of the *Islands Trust Act*.

ADVANCING THE MISSION OF THE ISLANDS TRUST: Diverse communities are a key element of Trust Council's vision for the Trust Area and relates to its current land use authority. Recommended amendments are:

10. Affordable Housing: to be able to enter into agreements with third parties to administer affordable housing, to be able to operate a housing service, and for local trust committees to be able to acquire and dispose of land.

(Appendix A attached provides a brief rationale and implementation requirement for each of the above amendments)

These amendments vary in terms of the difficulty or complexity of implementation with, in our minds, the foreshore jurisdiction and affordable housing service amendments being the most complicated and in need of a cooperative approach.

We would sincerely appreciate your Ministry's feedback on this proposal and how it could be achieved. We are hopeful that you will be able to dedicate some Ministry staff time in order to work with us on developing a defensible and modern update to the *Islands Trust Act*. Of course, we also wish to understand your priorities and if they can be realized through this work. Trust Council considers that this is an important opportunity for the Islands Trust, and the region, and we wish to work with you to implement reasonable change.

A topic as important as legislative change to the *Islands Trust Act* will require public engagement and I would appreciate collaboration with the Ministry on how it would foresee an appropriate process. Undoubtedly full and authentic public engagement will generate additional suggestions for legislative changes from the community itself. We are mindful that Island communities are participatory, feel their future is vested in the Trust and want to contribute to that future.

In closing, I note that Bill 52, : *Agricultural Land Commission Act* 2018 has passed into legislation and I am struck by the symmetry of how the Islands Trust and the Agricultural Land Reserve, born of a certain era in BC politics, have stood the test of time. We believe it is time that the *Islands Trust Act* is given appropriate and similar attention.

Of course, if it would be convenient to you or beneficial to this request, we are happy to meet with you at your convenience.

With appreciation,



Peter Luckham, Chair
Islands Trust Council

cc: Islands Trust Area MPs
Islands Trust MLAs
Islands Trust Electoral Area Directors
Assistant Deputy Minister Faganello
BOKEĆEN (Pauquachin) First Nation
Cowichan Tribes
Halalt First Nation
Homalco First Nation
Klahoose First Nation
K'ómoks First Nation
Lake Cowichan First Nation
Lekwungen (Songhees) Nation
Lyackson First Nation
MÁLEXEŁ (Malahat) Nation
Penelakut Tribe
Qualicum First Nation
Scia'new (Beecher Bay) First Nation
SEMYOME (Semiahmoo) First Nation
shíshálh First Nation

Snuneymuxw First Nation
Skwxwú7mesh (Squamish) Nation
Snaw-naw-as (Nanoose) First Nation
SḶÁUTW (Tsawout) First Nation
Stz'uminus First Nation
SXIMEŁEŁ (Esquimalt) Nation
Tla'amin (Sliammon) Nation
Tsawwassen First Nation
Tsleil-Waututh Nation
T'Sou-ke Nation
Wei Wai Kum (Campbell River) First Nation
We Wai Kai (Cape Mudge) First Nation
WJOLÉLP (Tsartlip) First Nation
WŚIKEM (Tseycum) First Nation
xʷməθkʷəŷəm Musqueam
Bowen Island Municipal Council
Islands Trust Council
Islands Trust website

Appendix A

Summary of potential amendments to the

Islands Trust Act, 2018

ENFORCEMENT AND ADMINISTRATION AMENDMENTS

1. Allowance for Entry Warrants	S. 28(1.1) of the <i>Local Government Act</i> is applicable to Regional Districts but not the Islands Trust. This authority should not be excluded from Islands Trust/local trust committees and the lack of authority impacts delivery of enforcement of land use planning decisions.
Implementation i. Amend Section 28 (1.1) of the <i>Local Government Act</i> to add “Islands Trust”. ii. Staff training and administrative training would be required. Actual bylaw enforcement procedures would require some change management process to ensure appropriate use. iii. There does not seem to be any cogent policy reason for excluding s. 424 of the <i>Local Government Act</i> (entry warrants) from the bundle of enforcement powers conferred on local trust committees. With this amendment of s. 28(1.1) of the <i>Islands Trust Act</i>, Division 1 of Part 12 of the <i>Local Government Act</i> including s. 424 would apply to the local trust committees and s. 424 in turn applies s. 275 of the Community Charter. Section 275 enables a justice to issue an entry warrant if satisfied that access to property is necessary for the purposes of the <i>Local Government Act</i>, which is the source of the enforcement powers that are conferred on local trust committees by s. 28(1.1) of the <i>Islands Trust Act</i>, in connection with which an entry warrant would be sought.	
2. Development Permit Area Enforcement Using Tickets	The use of ticketing to support the administration and delivery of a robust development permit authority would be the preferred outcome. The Trust has made this request of the Ministry in the past, most recently in 2016.
Implementation i. Pilot project in the Islands Trust Area – by conferring additional enforcement powers by regulation under Section 54(2) of the <i>Islands Trust Act</i>. ii. Add to s. 28 a section to the effect that under s. 264 of the Community Charter, applicable to local trust committees under s. 414 of the <i>Local Government Act</i> and s. 28(1.1) of the <i>Islands Trust Act</i>, a local trust committee may also designate ss. 489 and 501(2) of the <i>Local Government Act</i> for the purposes of s. 264. Section 489 is the section of the <i>Local Government Act</i> that prohibits subdivision, etc. in a development permit area if a development permit hasn’t been obtained. Section 501(2) is the section that requires land to be developed strictly in accordance with the permit. There are currently no jurisdictions that have the authority to issue tickets for development permit	

violations, so the Islands Trust would be joining municipalities and Regional Districts in requesting this change. While this authority would be useful to all local governments, it is particularly relevant for an entity with a statutory mandate to “preserve and protect” an area of the province that is environmentally sensitive, since the key land use management tools in relation to environmental protection are development permit area designations and development permit conditions. However, allowing local governments to ticket for an offence against a provincial statute is a novel idea.

The Ministry may want to consider proposing this amendment as a “pilot project” for the Islands Trust only, following the evaluation of which the Province might consider extending the authority to municipalities and regional districts, and offering to partner with the Province in monitoring and evaluating the enforcement approach. This additional authority could be conferred on the local trust committees by Cabinet order under s. 54(2) of the *Islands Trust Act* on a pilot project basis.

3. Adoption of Development Approval Information Bylaws by local trust committees (LTC)	Mainly an administrative improvement, this amendment would increase the efficiency and independent ability of LTCs to administer their areas. This should reduce wait times for applicants.
Implementation i. Amend <i>Islands Trust Act</i> by repealing s.29(3.1) Amendment of s. 29(3.1) of the <i>Local Government Act</i> is required. Implementation by the Islands Trust would be relatively easy, would simplify the process and would reduce staff/administrative time.	

4. For the Islands Trust to obtain the authority to charge a fee for telecommunications applications	A fee structure and process is needed to allow thorough review of antenna and telecom infrastructure applications.
Implementation (to be determined) The Ministry of Innovation, Science and Economic Development Canada (ISED) has jurisdiction over telecommunications. ISED looks for the relevant land use authority to issue a letter of concurrence, the production of which requires a public process. Section 462 of the <i>Local Government Act</i> restricts the ability for local trust committees to charge fees. The <i>Islands Trust Act</i> limits the Islands Trust to only proscribe fees associated with its land use authority. We would request assistance from the Ministry to find a means for the Islands Trust to charge a fee for such an occurrence as is described.	

MODERNIZATION

5. Support in principle for amending the <i>Islands Trust Act</i> to add "First Nations" to the list of those with whom we work "in co-operation"	This amendment is both timely and appropriate with the focus of Trust Council on principles of reconciliation and the adoption of a First Nations Engagement Plan.
--	--

Implementation

- i. amendment to the *Islands Trust Act*, Part 2, Section 9 to add First Nations.
- ii. amendment to *Islands Trust Act*, Part 3 to add “First Nations”

This request was made to the Ministry in 2015. It would not be a significant challenge for the Islands Trust to implement. An amendment to Part 2 section 9 ‘Coordination agreements with other government bodies’ would enable the Trust Council and its delegates to enter into coordination agreements with First Nations and this seems uncontroversial.

6. Development Permit and Temporary Use Permit delegation to Staff

Unlike other jurisdictions in BC with land use authority, the Islands Trust does not have the ability to delegate via bylaw the authority to staff to issue development permits.

Implementation

- i. Amend Section 29 of the *Islands Trust Act* to enable local trust committees to delegate, by bylaw, the issuance of development permits and development variance permits, subject to the right of the applicant to have the local trust committee reconsider the matter without charge and to the local trust committee, in its procedures bylaw enacted under s. 460 of the LGA, establishing reconsideration procedures.

Each LTC would decide on whether or not to delegate issuance of development permits. This would reduce wait times, simplify the application process and reduce administrative costs. As development permits are issued based upon guidelines in the OCP or LUB, which are approved by LTCs, there is relatively little discretion afforded staff in issuing a permit. Implementation from an operating perspective would be straight forward once the delegation bylaws were adopted.

7. Clarification of foreshore zoning authority

There are jurisdictional inconsistencies with how foreshore zoning is administered with regard Regional Districts throughout the Trust Area. This matter is long standing and is a function of language and mapping in the *Islands Trust Act* and the Islands Trust Regulation.

Implementation (to be determined)

Clarification on this matter would support consistency in interpretation and aid in working with other jurisdictions that have foreshore zoning powers. Implications of implementation of any potential changes are undetermined. Engaging in discussions with the Ministry on this issue would require dedicated staff time and legal analysis.

The matter is sensitive since it potentially affects the enforcement of Islands Trust and regional district bylaws throughout the water areas within the trust area, where some of the most controversial land use issues tend to arise. Jurisdiction should not be controversial in relation to either the foreshore areas immediately adjacent to the various Gulf Islands or the estuary areas immediately adjacent to the upland areas of the regional districts, because effective land use management in either case has to include jurisdiction over immediately adjacent water area. However, a dividing line between jurisdictions has to be established somewhere, and there may be legitimate differences of opinion on where it should be.

8. Add language to *Islands Trust Act* similar to *Local Government Act*, s. 294, allowing for “incidental or conducive powers.”

A minor broadening of corporate power, similar to what Regional Districts have, would allow the Trust to undertake some supportive actions in support of the mandate of Trust.

Implementation

- i. Amend Section 4 of the *Islands Trust Act* by adding “The Trust Council, the executive committee, and the local trust committees have all the necessary power to do anything incidental or conducive to the exercise or performance of any power, duty or function conferred by this or any other enactment.”

This power is not a full ‘corporate person power;’ rather it would provide a backstop to a given jurisdictional issue or challenge. Some recommended language would be something like:

“the Local Trust Committee and, the Executive Committee, have all necessary power to do anything incidental or conducive to the exercise or performance of any power, duty, or function conferred on them by this or any other enactment.”

There is no logical reason that Islands Trust entities exercising exactly the same type of regulatory authority as other land use regulators should not have access to the same complementary authority to do things that are “incidental and conducive” to the exercise of their land use management authority. The wording of s. 294 makes the scope of these complementary powers exactly coterminous with the scope of the basic powers that have otherwise been conferred, so there is no substantive expansion of jurisdiction or authority and this should not be controversial.

9. Include reference to the ecosystem in section 8.2 of the *Islands Trust Act*

8.2 (f) and (h) of the ITA allows for ‘support and give financial assistance to activities referenced to in paragraphs (f) and (g) that are undertaken by others. This section seems to all LTCs to fund heritage and history related activities but does not include “environment or ecosystem.”

Implementation

- i. Amend s. 8(2)(f) of the *Islands Trust Act* to “amenities, environment, history and heritage”

Clarity is sought as to whether LTCs can allocate funds for environmental activities undertaken by others, in a similar fashion to history and heritage conservation. We recommend amending “history and heritage” in

two places in 8(2)(f) to “amenities, environment, history and heritage”. Amenities and environment are the terms used in the object statement in s. 3 of the Act.

ADVANCING THE MISSION OF THE ISLANDS TRUST

10. Affordable Housing and Housing service amendments	The Islands Trust has limited ability to provide affordable housing initiatives to communities and is reliant on Regional Districts to establish and deliver affordable housing services, in cooperation with the Trust. Increased authority in this area would be in keeping with both a key vision element of Trust Council and its strategic plan.
Implementation i. Amendments to confer the powers of a regional district board that would be required to establish and operate a non-profit housing service, including the authority to acquire and dispose of land and interests in land The Islands Trust would seek to be able to hold land for the purposes of affordable housing. We would seek to cooperate with relevant Regional Districts but also provide this service if a given Regional District does not provide a satisfactory service. Desired changes: a) To be able to enter into agreements with third parties to administer affordable housing. b) To be able to operate a housing service. c) Local Trust Committees be able to acquire and dispose of land.	



DATE OF MEETING: June 13, 2019
TO: Gambier Island Local Trust Committee
FROM: Sue Ellen Fast, Chair
SUBJECT: Meeting Procedures Regarding Public Input

RECOMMENDATIONS:

1. That the Gambier Island Local Trust Committee endorse the Guidelines for Public Participation during Local Trust Committee Meetings as attached to the memorandum from Chair Sue Ellen Fast received June 13, 2019.
2. That the Gambier Island Local Trust Committee request that staff include the Guidelines for Public Participation during Local Trust Committee Meetings on the local trust committee webpage.
3. That the Gambier Island Local Trust Committee request staff to prepare a draft Meeting Procedures Bylaw, which incorporates the Guidelines for Public Participation during Local Trust Committee Meetings for consideration at a subsequent meeting.

PURPOSE

The Gambier Island Local Trust Committee (LTC) is asked to consider the attached Guidelines for Public Participation during Local Trust Committee Meetings, endorse the guidelines as presented or amended, and request staff to post the guidelines on the LTC website and prepare a draft meeting procedures bylaw.

The purpose of the guidelines is to:

- Invite public participation in LTC meetings in a constructive and respectful manner;
- Effectively manage public input received through correspondence, delegations, applicant speaking opportunities and Town Hall sessions;
- Ensure LTC meetings are run efficiently, preserving time for delegations who wish to present new ideas or information that is not otherwise being considered by the LTC (in a project or application) and adhering to the prescribed time allotment for agenda items; and
- To provide guidance to an updated LTC Meeting Procedures Bylaw.

BACKGROUND

As a new LTC chair, I have been approving agendas and running meetings while asking questions and searching the website for information about who can appear as a delegation, when an applicant can speak, and also trying to invite meaningful participation and answer questions from citizens. While guidelines for managing public participation do exist for Islands Trust Council (see <http://www.islandstrust.bc.ca/trust-council/council-meetings/talk-to-council/>), clear and consistent guidelines for public participation in LTC meetings do not exist.

Islands Trust Council Guidelines

The meeting procedures for Trust Council, Committees and Executive Committee (EC) are found in Trust Council Bylaw No. 101: <http://www.islandstrust.bc.ca/media/341860/bylaw101meetingprocedures.pdf>. Bylaw No. 101 includes the following:

Notice to Secretary of Petitions and Delegations

- 5.8 *A person who wishes to present a petition to, or a delegation who wants to appear before Council at a regular meeting of Council shall, at least three weeks prior to the meeting, deliver the request in writing to the Secretary. The request shall include the name of each petitioner with his or her residential address and the subject of the petition or delegation.*
- 5.9 *At the discretion of the Executive Committee, the petitioner or delegation may be given a space on the agenda.*
- 5.10 *No petition may be presented to, nor delegation appear before Trust Council unless Section 5.8 and 5.9 has been complied with unless otherwise agreed to by resolution of the Executive Committee before the meeting or of Trust Council at the meeting.*

Correspondence

- 5.11 *Anyone who wishes correspondence to be considered at a meeting of Council shall, at least three weeks prior to the meeting, deliver the correspondence to the Secretary. At the discretion of the Executive Committee, the correspondence shall be attached to the agenda or where it deems it appropriate, the correspondence shall be identified on the agenda and copies made available to Trustees who request it at the meeting.*

Time Allowed for Petitions and Delegations

- 5.12 *The maximum time for presentation of a petition or appearance of a delegation before Council is ten (10) minutes unless otherwise approved by resolution of the Executive Committee before the meeting or by resolution of Trust Council at the meeting.*

PROPOSED GUIDELINES FOR PUBLIC PARTICIPATION DURING LOCAL TRUST COMMITTEE MEETINGS

The proposed guidelines for public participation during LTC meetings are attached. They suggest that delegations request to appear and provide any supporting presentation materials at least two weeks before an LTC meeting (Trust Council requires delegations to make their requests 3 weeks in advance but many LTC meetings are only 4 weeks apart). The Applicants section is new and not adapted from text found in Bylaw No. 101 or in any other Islands Trust policies or bylaws or webpages I have looked at so far. I understand that applicants have a common law right to be heard when their applications are being considered for decision on an LTC agenda.

Financial Implications

Staff time may be reduced by clarifying expectations regarding when materials for delegations are to be submitted in advance, so that the need to retroactively add materials to already published agendas is reduced.

Climate Implications

By providing the invitation for applicants to participate remotely through electronic means, GHG emissions may be reduced.

ALTERNATIVES

1. Endorse amended or different guidelines for public participation, for inclusion on the LTC website and to guide preparation of a new Meeting Procedures Bylaw.
2. Receive for information

To extend the invitation to participate in LTC meetings, in the interest of administrative fairness, to clarify expectations, to preserve delegation time for new ideas, suggestions, issues and citizens that may be new to the LTC or for other updates and perspectives to enrich the LTC's discussions, and to generally facilitate productive meetings that democracy would be proud of, I submit this proposed text.

Respectfully,



Sue Ellen Fast, Chair
Local Trust Committee

ATTACHMENTS

1. Guidelines for Public Participation during Local Trust Committee Meetings
2. Meeting Procedures Bylaw

GUIDELINES FOR PUBLIC PARTICIPATION DURING LOCAL TRUST COMMITTEE MEETINGS (DRAFT)

How to Share Your Ideas with the Gambier Island Local Trust Committee

Town Hall

This is an opportunity for public comments typically offered during each LTC meeting. The Town Hall is a chance for members of the public to inform trustees about topics relevant to the local trust area. While no advance notice is required to speak at a town hall session, the time available will vary, depending on the number of citizens who wish to speak during the 10 minute session. The LTC will make every effort to hear all members of the public during the Town Hall but reserves the right to limit Town Hall submissions.

Organizations and individuals who have submitted an application to the Islands Trust should not speak during Town Hall. They are welcome to speak when their applications are presented to the LTC for a decision; see below.

Delegations

At least two (2) weeks prior to the local trust committee (LTC) meeting, send a request to northinfo@islandstrust.bc.ca including the name and address of the presenter(s), the subject of the delegation and any materials or documents to be presented. It is important to note that the purpose of a delegation is to present new ideas or information that is not otherwise being considered by the LTC (in a project or application). The LTC does not typically make decisions on delegation requests at the same meeting, although they may choose to request staff to report back with further information.

Delegations have up to 10 minutes to speak to the LTC unless additional time is permitted by LTC resolution. To ensure necessary business is completed, the LTC reserves the right to limit the number of delegations it receives at any one meeting.

Organizations and individuals who have submitted an application to the Islands Trust do not appear as a delegation. They are welcome to speak when their applications are presented to the LTC for a decision; see below.

Correspondence

Correspondence may be submitted to the LTC at any time by email to northinfo@islandstrust.bc.ca.

If a member of the public or an organization wishes to have their correspondence included in an LTC agenda package, this request must be received at least two (2) weeks prior to the LTC meeting (either in person, by mail or by email to northinfo@islandstrust.bc.ca).

Correspondence included in an LTC agenda package should pertain to issues which are not otherwise being considered in LTC projects or applications. Organizations and individuals who have submitted an application to the Islands Trust should direct correspondence to the staff assigned to their application.

Correspondence regarding LTC projects or complex applications is typically posted to the LTC website.

Anonymous correspondence will not be accepted.

Applicants

Applicants should communicate with Islands Trust staff regarding application requirements and the application process. Contact staff via northinfo@islandstrust.bc.ca or visit <http://www.islandstrust.bc.ca/islands/land-use-planning/application-guides-forms/> for further information.

When an application comes before the LTC for a decision, staff will present a report and recommendations to the LTC. The applicant may then speak, for up to 5 minutes, in order to indicate their concurrence with the report and recommendations or to advise the LTC of any errors or omissions. After the LTC makes a decision, the applicant may ask questions for clarification of the LTC's decision or direction to staff.

Applicants are permitted to participate electronically in meetings.

Applicants should communicate with Islands Trust staff in advance of the LTC meeting if they are concerned with staff recommendations or if they are aware of any errors or omissions in the staff report.

Please note, the LTC is under no obligation to accept delegations, town hall comments, correspondence, or other submissions that are deemed defamatory or offensive in nature.



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-2018.2	Treloar, DEBRA	15-Oct-2018	PID: 009-414-649 Adding on to cabin, need to vary set backs Civic address: 460 Vaucroft Road, Thormanby Island, BC

Planner: Jaime Dubyna

Planning Status

Status Date: 08-May-2019
Applicant submitted amended building drawings for review.

Status Date: 16-Apr-2019
No change.

Status Date: 29-Jan-2019
Applicant updated planner that plans may be revised. Requested revised plans once they are finalized.

Rezoning

File Number	Applicant Name	Date Received	Purpose
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Applications

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: 28-Dec-2018

Bylaw 143 given 1st, 2nd, 3rd readings and approved by Executive Committee. X-ref GM-SUB-2018.1 subdivision referral conditions. Applicant advised of next steps before bylaw can be adopted.

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.

File Number	Applicant Name	Date Received	Purpose
GM-RZ-2019.1	South Keats Investments Ltd.	16-Jan-2019	PID: 008-861-102 Civic address: 255 Esplanade Road, Keats Island, BC. LUB No. 78 Amendment

Planner: Bronwyn Sawyer

Planning Status

Status Date:

Subdivision

File Number	Applicant Name	Date Received	Purpose
GM-SUB-2018.1	Gambier Island Sea Ranch c/o Miller Thomson	08-Nov-2018	PIDs: Various (29) Subdivision application - Gambier Island Sea Ranch

Planner: Sonja Zupanec

Planning Status

Applications

Status Date: 31-Dec-2019

Referral response sent to MOTI and applicant. Several conditions listed for PLA which must be met prior to final subdivision approval.

File Number	Applicant Name	Date Received	Purpose
GM-SUB-2018.2	CONVENTION OF BAPTIST CHURCHES OF BC	14-Dec-2018	PID: 014-385-694 110 lot subdivision Civic address: 900 Keats Road, Gibsons, BC
Planner: Sonja Zupanec			

Planning Status

Status Date: 28-Dec-2018

Referral response sent to MOTI and applicant. Several conditions for PLA must be met prior to final subdivision approval.

Islands Trust
LTC EXP SUMMARY REPORT F2019
Invoices posted to Month ending March 2019

630 Gambier	Invoices posted to Month ending March 2019	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-630	LTC "Trustee Expenses"	3,000.00	2,664.98	335.02
LTC Local				
65200-630	LTC - Local Exp - LTC Meeting Expenses	4,750.00	4,425.74	324.26
65210-630	LTC - Local Exp - APC Meeting Expenses	500.00	414.14	85.86
65220-630	LTC - Local Exp - Communications	250.00	0.00	250.00
65230-630	LTC - Local Exp - Special Projects	500.00	2,500.00	-2,000.00
TOTAL LTC Local Expense		<u>6,000.00</u>	<u>7,339.88</u>	<u>-1,339.88</u>
Projects				
73001-630-2016	Gambier OCP/LUB	3,000.00	863.38	2,136.62
73001-630-2019	Gambier Keats Island OCP/LUB	3,500.00	0.00	3,500.00
73001-630-3003	Gambier RAR	5,000.00	4,556.36	443.64
73001-630-4094	Gambier Keats Island Shoreline Protection Review	3,500.00	1,970.80	1,529.20
TOTAL Project Expenses		<u>15,000.00</u>	<u>7,390.54</u>	<u>7,609.46</u>

Gambier Island Local Trust Committee Policies & Standing Resolutions

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	Amend APC appointment guidelines	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	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	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.

Top Priorities Report

Gambier Island

1. *Riparian Areas Regulation*

Implement RAR and protect all watercourses across the Gambier Island Local Trust Area

Responsible

Sonja Zupanec

Dates

Rec'd: 26-Oct-2011

2. *Gambier OCP Comprehensive Review*

Revised Project Charter scope Dec. 2018

Responsible

Sonja Zupanec

Dates

Rec'd: 12-Feb-2015

3. *Keats Island Shoreline Protection Project - Phase 2*

Review of OCP and LUB to implement shoreline protection measures.

Responsible

Jaime Dubyna
Sonja Zupanec

Dates

Rec'd: 31-Jan-2019

4. *Keats 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)

Responsible

Dan Rogers
Kate-Louise
Stamford

Dates

Rec'd: 24-Oct-2013



Projects Report

Gambier Island

1. *Development Approval Information Bylaw*

Develop and adopt a D.A.I bylaw for the Gambier Trust Area.

Responsible

Ann Kjerulf
Sonja Zupanec

Date Received

2. *Squamish First Nation Consultation*

Scope interim strategies pending completion of a possible protocol agreement to address protection of archaeological and heritage resources.

Responsible

Date Received

31-Jan-2012

3. *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.

Responsible

Date Received

22-May-2014

4. *Gambier Site-specific Water Zones*

Staff to research the history of Site-Specific water zones on Gambier.

Responsible

Date Received

26-Sep-2013



Projects Report

Gambier Island

5. *Recreational Camp and Private Institutional Regulation Review*

Responsible

Date Received

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

6. *Keats Island LUB review*

Responsible

Date Received

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

7. *Thormanby Islands Foreshore Protection Pilot Project*

Responsible

Date Received

Review of setback regulations and designation of a development permit area for the purposes of protecting the natural environment, its ecosystems and biological diversity and protection of development from hazardous conditions.

26-Jul-2018