Gambier Island Local Trust Committee
Regular Meeting Agenda

Date:	October 1, 2015
Time:	10:30 am
Location:	Gibsons and District Public Library
	470 South Fletcher Road, Gibsons, BC

	10.2	GM-RZ-2015.1 Reel 17 Investments		
		10.2.1 Staff Report dated September 17, 2015		54 - 67
11.	BREAK		11:45 AM - 12:00 PM	
12.	LOCAL TRUST COMMITTEE PROJECTS		12:00 PM - 1:30 PM	
	12.1	Riparian Areas Regulation - Keats Island		
		12.1.1 Staff Report dated September 22, 2015		68 - 91
	12.2	Gambier Island Official Community Plan Review - for discussion		
	12.3	Foreshore Protection - for discussion		
13.	REPORTS		1:30 PM - 1:45 PM	
	13.1	Work Program Reports		
		13.1.1 Top Priorities Report dated September 23, 2015		92 - 92
		13.1.2 Projects List Report dated September 23, 2015		93 - 93
	13.2	Applications Report dated September 23, 2015		94 - 96
	13.3	Trustee and Local Expense Report dated August, 2015		97 - 97
	13.4	Adopted Policies and Standing Resolutions		98 - 98
	13.5	Local Trust Committee Webpage		
	13.6	Chair's Report		
	13.7	Trustee Reports		
	13.8	Electoral Area Director's Report		
	13.9	Trust Fund Board Report dated August, 2015		99 - 99
14.	NEW BUSINESS		1:45 PM - 2:00 PM	
	14.1	Coastal Douglas Fir Conservation Partnership - for discussion		
15.	UPCOMING MEETINGS			
	15.1	Next Regular Meeting Scheduled for Thursday,November 19, 2015 at 10:30 am at Gleneagles Community Centre, 6262 Marine Drive, West Vancouver, BC		
16.	TOWN HALL		2:00 PM - 2:10 PM	
17.	CLOSED MEETING - none		2:10 PM - 2:30 PM	
18.	ADJOURNMENT		2:30 PM - 2:30 AM	

Gambier Island Local Trust Committee
Minutes of Regular Meeting

Date:	**August 6, 2015**
Location:	**Gambier Island Community Centre** **Andy's Bay Road, Gambier Island, BC**
Members Present	**Susan Morrison, Chair** **Kate-Louise Stamford, Local Trustee** **Dan Rogers, Local Trustee**
Staff Present	**Aleksandra Brzozowski, Island Planner/Acting Regional Planning Manager** **Teresa Rittemann, Planner 1**
Also Present	**Diane Corbett, Recorder** **Seven Members of the Public – a.m.**

1. CALL TO ORDER

Chair Morrison called the meeting to order at 10:43 a.m. She acknowledged that the meeting was being held in the traditional territory of the Coast Salish First Nations. Chair Morrison thanked the public for attending and introduced trustees, staff and the recorder.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- Add to 10.2: 10.2.2 Memorandum dated August 4, 2015 regarding Additional Application Information Received after Agenda Deadline
- Move 10.2 to after 5. Public Hearing

By general consent the agenda was approved as amended.

3. TOWN HALL AND QUESTIONS

Chair Morrison acknowledged the presence of former trustee Joyce Clegg.

Joyce Clegg, New Brighton, Gambier Island, inquired if there was a list of the creeks and waterways that were looked at in the riparian areas review.

Trustee Stamford indicated that maps are available on the website.

Ms. Clegg remarked that her property line is in the middle of a creek, and that she had not been contacted regarding their visit.

Kathy Leifsson, Gambier Island, commented that she had not been notified and owns four properties on the island.

Trustee Stamford acknowledged challenges in reaching people regarding notification of the riparian areas surveying. Acting Regional Planning Manager Brzozowski (ARPM Brzozowski) indicated there had been a mail out, and that she would follow up regarding Ms. Leifsson's issue.

Barbara Blewett from West Bay commented on surveying that was conducted in a lane behind her property, which she heard was being done to straighten out the property line. She had not been notified that this would be taking place. Trustee Stamford explained that the surveying was to do with parks and trails, and that she would contact the Sunshine Coast Regional District (SCRD) Area F director and follow up with Ms. Blewett and Ms. Leifsson.

Ms. Blewett and Ms. Leifsson inquired about Fisheries foreshore rights on Whispering Creek, as the creek had been moved from its original path. Trustee Rogers explained that the Riparian Areas Regulation (RAR) is a provincial regulation to protect areas around streams and from the high water mark inland following the streambed. Federal jurisdiction is from the high water mark outwards into the bay.

Questions were raised about gardens in riparian zones. Chair Morrison affirmed that if your gardens are in areas subject to the RAR, everything there remains. The RAR applies to future activity.

Graeme Wickham, New Brighton area, Gambier Island, requested clarification regarding organizations and authorities involved in development of parks and trails on the island and, in particular, regarding the participation of Trustee Stamford in the discussion. He indicated that people were becoming concerned around the issue of trails and were confused as to the decision making bodies in regard to trails.

Trustee Stamford responded that she sits with the Parks and Trails Committee in an advisory role as the Islands Trust liaison and that she is not a member and does not vote. Trustee Stamford explained that trails are the purview of the SCRD. The Gambier Island Official Community Plan (OCP) has advocated that there be connector trails across the island where appropriate. The trustee also wanted to ensure private property is protected; expansion of trails is part of that.

Trustee Stamford explained the recent meeting referenced by Mr. Wickham was held by the Gambier Island Community Association (GICA) and the Regional District. Islands Trust provided information. It is up to the community to provide comments on trails. The comments will be put to the SCRD's Parks and Trails Committee for further consideration. The SCRD wants to see a process where private properties are respected. Conservancy trails are on Crown land.

Mr. Wickham restated the importance of clarification in light of having a number of agencies involved with trail development on the island: the Conservancy, Islands Trust, the Province and the SCRD.

Mr. Wickham discussed the annual spraying of the roads with salt water and magnesium and the issue of water flow down Andy's Road that potentially could pollute his well and may be polluting the creek. He had discussed the issue with the Ministry of Transportation and Infrastructure (MoTI) manager and a local representative of Capilano Highways. The solution would be to create a new ditch, or stop spraying on this section of road (in which case another owner would have to be consulted). He remarked that the quality of his and his neighbour's property was at stake.

Trustee Stamford confirmed that she also works with the Roads Committee and could bring this issue for discussion to that group.

Ms. Clegg inquired if the riparian mapping work looked at the road allowance on the south side of her property, in response to which Trustee Stamford indicated they had not. Ms. Clegg stated that the road allowance from Gambier Harbour Road has been a bone of contention with her for a number of years. The water is now coming down "like the Fraser River." The culverts at the top of the road are directed to the wrong place. Sometimes water goes into Ms. Clegg's basement.

Discussion ensued regarding these issues. Trustee Rogers noted that Islands Trust has no authority to speak to service provision issues. The decision maker to contact for service issues is the SCRD Area F director. Trustee Rogers also commented on the influence and information that community associations can have, as it is always the group that people from off island come to in order to find out about the island.

Ms. Clegg advised that it is of benefit for Islands Trust to point out that its mandate is planning issues, whereas SCRD handles issues around service and maintenance.

Trustee Stamford asked Staff about a RAR scenario where there would be a property full of streams and what it would take for the owner to build on that site.

ARPM Brzozowski explained that under RAR, 30 metres from a watercourse or stream is RAR applicable and if someone wanted to build in that area, those 30 metres would have to be assessed to see if considerations need to be taken into account to protect riparian areas during development. Anything pre-existing remains. ARPM Brzozowski described the RAR application and assessment process.

4. COMMUNITY INFORMATION MEETING – none

5. PUBLIC HEARING – none

10. APPLICATIONS AND REFERRALS

10.2 GM-DVP-2015.4 (Leopold & Gibbons – 1091 Centre Bay Road, Gambier Island)

10.2.1 Staff Report dated July 27, 2015

10.2.2 Memorandum dated August 4, 2015 regarding Additional Information Received after Agenda Deadline

ARPM Brzozowski reviewed the staff report regarding a request to vary the setback from the natural boundary of the sea to build a dwelling unit as close as 7.5 metres with roof overhang as close as 6.9. metres. No comments beyond the staff report were submitted. ARPM Brzozowski responded to trustee inquiries for clarification.

It was noted that a correction to the staff report should be made on page 9 under “Results of Circulation” to read July 24, 2015, not July 30, 2015.

Discussion ensued. Mr. Leopold was present and responded to trustees’ questions and concerns.

GM-2015-037
It was MOVED and SECONDED,
that the Gambier Island Local Trust Committee issue a Development Variance Permit for GM-DVP-2015.4 (Gibbons and Leopold), pursuant to Section 922 of the *Local Government Act*, to vary the *Gambier Island Land Use Bylaw No. 86, 2004* as follows:

- Section 3.3 (1) “Siting and Setback Regulations” is varied to reduce the 15 metre setback for buildings and structures from the natural boundary of the sea so that a dwelling can be setback as close as 7.5 metres from the natural boundary of the sea.

CARRIED

6. MINUTES

6.1 Local Trust Committee Meeting dated June 18, 2015

The following amendments to the minutes were presented for consideration:
Add to “Others Present” on page 1: “Three Members of the Public – p.m.”

- 12.7, page 7: Correct the spelling of “Rogers”
- 1., page 1, add sentence at end of paragraph: “Chair Morrison introduced staff, trustees, and the recorder.”

By general consent the minutes were adopted as amended.

6.2 Section 26 Resolutions-Without-Meeting – none

6.3 Advisory Planning Commission Minutes – none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated July 28, 2015

The Follow-up Action List was discussed.

11. BREAK

By general consent, the Break was moved to after 7.1.

Chair Morrison recessed the meeting at 12:19 p.m., and reconvened the meeting at 12:47 p.m.

7.2 Phase 2 Local Trust Committee Input into Development of the Islands Trust Strategic Plan for 2014-2018

7.2.1 Memorandum dated July 3, 2015

Discussion ensued.

GM-2015-038
It was MOVED and SECONDED,
that the Gambier Island Local Trust Committee recommend to Trust Council that the Strategic Plan – Potential Objectives and Examples of Strategies and Activities for the 2014-2018 Term be amended as follows:

- by adding as examples of activities under item 2.3:

  a) To support the enhancement of biodiversity in Howe Sound, and
  b) To advocate for controls on marine pollutants.

CARRIED

GM-2015-039
It was MOVED and SECONDED,
that the Gambier Island Local Trust Committee request staff to provide Attachment 3 to the CAO with the following strategies for possible implementation this term from the Local Trust Committee: 1.3, 1.6, 2.1, 4.2, 5.5, 6.1, 8.2, 9.3, 10.4, and the addition of 2.4 activity, which is eelgrass and forage fish advocacy.

CARRIED

8. DELEGATIONS – none

9. CORRESPONDENCE – none

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

10. APPLICATIONS AND REFERRALS

10.1 GM-DVP-2015.2 (Sverre – Site 69, Bucaneer Bay Holdings, South Thormanby Island)

10.1.1 Staff Report dated August 6, 2015

Planner Rittemann reviewed the staff report on a request to permit the location of one principal dwelling and one accessory dwelling (sleeping cabin) on Site 69 of the property. Variances requested:

- to Gambier Island Trust Committee Bylaw No. 6 (Buccaneer Bay Holdings Ltd. Land Use Contract) to allow a reduction to the lot line setback from 20 feet (6.10 metres) to 7.5 feet (2.29 metres); and
- to Gambier Associated Islands Land Use Bylaw No. 120 to allow an increase in the accessory building height from 15 feet (4.57 metres) to 22.54 feet (6.87 metres).

Discussion ensued.

GM-2015-040
It was MOVED and SECONDED,
that the Gambier Island Local Trust Committee approve issuance of Development Variance Permit GM-DVP-2015.2 to Berit and S. Fredrik Sverre for Site 69 of: Block 1, District Lots 1018 and 1019, Plan 11122, PID 009-151-940.

CARRIED

GM-2015-041
It was MOVED and SECONDED
by the Gambier Island Local Trust Committee that staff send correspondence to the occupants of Site 69 recommending that they have a biologist identify any endangered ecosystems or plants and, if found, to take steps to protect them, citing section 3.12.3 (e) of the Associated Islands Official Community Plan encouraging volunteer stewardship for environmentally sensitive areas.

CARRIED

Chair Morrison recessed the meeting at 1:29 p.m. and re-convened the meeting at 1:40 p.m.

12. LOCAL TRUST COMMITTEE PROJECTS

12.1 Riparian Areas Regulation Implementation

Staff and trustees considered communication strategies and any scheduling of community information meetings regarding the Riparian Areas Regulation (RAR) implementation. Correspondence drafted by Trustee Rogers will soon be sent to landowners and the general population of Keats, Anvil and Bowyer. Trustee Stamford and ARPM Brzozowski will work on correspondence for Gambier landowners and the general population. The intention of the correspondence is to announce the upcoming bylaw amendment work and invite early feedback from the public. It has already been noted by the public that there are fish in Gambier watersheds currently not designated as RAR areas.

12.2 Gambier Official Community Plan Review

Trustees and staff considered ways to initiate public engagement for the review of the Gambier Official Community Plan. Trustee Stamford and Acting Regional Planning Manager Brzozowski will forward example surveys for further discussion.

12.3 Implementation of Official Community Plan Advocacy Policies (Industrial Applications for Howe Sound)

The following items were mentioned:

- Woodfibre LNG application is on hold for discussions between the proponent and the Squamish Nation.
- An application for BURNCO has not been submitted.
- Howe Sound Pulp and Paper recently laid off around 170 positions.

13. REPORTS

13.1 Work Program Reports

13.1.1 Top Priorities Report dated July 28, 2015

Reviewed.

13.1.2 Projects List Report dated July 28, 2015

Reviewed.

13.2 Applications Report dated July 28, 2015

Trustee Stamford mentioned that the applicant for GM-DVP 2015.3 had expressed concern that her application did not make this agenda. It was noted that the application in question likely would be on the October LTC meeting agenda. ARPM Brzozowski emphasized to trustees that all applications progress at different speeds depending upon the application request.

13.3 Trustee and Local Expense Report dated June, 2015

Received.

13.4 Adopted Policies and Standing Resolutions

Received.

13.5 Local Trust Committee Webpage

Trustees were asked to send their trustee newsletters directly to Webposting for uploading to the Trustee Corner webpage.

13.6 Chair's Report

Chair Morrison reported that the Executive Committee met the previous day. Regarding the LTC request of June 18, 2015 to the Executive asking that they request that BC Environmental Assessment Office and the Ministry of Environment to put the Woodfibre LNG Environmental Assessment process in abeyance, the process is already on hold due to proponent interactions with Squamish First Nation.

There is a Chief Administrative Officer (CAO) hiring committee. As of July 30, there were 22 applicants. They will be getting a shortlist for a meeting on August 19th. There will be a session set aside at the September Trust Council to discuss this matter.

The Executive Committee is fully engaged on working out details for the Strategic Plan session at the upcoming Trust Council meeting on Bowen Island.

The Executive Committee will also be meeting with Bowen Council during the week of Trust Council.

13.7 Trustee Reports

Trustee Rogers commented on his site visit to Gambier Acres.

It was noted that on the southwest peninsula of Gambier, there would be power outages starting August 10, 2015 for four days from 8:00 a.m. to 6:00 p.m.

Trustee Stamford announced the Sunshine Coast Regional District had applied for a grant to support some infrastructure projects and received $160,000 to go towards port infrastructure.

13.8 Electoral Area Director's Report - none

13.9 Trust Fund Board Report

Chair Morrison reported that the Trust Fund Board had signed off on a covenant for North Pender, and is doing fundraising on Lady Slipper Nature Reserve on Thetis.

14. NEW BUSINESS

14.1 LTC Budget Request for 2016-2017

14.1.1 <u>Memorandum dated June 30, 2015</u>

Trustees proposed for consideration the following amendments to listings for Gambier LTC in the Preliminary LTC Project Budget Requests for 2016-2017 Fiscal:

- Add $1,500 request for development of a protocol agreement with the Squamish First Nation.
- Add $1,000 for Howe Sound Community Forum.

GM-2015-042
It was MOVED and SECONDED,
that the Gambier Island Local Trust Committee revise the draft 2016-17 LTC Project Budget submission and forward to the Financial Planning Committee as revised.

CARRIED

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Thursday, October 1, 2015 at 10:30 am at Gibsons & District Public Library, 470 South Fletcher Road, Gibsons, BC

16. TOWN HALL

ARPM Brzozowski announced that the meeting with the SCRD Directors and Management is rescheduled for September 14, 2015 at 1:00 pm. The agenda would remain the same as previously established.

ARPM Brzozowski reported she had been in contact with the new Community Planner for Metro Vancouver who handles Passage Island, Bowyer and the Grebe Islets, and inquired if trustees would be interested in meeting with the Metro Vancouver Area A Director. Trustees expressed interest in having a meeting during the term.

17. CLOSED MEETING - none

18. ADJOURNMENT

By general consent the meeting was adjourned at 2:46 pm.

____
Susan Morrison, Chair

Certified Correct:

____
Diane Corbett, Recorder

Islands Trust

RWM From: March 17, 2015 To: September 23, 2015

Gambier Island

Resolution #	Action	Resolution Description	Resolution Date
2015-04	In Favour	THAT the Gambier Island Local Trust Committee approve an expenditure of up to a maximum of $75.00 to be paid to Trustee Rogers for the use of his private vessel in order to do an orientation visit to Anvil Island on September 5th, 2015.	Sep 10, 2015

Islands Trust

Follow Up Action Report w/ Target Date

Gambier Island

Nov-29-2013

No.	Activity	Responsibility	Target Date	Status
1	Staff to provide Trustees with possible provisions and/or strategies to protect shoreline ecosystems along DL 696.	Aleksandra Brzozowski	Mar-20-2014	On Going

Mar-26-2015

No.	Activity	Responsibility	Target Date	Status
1	Staff to investigate the possibility of joining Bowen Island Municipality's Board of Variance. Update: Bowen Island does not currently have a Board of Variance.	Aleksandra Brzozowski Lisa Webster-Gibson	May-07-2015	Done

Jun-18-2015

No.	Activity	Responsibility	Target Date	Status
1	Staff to create Project webpage for the Gambier OCP review and post relevant documents.	Aleksandra Brzozowski	Aug-06-2015	Done

Aug-06-2015

No.	Activity	Responsibility	Target Date	Status
1	Staff to pass on Strategic Plan input to CAO as requested.	Aleksandra Brzozowski	Aug-14-2015	Done
1	Staff to communicate revisions to the draft 2016-17 LTC Project Budget submission to the Financial Planning Committee.	Aleksandra Brzozowski	Sep-01-2015	Done
1	Issue Development Variance Permit for GM-DVP-2015.4 (Gibbons and Leopold), pursuant to Section 922 of the *Local Government Act*, to vary the *Gambier Island Land Use Bylaw No. 86, 2004* as follows: Section 3.3 (1) 'Siting and Setback Regulations' is	Becky McErlean Linda Prowse	Sep-01-2015	Done

	varied to reduce the 15 metre setback for buildings and structures from the natural boundary of the sea so that a dwelling can be setback as close as 7.5 metres from the natural boundary of the sea.			
1	Issue Development Variance Permit GM-DVP-2015.2 to Berit and S. Fredrik Sverre for Site 69 of: Block 1, District Lots 1018 and 1019, Plan 11122, PID 009-151-940.	Becky McErlean Teresa Rittemann	Sep-01-2015	Done
1	Staff send correspondence to Buccaneer Bay Holdings to requesting that they communicate with the occupants of Site 69 that the LTC recommends that they have a biologist identify any endangered ecosystems or plants and, if found, to take steps to protect them, citing section 3.12.3 (e) of the Associated Islands Official Community Plan encouraging volunteer stewardship for environmentally sensitive areas.	Teresa Rittemann	Oct-01-2015	Done

STAFF REPORT

File No.: GM-DVP-2015.3 (VIAU)

To: Gambier Island Local Trust Committee
For meeting October 1, 2015

From: Teresa Rittemann, Planner 1

CC: Ann Kjerulf, Regional Planning Manager
Aleksandra Brzozowski, Island Planner

Re: **Development Variance Permit**

Lot 3, District Lot 877, Group 1, New Westminster District,
Plan LMP38515 – PID 024-211-591

Owners: Carolyn Viau & Omer Viau
Applicant: Rosann Youck
Location: 1508 Taki-Te-Si Road, Gambier Island (West Bay)

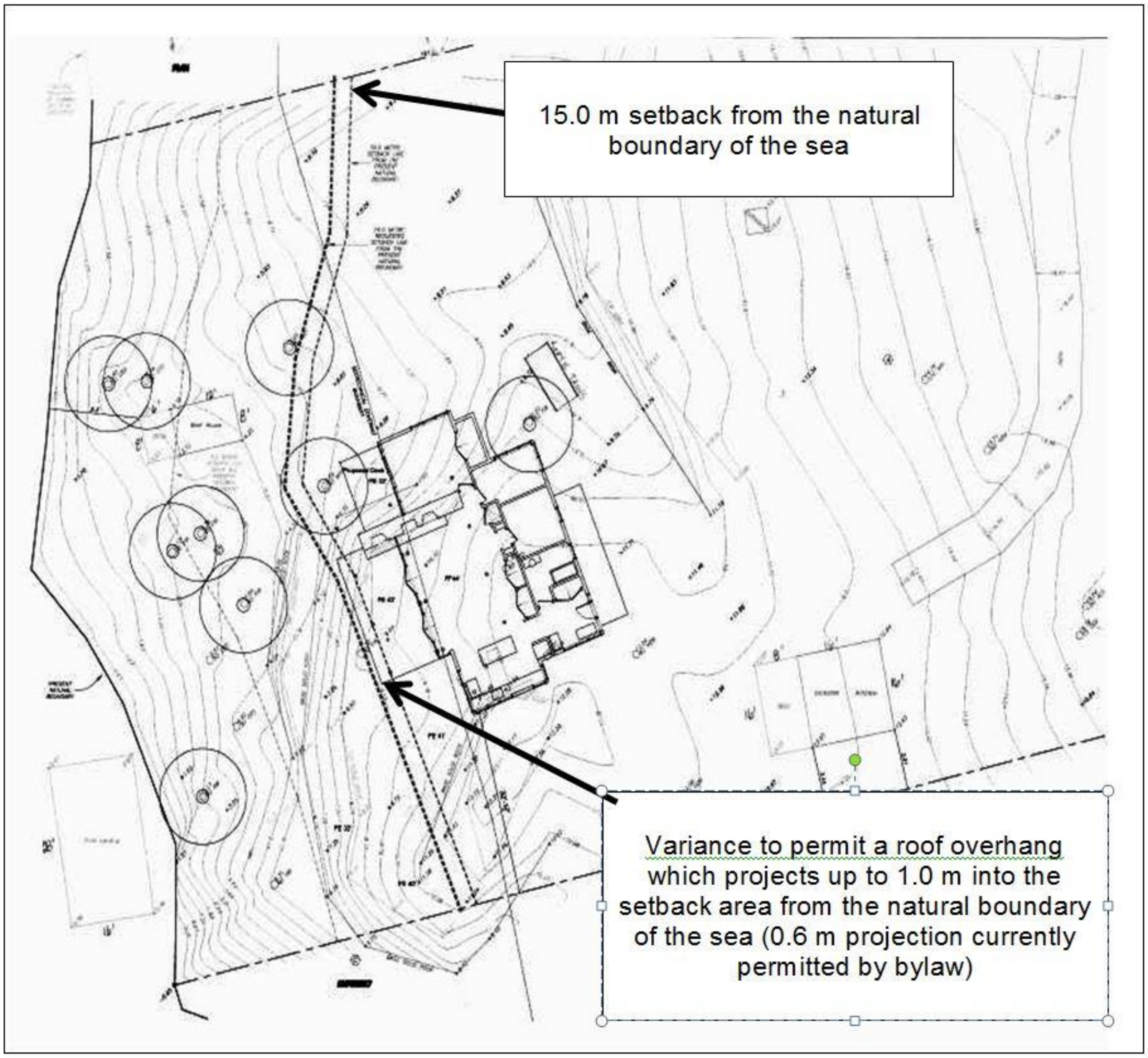
THE PROPOSAL:

The applicant is requesting, on behalf of the property owners, a relaxation to the siting and setback exception in subsection 3.4(1)(a) of the Gambier Island Land Use Bylaw No. 86 (**emphasis added**):

(1) The following **projections beyond the face of a building may be located in the area of the setback** required by this bylaw:
(a) Bay windows, chimneys, cornices, **roof overhangs**, eaves, gutters, heating or ventilating equipment, sills, or other similar architectural features, **provided that they do not project more than 0.6 metres into the required setback**, but such reduction applies only to the projecting feature;

in order to permit the setback of a roof overhang (a projection from the face of the proposed new, single family dwelling) which projects **a maximum of 1.0 metres into the required setback from the natural boundary of the sea** as shown in Figure 1 below.

Figure 1: Variance request for roof overhang projection



BACKGROUND:

When originally received, Section 8 of the application described a number of points as to the rationale for a setback for a deck and why the current bylaw requirements cannot be met. This section, along with additional comments from the owners are outlined in Attachment 1. During Staff review of the application, it became apparent that the proposed deck would be excepted as an “unenclosed balcony” under subsection 3.4(1)(b) of the Gambier Island Land Use Bylaw. Thus, the only part of the proposed single family dwelling that requires a variance is for the roof overhang that projects from the face of the building.

When Staff requested that the applicant provide additional rationale as to why the roof must overhang more than 0.6m into the setback, the applicant responded on behalf of the owners:

“The rationale is unchanged from why they requested the 1 metre setback in the first place. Whether the setback is 1 metre as originally requested, or 15 inches as it is after the exemption is taken into account, the request for the exemption remains the same. Please refer to my previous submissions in this regard.” Therefore, the applicant has asked that all of Attachment 1 apply as the rationale for the variance request.

SITE CONTEXT:

The subject property is a waterfront lot located in the northeast corner of West Bay on Gambier Island, as shown in the subject property map (Figure 2) below. The property is bordered by private lots to the north, east, and south, and to the natural boundary of the sea (West Bay) to the west. The lot is approximately 4.0 ha (9.89 acres) and is accessed by water or by the road right-of-way for Taki-Te-Si Road.

A building site has been cleared of vegetation in preparation for a proposed new single family dwelling. The buildings that currently exist on the lot include: a 144 sq. ft boathouse (currently being used as a shelter – see Image 3), a 384 sq. ft. outdoor kitchen (Image 4), a bathroom/storage building (dimensions not given, but can be seen in Image 5), and an outhouse of approximately 16 sq. ft (as seen in Image 1). Other structures that currently exist are an outdoor shower near the boathouse, as well as a number of septic tanks.

Additionally, there is a floating dock and ramp which lead to a 448 sq. ft. deck on the foreshore, which the applicant has indicated currently has no Crown Land permit for a Lease of Occupation (see Image 7).

Photos from the site visit by Islands Trust Staff Warren Dingman and Teresa Rittemann on June 25, 2015 are shown in Images 1 – 7.

Figure 2: Subject Property Map

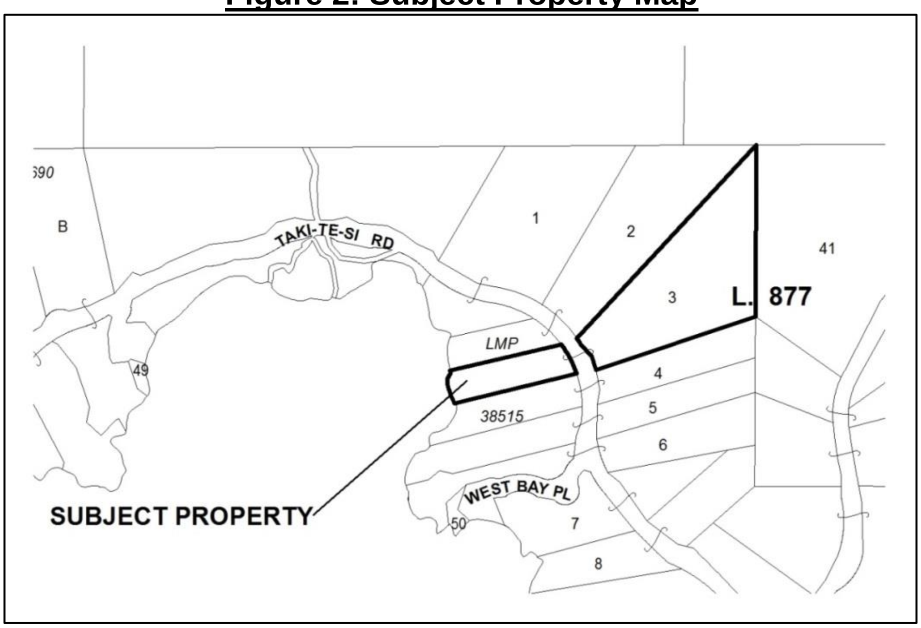


Image 1

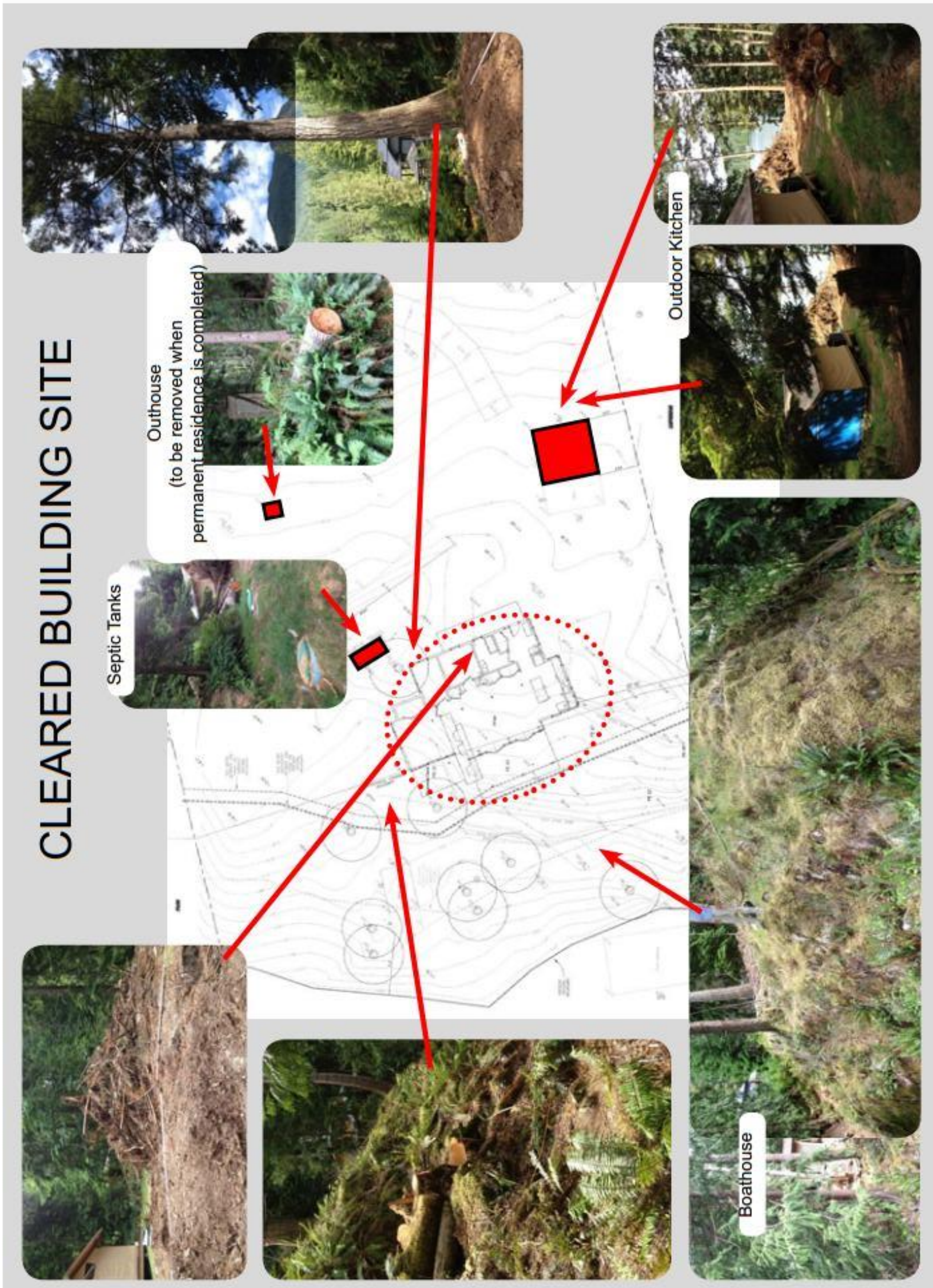

CLEARED BUILDING SITE
Septic Tanks
Outhouse
(to be removed when
permanent residence is completed)
Outdoor Kitchen
Boathouse

Image 2

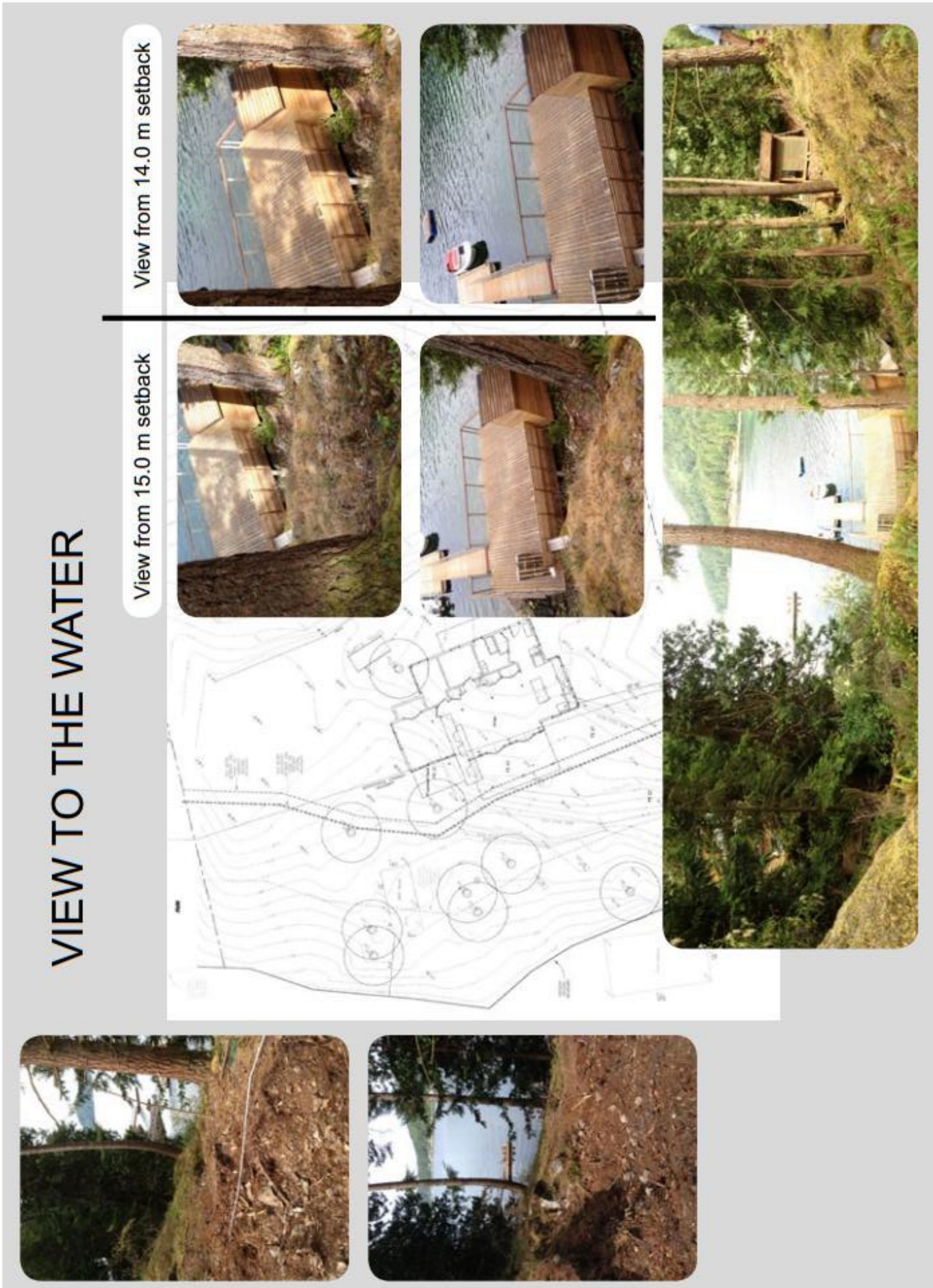

VIEW TO THE WATER
View from 15.0 m setback
View from 14.0 m setback

Image 3

Image 4

Image 5


TEMPORARY BATHROOM /
STORAGE BUILDING
(to be removed when
permanent residence is completed;
approximate location, as it was
not shown on Site Plan)
3
3.28 ha
(TOTAL=4.01
0.728 ha
SETBACK

Image 6

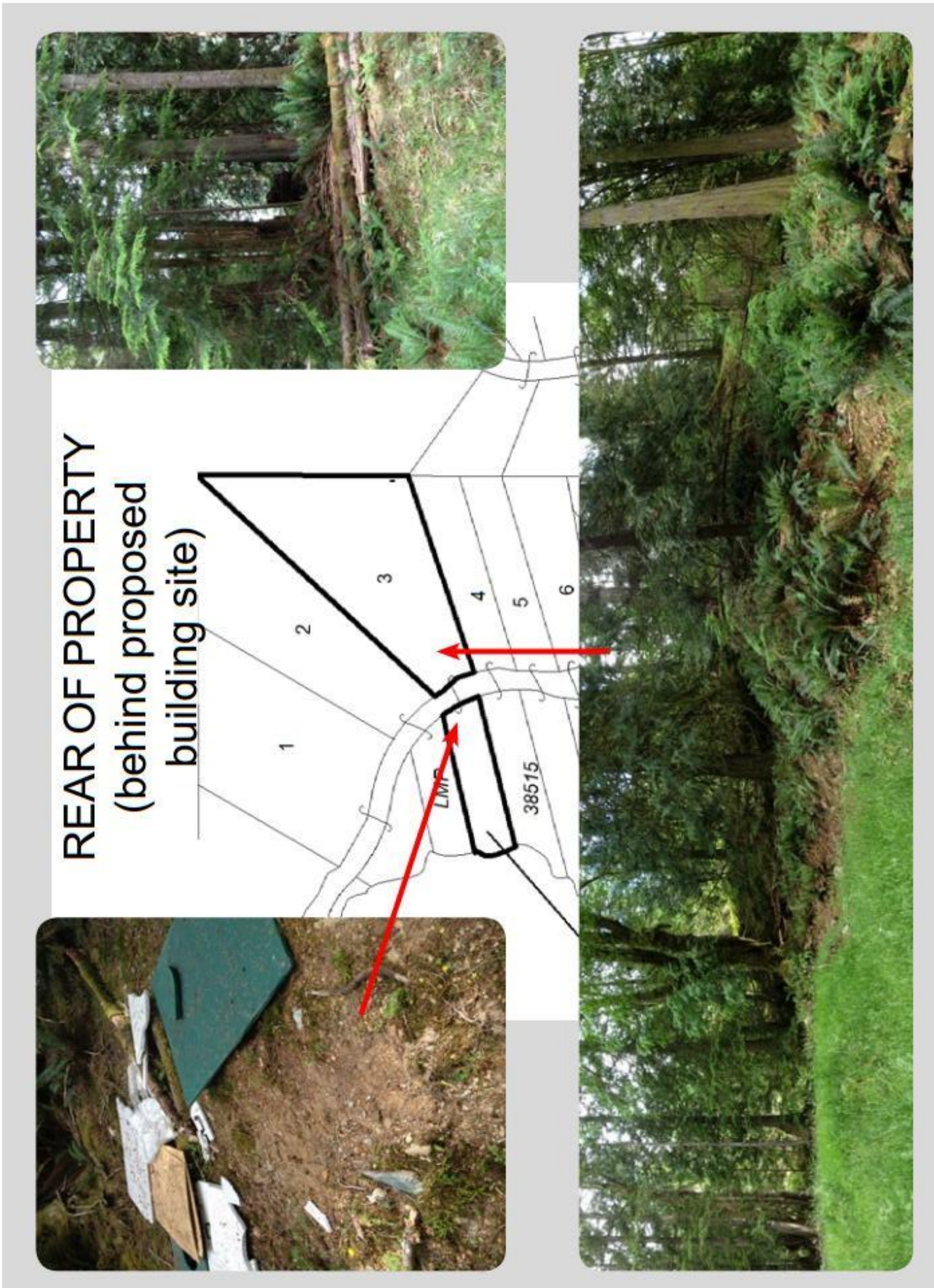

REAR OF PROPERTY
(behind proposed
building site)
1
2
3
4
5
6
LMP
38515

Image 7


VIEW OF FORESHORE/DOCK
(currently has no Crown Lease
permit for foreshore/dock use)
Neighbouring property to the South
Neighbouring property to the North
Proposed building site of
new single family dwelling

CURRENT PLANNING STATUS OF SUBJECT LANDS:

Islands Trust Policy Statement:

The Islands Trust Policy Statement provides a number of directive policies respecting coastal and marine ecosystems and shorelands (including protection of sensitive areas and for flood management), aesthetic qualities, and growth and development, as listed below.

3.4.4 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.

3.4.5 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.

4.5.10 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.

5.1.3 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.

5.2.3 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.

5.2.6 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.

Official Community Plan

The property is designated Settlement Residential (SR) in the Land Use Designation map in Schedule B of the the Gambier Island Official Community Plan (OCP) Bylaw No. 73. The proposed development complies with all Settlement Residential policies, and in particular, the following objectives and policies provide that caution should be undertaken in any decision making regarding variances to the regulations:

General Policy 3.1 provides guidance on a number of factors that should be considered in a permit relating to land use development, including water, soils, protection of sensitive ecosystems, appearance, etc.

General Policy 3.7 provides that setback regulations should, amongst other requirements, also protect buildings from floodwaters or coastal erosion and to maintain a view of the coastline that is rural in character and relatively pristine in appearance.

General and Land Use Advocacy Policy 3.9: All property owners shall be encouraged to leave a strip of trees and vegetation along the periphery of their property for reasons of habitat for wildlife, neighbourhood privacy and maintenance of the planning areas' rural character;

Residential Objective 4.4 to ensure that any new residential development accommodated in the Gambier Island Planning Area is undertaken in a manner which is respectful of the privacy of adjoining property owners;

Residential Objective 4.5 to restrict residential development from locating on sites which could be potentially hazardous due to excessive slope conditions or could negatively impact on ecologically unique features;

Residential Objective 4.9 to consider the implications of historical lot development patterns in land use decision making;

Schedule C of the OCP identifies an area near the rear of the property as environmentally significant for both Old Growth Forests and Forested Bluffs. A very tiny portion on the northeast corner of this property may be mapped within Development Permit Area No. 1, though the proposed development does not affect these areas. Furthermore, the Schedule E Hazard Lands map identifies areas of the lot that are greater than a 35% slope but the area for the proposed dwelling is not within this steep slope area.

Marine and Foreshore Areas Objective 7.20 is to recognize the coastline's natural and scenic values as important in giving the Planning area its rural marine character.

Land Use Bylaw

The property is zoned Settlement Residential (SR) and other applicable sections are as follows:

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

3.4 Siting and Setback Exceptions
(1) The following projections beyond the face of a building may be located in the area of the setback required by this bylaw:
(a) Bay windows, chimneys, cornices, roof overhangs, eaves, gutters, heating or ventilating equipment, sills, or other similar architectural features, provided that they do not project more than 0.6 metres into the required setback, but such reduction applies only to the projecting feature; and
(b) Canopies, sunshades, unenclosed balconies, unenclosed stairwells, patios, porches, or terraces provided that they do not project more than 1.0 metres into the required setback, but such reduction applies only to the projecting feature

(6) Boat houses, stairs, or walkways required for access to the foreshore or a permitted ramp associated with a dock may be sited within 15 metres of the natural boundary of the sea.

Islands Trust Fund Regional Conservation Plan

There are no identified interests in the immediate area pertaining to the Islands Trust Fund Regional Conservation Plan.

Sensitive Ecosystems and Hazard Areas

There are no hazard areas mapped for the site of the proposed development. Islands Trust internal mapping also does not indicate any Species at Risk on the property, though there is a Mature Forest sensitive ecosystem mapped (see Figure 3 below). More information on this type of ecosystem can be found on the Islands Trust website here:

http://islandstrust.bc.ca/maps/trust-area-mapping/ecosystem-mapping/mature-forest.aspx

Archaeological Sites

There are no identified archaeological sites on the property.

Covenants

This property has restrictive covenants registered on title, which reaffirm the 15 metre setback requirement for the purposes of flood protection, and the applicant is in the process of obtaining a modification to these covenants from the Sunshine Coast Regional District and the Ministry of Transportation and Infrastructure. In summary, these covenants include:

BM180947 – Gambier Island Local Trust Committee - Prohibits further subdivision; regulates siting of a 2nd single family dwelling; prohibits commercial logging; and regulates tree cutting but allows clearing for a building site and utilities, as well as dangerous trees.

BM180952 – covenant with the Crown, allows development of a dwelling in the location subject to this development variance permit application based upon a geotechnical assessment of area "C" that authorizes such development. The Ministry of Transportation and Infrastructure has provided written confirmation that they have no objections to the request to vary the covenant from 15.0 metres to 14.0 metres from the natural boundary of the sea, but require, once available, the submission of the final documents for Provincial Approving Officer signature.

BM180956 - covenant with the Crown and administered by the Sunshine Coast Regional District acknowledging that there may be potential flood danger to the Lot; requires any building, mobile home or unit or modular home or structure to be at least 15 metres from the natural boundary of the sea. The underside of the wooden floor system or the top of any concrete slab must be no less than 1.5 metres of elevation (Geodetic Survey of Canada datum). The Sunshine Coast Regional District has provided written confirmation that they would be willing to amend the covenant as proposed, but note that their Chief Building Inspector has additional concerns which would need to be addressed at the Building Permit stage.

Other

In addition to numerous easements, there are a couple of other instruments registered on title, namely:

BM106115 – Statutory Right of Way (BC Tel) – to place, operate, and maintain their works without interference.

BM195825 – Statutory Building Scheme. Expired, null, and void as of December 31, 2010.

These instruments do not impact the proposed building location or this Development Variance Permit application, and the easements are primarily for the purpose of providing access to nearby lots which have rather steep terrain.

Sunshine Coast Regional District Building Department

Whether or not this variance is approved, the applicant must also apply for and obtain a Building Permit from the Sunshine Coast Regional District Building Department before building the proposed new single family dwelling. The Sunshine Coast Regional District will then refer the Building Permit application to the Islands Trust for comment.

Bylaw Enforcement

Potential bylaw enforcement concerns that were identified by the Bylaw Enforcement Officer during the site visit are:

1. The use of the "boathouse" currently used as a shelter.

Subsection 3.1(1)(g) of the Gambier Island Land Use Bylaw: 3.1(1)(g) permits the:

"Use of a building as a residence for the purpose of providing **temporary shelter for the owner of a lot during the construction of a dwelling on the lot**, provided that a **valid building permit has been issued for the construction of the dwelling and for the building being used as the temporary residence**, for a period not to exceed two years or 30 days from the date of issuance of the occupancy permit for the dwelling, whichever is earlier, or as extended by the Local Trust Committee by development variance permit." (**emphasis added**)

The applicant has noted that the owners are aware of this requirement and that the "boathouse" is to return to its use as a boathouse and to cease being used for shelter, as per the above bylaw regulation.

2. Islands Trust has no record of previous file numbers for Building Permit referrals from the Sunshine Coast Regional District for the existing buildings and structures on the property (namely the 144 sq. ft boathouse, the 384 sq. ft outdoor kitchen, or the bathroom/storage building etc.)

3. Additionally, there is a floating dock and ramp which lead to a 448 sq. ft. deck on the foreshore, which the applicant has indicated currently has no Crown Land permit for a Lease of Occupation for private moorage.

Climate Change Mitigation and Adapation

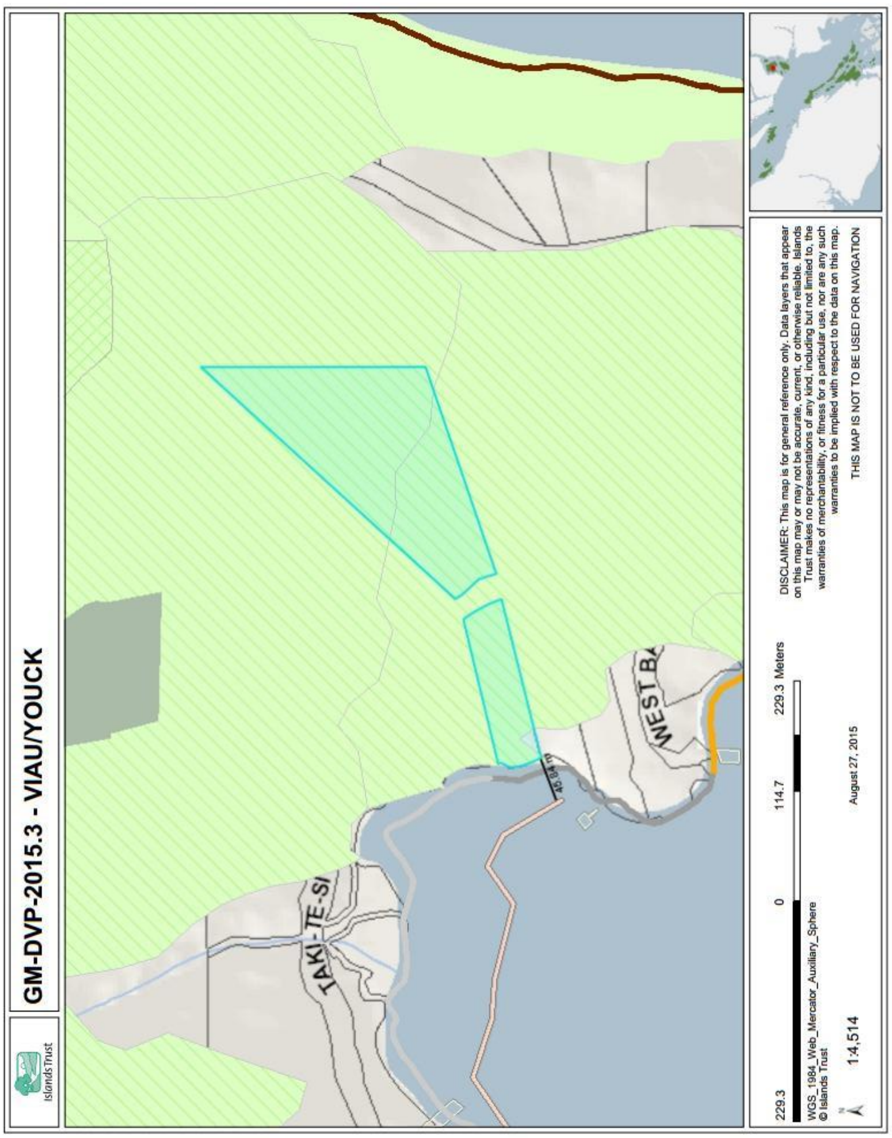
The issuance of this Development Variance Permit would not be contrary to the objectives, or policies within Part 11 – 'Climate Change Adaptation and Mitigation' of the Gambier Island Official Community Plan. Moreover, the application notes that in order to minimize greenhouse gas emissions and limit resource use, the proposed single family dwelling is designed to be "Solar-Ready" for the future, as per the requirements of the Sunshine Coast Regional District.

The front (western) portion of the lot which faces the shore, is steep-sloped; however, as stated in covenant BM180956, there is potential flood danger to the Lot, which may be of concern as climate conditions change in the future.

Shoreline

Islands Trust internal mapping indicates that the property has a hard shoreline made of Low Rock / Boulders (Dark grey line in Figure 3 below), and Image 7 also reflects this. Eelgrass is also mapped approximately 46 metres from the foreshore of the property (Peach-coloured line in Figure 3 below)

Figure 3: Map showing Shoreline Type, Eelgrass location, and Sensitive Ecosystems



COMMUNITY INFORMATION MEETING(S):

None held.

RESULTS OF CIRCULATION

At the time of writing this report there have been no comments received from any circulated notice. Any comments received will be presented to the Local Trust Committee at the October 1, 2015 regular business meeting. The applicant (Rosann Youck) is also the owner of adjacent Lot 4 and has advised staff of her full support of this application in advance of the notice period.

STAFF COMMENTS:

Geotechnical Review

As mentioned above, there is a covenant on title (held by the Ministry of Transportation and Infrastructure (MOTI)), which requires a geotechnical engineer's assessment prior to any residential development on the area of Lot 3 that is proposed for a new dwelling. The applicant, as part of their efforts to seek relaxation of the covenants and the Land Use Bylaw, obtained a geotechnical report (Attachment 2, dated June 16, 2015) to investigate conditions of the subject property and options for siting a new, single family dwelling.

The geotechnical report states: "Geotechnical hazards considered applicable to the study site area included stream erosion, avulsion, debris flows, debris floods, flood waters, tsunami, rock fall and localized/ regional rock and soil slope instability, but were not considered credible hazards at the study site locations. In view of the above information and in accordance with the hazard acceptability criteria, the property is considered safe for development of a recreational cabin without requirement for mitigative foundation design measures."

The report was sent to MOTI, who has responded that they have no objections to the request to vary the covenant from 15.0 metres to 14.0 metres from the natural boundary of the sea, but require, once available, the submission of the final documents for Provincial Approving Officer signature.

Flood Protection

The Sunshine Coast Regional District and the Crown hold a covenant acknowledging the potential flood danger to the lot. The Sunshine Coast Regional District has provided written confirmation that they would be willing to amend the covenant as proposed, but note that their Chief Building Inspector has additional concerns which would need to be addressed at the Building Permit stage. Based on the summary of comments taken from the geotechnical report above, the proposal appears to meet flood protection and slope stability concerns associated with the property.

Owners/Applicant's Reasons for Requiring the Variance

The request for the roof overhang variance is attached to this report as Attachment 1. Staff has summarized the rationale for the variance request as follows:

1. The proposed dwelling has been designed based on the natural slope and topography of the building site and will not require blasting or rock removal.
2. The proposed dwelling has been designed and sited to retain a significant fir tree to the northeast of the house;
3. The proposed dwelling has been designed and sited to make use of the south-facing clearing of the property;
4. The proposed dwelling has been designed and sited to retain sight-lines to the waterfront for safety;
5. The proposed dwelling would incorporate the timber-frame construction that was used for the outdoor kitchen and have wood-fire as a primary source of heat;
6. The proposed dwelling would not restrict public access to or use of the foreshore;
7. The "curtain" of trees to the north and west between the residence and shoreline would not disturb the overall visual quality of the area or location of the proposed dwelling;
8. The proposed deck and outdoor fireplace would enhance of the owners' enjoyment of the outdoor environment;
9. The proposed dwelling has been designed to have minimal impact on the earth;

Neighbourhood Siting

There have been a number of approved development variance permits issued within the West Bay area, mainly to build dwellings within the required 15 metre setback from the natural boundary of the sea. However, development variance permit approvals do not set a precedent. Staff evaluate each variance application based on site specific circumstances and merit, as well as the rationale provided for why current bylaw requirements cannot be met.

Visual Qualities and Shoreline Access

In analyzing this application, both the Islands Trust Policy and the Gambier Island Official Community Plan consider the issues of visual quality and scenic value of coastline areas. Similar approved variances to waterfront siting in the West Bay area suggests that this minor variance request may be acceptable to the neighbourhood/vicinity, and this variance request would not restrict access to the foreshore.

General

Staff recognize that this variance request could be seen as somewhat minor, as it would not affect access to the foreshore, change the rural, visual appearance of the foreshore, and would likely not be more imposing than other previous neighbourhood developments and Development Variance Permits in the West Bay area. However, Staff also recognize that the intention of a Development Variance Permit is to allow for consideration of extenuating circumstances (e.g. no other plausible buildable area, need to blast into rock to build, area of significant or sensitive ecosystem etc.) whereby it is difficult to comply with the current bylaw.

During the site visit as well as what was indicated on the site plan, Staff noted that a significant buildable site area between the current location of the outdoor kitchen and the sloped, waterfront portion of the property has been cleared of vegetation in anticipation of construction.

It is Staff's opinion that given the size of this cleared area, as well as the summary of findings of the geotechnical report, that a minor adjustment to pull back the roof overhang slightly could in fact accommodate the required setback and still allow for the permitted 0.6 m projection for the roof overhang, in addition to preserving the large fir tree that the owners highly value. Moreover, given the rationale that was originally provided by the owners/applicant for the siting, size, and setback of the deck, it is still unclear as to why an increase of up to 0.4 m of roof overhang is necessary.

RECOMMENDATIONS:

After weighing all of the above considerations in the review of the necessity of this variance request and the ability for the proposed development to comply with the current bylaw, Staff recommends:

1. **THAT** the Gambier Island Local Trust Committee refuse the request to issue a Development Variance Permit for GM-DVP-2015.3 (Viau).

Prepared and Submitted by:

	September 14, 2015
Teresa Rittemann Planner 1	Date

Concurred in by:

Ann Kjerulf	September 16, 2015
Ann Kjerulf Regional Planning Manager	Date

Attachments:

1. Section 8 of the original application (owner/applicant rationale for DVP request)
2. Copy of Geotechnical Report dated June 16, 2015 from Braun Geotechnical Ltd.
3. Public Notice
4. Proposed Permit (Including “Schedule A” - Site Plan)

Viau - Application for variance; additional submissions

Section 8 - Describe the reasons for the proposed variance and why the current bylaw requirements cannot be met in the proposed development:

Except for the front portion of the outside deck, the proposed site for the residence is entirely beyond the 15 metre set back from the high water mark. The variance is required because the house, including the outside attached deck, has been designed and sited to satisfy the following criteria:

1. **Minimal impact on the environment.** Unlike many residences that are designed and then the site modified to fit the design, the proposed residence has been designed based on the natural topography of the building site. For example, the proposed shop on the lower level shown on the West and North Elevations exists because of the natural slope of the land and will not require blasting, rock removal or other environmental modifications. Most importantly, the design and siting allows the owners to retain a beloved fir tree to the northeast of the house. Two specific accommodations have been made in the design for the fir: first, as visible on the Site Plan, the northeast corner of the house has been designed with a notch out of the footprint to avoid interfering with the fir; second, the current plan calls for piers instead of a perimeter foundation over the back portion of the residence to minimize the impact of construction on the root structure of the fir. Moving the house any further back would jeopardize the owners' ability to preserve the fir.

2. **Maximizing natural light on the property to facilitate planned roof mounted solar.** The SCRD building code requires proposed buildings to be solar-ready. Beyond this requirement, the owners are anxious to be as environmentally sustaining as possible, while still retaining as many trees as possible. To this end, the proposed building has been sited to make use of a pre-existing, south-facing clearing on the property while retaining the trees to the northwest of the proposed residence.

3. **Child safety**. The owners have a young child and wish to ensure they retain sight-lines to the waterfront for the safety of their child and neighbourhood children who often come to visit.

4. **Retaining existing timber-frame structure**. The existing outdoor open-air kitchen was constructed by hand by the owners several years ago using traditional timber-frame techniques, which the owners intend to reproduce in the proposed residence. They intend to continuing using the outdoor facility for food preparation both because of how much they have enjoyed the space, and, on a more practical level, to avoid heating the residence during the summer as the oven in the proposed residence will be wood-fire and the residence's primary source of heat. As they intend to continue to make significant use of the outdoor open-air kitchen, they wish to retain its existing view and sightlines.

In addition to these reasons, the owners note the following additional factors relevant to the proposed setback:

A. The entire back (east) portion of the lot beyond the road as shown on the enclosed Land Plan is designated by Islands Trust as a "Mature Forest Ecosystem" providing a buffer to sensitive ecosystems.

B. The proposed residence will not restrict public access to, from or along the marine shoreline. The proposed residence will be located approximately 13 metres vertically above the shoreline and will in no way impact access to or use of the shoreline.

C. The location of the proposed residence will not disturb the overall visual quality of the area. As shown on the Site Plan, there is a "curtain" of trees to the north and west between the residence and the shoreline.

Additional comments from the owners via the applicant, Rosann Youck
(email received June 23, 2015)

Further to our conversation yesterday, I passed your comments on to Carol and Glen Viau and received the following response:

"I understand the perspective that the deck seems very large. However, we have spent a lot of time on Gambier in the last 12 years, and learned a lot about the weather conditions, the way we spend our time there, and what works well for our neighbours.

In short, we love being on island primarily because we love to be outside; we love our kids to be outside; we love watching the subtleties of the changing seasons and we can't imagine being locked away in a house.

When we designed the cabin, we tried to give ourselves the benefit of walls and a roof without giving up our wonderful, outdoor, Gambier lifestyle. For this reason, we did our best to keep the home small, practical, and light on the earth.

Sadly, there are many months of the year when the temperature allows for us to be outside all day, but the rain makes it difficult. The large covered deck with the outdoor fireplace is intended to give us a place to live, eat, and entertain outside on less than ideal winter days.

Recently our neighbours who are grandparents have shown us that large, gated decks are also a VERY convenient way to manage young children. The large, gated deck will allow our ever expanding family to be out of the house, in fresh air, and somewhat autonomous while parents are able to make dinner, or other essentials inside the house. We can't always be hunting for treasure in the woods.

Our neighbours have also passed on that a good sight-line from the house to the waterfront is essential as the kids grow older. I believe the extra couple of feet on the deck will be important for those sight-lines, and my peace of mind."

You should know that Glen and Carol are the original owners of the property, having purchased the land directly from the developer. They have always used the property year-round and even now, with their temporary residence in Houston, spend their vacation time on the property.

Rosann Youck

Foundations, Excavation & Shoring Specialists

Braun Geotechnical
106A – 9785 192 St.
Surrey, BC
V4N 4C7
Tel: 604-513-4190
Fax: 604-513-4195
info@braungeo.com

www.braungeo.com

Foundations

Excavation & Shoring

Slope Stability

Natural Hazards

Pavement Design and Management

Reinforced Soil Walls and Slopes

Rev. Sept 15, 2006

Professional Engineers and Geoscientists of BC MEMBER

BRAUN GEOTECHNICAL LTD.

June 16, 2015
Reference: 11-5587

Via Email: cviau@mac.com

Glen and Carol Viau
911 East 4th Street
North Vancouver, BC V7L 1K3

Attn: Glen and Carol Viau

Re: Geotechnical Assessment Report
Proposed Cottage
West Bay Lot 3, Gambier Island, BC

1.0 INTRODUCTION

As requested, Braun Geotechnical Ltd. has completed a geotechnical assessment for the proposed cottage at the above-referenced site. The geotechnical work has been performed in general accordance with the Braun Geotechnical proposal dated May 29, 2011 (reference no. P11-3596). The scope of work included a review of soil and bedrock conditions based on published and in-house geological and geotechnical information, a geotechnical site review, and provision of preliminary geotechnical recommendations for foundation design.

The slope assessment work was carried out in general accordance with relevant design methods and selected hazard acceptability criteria discussed in the APEGBC document, "Guidelines for Legislated Landslide Assessment for Proposed Residential Developments in BC (May, 2010). The APEGBC guideline was developed to assist designers and approving authorities in defining "safe site use" in accordance with provincial and municipal regulatory requirements.

The slope assessment has also taken into consideration the following documents:

- Hazard Acceptability Thresholds for Development Approvals by Local Government, FVRD, November, 1993 (Cave Report),
- The Assessment of Rockfall Hazard at the Base of Talus Slopes, Evans, S.G. and Hungr, O., Can. Geotech. J. No.30, 1993,
- Gambier Island Official Community Plan (OCP) - Bylaw 73, 2001,
- Hazard, Risk and Vulnerability Analysis for the Sunshine Coast Regional District - Gambier Island and Keats Island Hazard Risk and Vulnerability Analysis, Emergex, 2005,
- Geotechnical Investigation Report – Proposed Subdivision, Gambier Island – D.L. 877 and D.L. 3347," GeoPacific Consultants, May 19, 1998,
- Tsunami Hazard to North and West Vancouver, British Columbia (Clague et al, 2005).

The scope of services was limited to the evaluation of geotechnical characteristics of the site and no consideration has been given to any environmental issues.

Braun Geotechnical should be forwarded the final architectural, structural, and civil drawings when they become available and be provided the opportunity to comment on geotechnical aspects.

2.0 SITE DESCRIPTION AND PROPOSED DEVELOPMENT

The subject site area is the western portion (area west of the existing "Road Two") of Lot 3 within the West Bay development on Gambier Island (Figure 1 below).

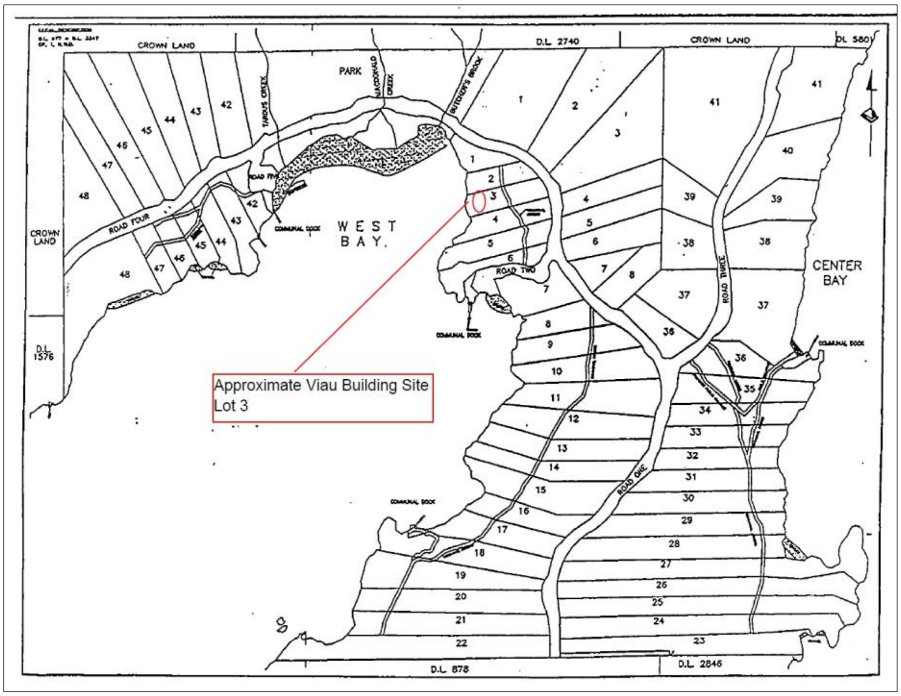


Figure 1: Approximate building site area within Lot 3 shown on Lot Layout for West Bay Subdivision

General steep slope mapping presented in the Gambier Island OCP did highlight steep slopes of potential concern in the vicinity of the study site (Figure 2). The findings of the site reconnaissance review were consistent with the OCP.

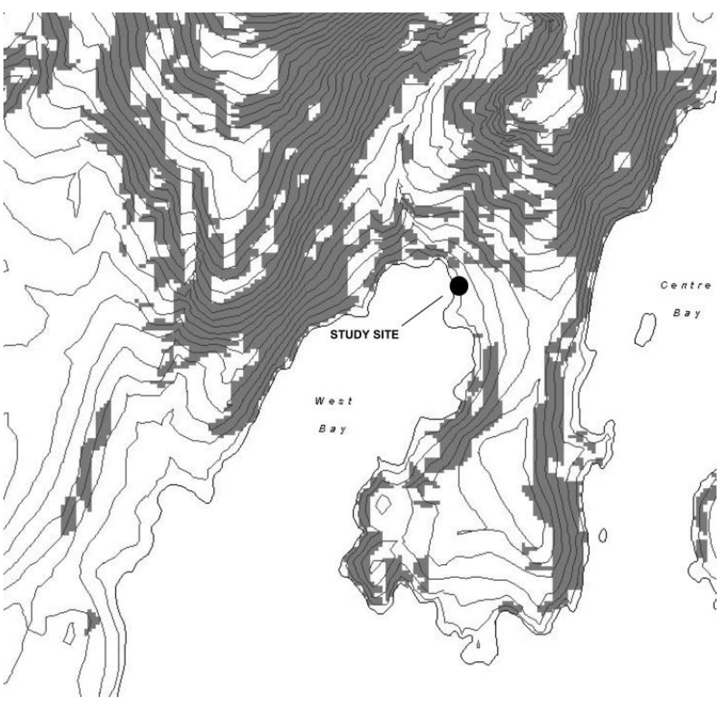


Figure 2: Excerpt-Schedule E, Gambier Island Slope Hazard Map, OCP

The subject site area is approximately trapezoidal in shape, with maximum overall dimensions of approximately 168 x 35m. Site topographic information and preliminary cottage building envelope information was provided in the JWT Architecture and Planning drawing "Viau Cottage West Bay Gambier Island – Site Plan (Dwg. A.1)," dated February 18, 2011 (attached for reference). Grades on the subject site generally slope down to the west. Bulk of the subject site is relatively flat lying, with grades in the order of approximately 3.5H:1V (horizontal to vertical) or flatter, with localized steep bedrock-controlled slopes. Localized bedrock outcrop exposures slope down steeply to mean sea level and are present within the western approximately 15 to 20m of the site. Slope gradients vary from approximately 1.3H:1V to 0.75H:1V.

The proposed cottage is proposed on the upper relatively flat portion of the site, in the vicinity of the steep bedrock-controlled slopes.

It is understood that a subdivision level hazard assessment was previously carried out for the subject site, the findings of which are presented in the Geopacific Report identified "Area C" as the following:

> "Portions of the site may contain areas of potential slope stability hazard or hazards could result due to residential development in these areas. Portions of these C-Areas may be developable under advisement of a geotechnical engineer and some areas may be prohibitively difficult to develop safely. Site specific and building specific information is required by a geotechnical engineer to determine the safety of these areas for development and to determine if any special construction measures would be required."

It is understood that portions of the proposed building envelope may extend across the boundary of "Area C" identified during the subdivision-scale overview hazard assessment.

Braun Geotechnical compiled and reviewed in-house data and information obtained from local geotechnical experience on projects in the SCRD area. Additionally, Braun Geotechnical has reviewed the Geopacific report for reference purposes only.

The current geotechnical assessment was limited to potential constraints to construction (or siting) of the cottage at the proposed lot location, and provision of hazard mitigation measures required for cottage construction, if deemed necessary.

3.0 DESK STUDY REVIEW

A desk study review of available published geological, geotechnical and terrain hazard information was carried out and historical government aerial photographs were obtained and reviewed. The geological and geotechnical information and air photo reviews were carried out to assess potential for past or incipient slope instability (landslides, rockfalls) and/or mountain stream hazards (avulsion flows, debris flows, debris floods) in the vicinity of the study site.

Based on a review of regional published surficial and bedrock geology, the area is inferred to be underlain by andesite to rhyodacite flows and phyroclastics, greenstone, argillite belonging to the rock package of the Gambier group.

Historical government air photos obtained for the study site area are listed below.

- 30BCC04055-143/142, 2004
- 15BCB96037-140/141, 1996
- 30BCB90014-224, 1990
- 30BC86061-041, 1986
- 30BC79194-068/067, 1979
- BC5465-213/214, 1972
- BC7117,207/208, 1968

- BC5102-079, 1964
- BC2391-109/108, 1957
- BC1634-93/94, 1952
- BC349-105/106, 1947

The photographs were reviewed for characteristics of drainage, morphological, and vegetation features related to large scale slope movements considered having potential for occurrence in the area. These movements include rock falls, rock slides, shallow soil slides, debris slides, debris flows, and debris floods. The findings of the air photo review did not reveal obvious visible evidence to indicate past or incipient large-scale slope movements having potential to directly impact the proposed cottage location. In addition, visible evidence of landslide activity in the areas upslope of the property (generally bedrock outcrop exposures) was not identified.

4.0 GEOTECHNICAL HAZARD ASSESSMENT

4.1 General

A project-level site walkover review was carried out by Braun Geotechnical on June 25, 2011 to assess the soil/bedrock conditions at the site to review onsite and offsite slopes, and to review characteristics of the drainage channels in the study site area.

Bedrock outcrop exposures were observed on the subject property. It is anticipated that the proposed building envelope area is underlain by bedrock at relatively shallow depth. Rock chip hand samples were described as slightly weathered (light grey), strong, medium green volcanics. Hand samples were noted to be consistent with regional published geological information.

For clarity, the following sections of the report follow the format presented in the Cave report. Additional information is attached as Table 1 and provides some discussion on relative probability of occurrence.

4.2 Inundation by Flood Waters/ Tsunami/ Severe Storms

4.2.1 Flood Waters

This section generally refers to development considerations within floodplain areas of mature rivers and their tributaries (ie Fraser River, Pitt River, etc.). Flood water inundation hazard is generally considered a 'slow' hazard in that there is typically advanced warning of flooding such that occupants have sufficient time to evacuate. However, based on the location of the property, inundation by flood waters is not considered a credible hazard to the property.

4.2.2 Tsunami

Previous tsunami hazard assessment for the North Shore determined generally low inundation risk for areas above 2m mean sea level based on four potential sources, a deep earthquake generated at the Pacific crustal plate (specifically the Cascadia subduction zone), a shallow earthquake generated along the Strait of Georgia fault system, a large submarine landslide at the Fraser Delta, and a large landslide into Howe Sound or Indian Arm (Clague et al, 2005).

Gambier Island is considered located substantially further north from the localized Fraser Delta and Indian Arm sources. Further, with Gambier Island located behind Keats Island and Bowen Island, the property is sheltered from direct tsunami waves travelling up the Strait of Georgia. Potential exists for tsunami waves generated from a submarine landslide at the Squamish River delta front (or from a large landslide into Howe Sound). However, potential catastrophic-scale landslide areas within Howe sound are not known, and tsunami risk from this potential source was considered by the study to be very low.

In view of the above information, inundation of property areas located 2m above mean sea level from tsunami waves is considered to have a probability of occurrence of less than 2% in 50 years (ie less than 1:2500 annually), and is not considered a credible hazard to this portion of the property (Clague et al, 2005). The proposed cottage is located on a bedrock outcrop exposure that is approximately 10m above mean sea level.

4.2.3 Severe Storms

Storm generated waves are estimated to have the ability to reach a maximum run-up of up to 3m at some North Shore locations, based on a maximum fetch of approximately 45km. However, there is limited fetch within Howe sound and West Bay such that inundation of property areas above 2m mean sea level elevation from storm generated wave run-up is not considered a credible hazard to this portion of the property.

4.2.4 Climate Change Considerations

The BC Ministry of the Environment (BCMoE) has recommended planning for 0.5m of sea level rise by 2050, 1.0m by 2100, and 2.0m by 2200. Higher sea levels will also be accompanied by larger storm surge, further increasing the threat of flooding.

Based on the proposed cottage location, potential flooding due to tsunami, or severe storms (factored for sea level rise due to climate change) is not considered a credible hazard.

4.3 Stream Erosion and Avulsion

Substantial drainage channels are not located on or in the vicinity of the study site. As such, stream erosion and avulsion are not considered credible hazards to the property.

4.4 Debris Flows/ Floods

This section refers to hazards related to onsite or offsite mountain streams. In view of the study site geomorphology debris flows/ floods are not considered credible hazards to the property.

4.5 Regional Scale/ Property-Scale Landslides

A review of available regional geological and geotechnical information did not reveal regional-scale or property-scale landslide activity in the immediate vicinity of the property.

The review of available geological and geotechnical information was found to be consistent with a review of historical air photographs and with the findings of the site walkover review.

In view of the above, there is considered to be less than 0.5% probability of occurrence in 50 years (i.e. less than 1:10,000 annually), with respect to direct impact from property-scale or regional-scale landslide activity. This assessment corresponds to an approval without conditions relating to the assessed hazard response (i.e. approval response #1 – Cave, 1993) for construction of a new residential building.

4.6 Snow Avalanche

Direct impact from snow avalanche is not considered a credible hazard to the proposed subdivision.

4.7 Rock Fall

A review of available geological and geotechnical information and site walkover findings did not reveal rock fall detachment source areas and/or rockfall fragments within the subject site area. at the western (waterfront) portion of the property below the toe of bedrock slopes. Additionally, evidence of recent rockfall activity was not observed such as fragments against trees, impact scars, or fresh non-weathered faces at bedrock outcrop exposures.

In view of the above, there is considered to be less than 0.5% probability of occurrence in 50 years (i.e. less than 1:10,000 annually), with respect to direct impact from rock fall activity. This assessment corresponds to an approval without conditions relating to the assessed hazard response (i.e. approval response #1 – Cave, 1993) for construction of a new residential building.

4.8 Summary

Geotechnical hazards considered applicable to the study site area included stream erosion, avulsion, debris flows, debris floods, flood waters, tsunami, rock fall and localized/ regional rock and soil slope instability, but were not considered credible hazards at the study site locations.

In view of the above information and in accordance with the hazard acceptability criteria, the property is considered safe for development of a recreational cabin without requirement for mitigative foundation design measures.

5.0 GEOTECHNICAL HAZARD STATEMENT

It is our opinion that the "land may be used safely for the use intended." Safe site use is defined as the construction of a recreational property occupied by a single family dwelling (cabin) at a property location that is not considered subject to landslide hazards as described in the APEGBC document, "Guidelines for Legislated Landslide Assessments for Proposed Residential Development in British Columbia, May, 2010". Safe use is considered to be in reference to hazard acceptability criteria presented in the government document, "Hazard Acceptability Thresholds for Development Approvals by Local Government, 1993." Geotechnical hazards with potential to impact the project area were considered and included flooding, mountain stream erosion, avulsion, debris flows, debris floods, small-scale rock fall and small/large scale landslides.

Assessment of seismic slope stability has considered slope performance in an earthquake event that has a 2% probability of exceedance in 50 years (1 in 2475 year return period).

In accordance with Section 86 of the Land Title Act, and Section 56 of the Community Charter this report has been signed and sealed by a Professional Engineer and as such is considered a "certified report" (APEGBC, 2010).

6.0 GEOTECHNICAL COMMENTS AND RECOMMENDATIONS

6.1 General

As discussed previously, a review of the subject site area was carried out to determine / confirm anticipated subsurface conditions at the site. The field review encountered intact slightly weathered (light grey), strong, medium green volcanic bedrock outcrop exposures or outcrop overlain by a thin veneer of organic soil (topsoil) and forest litter. The bedrock subgrade is considered to be favourable for direct support of conventional shallow strip and spread footings.

The following sections provide geotechnical recommendations for site preparation and foundation design.

6.2 Seismic Considerations

The 2006 BC Building Code classifies a site as Site Class B where the subgrade material in the upper 30m consist of "Rock" with average Shear Wave Velocity in the range of 760m/s to 1,500m/s. Field observations were consistent with in-house geotechnical information available for the study site area, and noted shallow strong granitic bedrock outcrop exposures at the study site. Accordingly, Site Class B is considered appropriate for the study site.

The subgrade conditions are not considered susceptible to seismically induced liquefaction, and the generally massive granitic bedrock slopes are not considered to pose a credible hazard to the proposed building site with respect to seismic slope stability.

6.3 Foundation Recommendations

Level bedrock subgrade expected at footing elevation is considered capable of providing a factored ultimate bearing resistance of 30,000 psf (~1,500 kPa), and a service bearing resistance of 20,000 psf (~1,000 kPa). The service bearing resistance is considered equivalent to an allowable bearing resistance under Working Stress Design (WSD).

Note that confirmation of bedrock subgrade would be provided at the time of site preparation or foundation excavation activities. Note that sloping bedrock surfaces in excess of 10H:1V should include provision of steel dowels for additional foundation sliding resistance.

Foundation dowels typically comprise 25M reinforcing steel installed in clean, dry 50mm diameter holes advanced at least 300mm into intact volcanic bedrock. The dowels should be grouted to surface using minimum 30MPa cement grout or preferably Microsil grout specifically designed for use in rock bolt and dowel installations. In view of the increased corrosion potential expected for marine environments, coated (corrosion-protected) reinforcing steel is recommended, and should include field treatment of cut bars and damaged coatings where reinforcing steel is exposed.

Note that similar foundation subgrade conditions are preferred with respect to geotechnical considerations. As such, in the event that soils are encountered at footing subgrade elevation, over-excavation may be required to found the foundation element on intact bedrock. Alternatively, the structural consultant should confirm that foundations are designed to accommodate differential settlements that may occur between foundations founded on intact bedrock and footings founded on soil or structural fill subgrade.

7.0 GEOTECHNICAL FIELD REVIEWS

Field reviews are essential to confirm that the report recommendations are understood and followed. Geotechnical field reviews should be arranged by the Project Manager to address the following:

- Review of footing subgrade;
- Review of drainage installations if required (for geotechnical purposes only);
- Review of structural fill, if required.

The above referenced field reviews are required in order for the Geotechnical Engineer of Record to confirm in writing that the recommendations provided in this report have been carried out in accordance with geotechnical requirements

8.0 CLOSURE

This report is prepared for the exclusive use of Glen and Carol Viau and their designated representatives and may not be used by other parties without the written permission of Braun Geotechnical Ltd. Note that the Sunshine Coast Regional District (SCRD) and Islands Trust may also rely on the information and findings provided in this report.

If the development plans change, or if during construction soil and bedrock conditions are noted to be different from those described in this report, Braun Geotechnical should be notified immediately in order that the geotechnical recommendations can be confirmed or modified, if required. Further, this report assumes that field reviews will be completed by Braun Geotechnical during construction.

The site contractor should make their own assessment of subsurface conditions and select the construction means and methods most appropriate to the site conditions. This report should not be included in the specifications without suitable qualifications approved by the geotechnical engineer.

The use of this report is subject to the conditions on the Report Interpretation and Limitations sheet, which is included with the report. The reader's attention is drawn specifically to those conditions, as it is considered essential that they be followed for proper use and interpretation of this report.

We trust that the above information meets with your immediate requirements. Should any questions arise, or you require further clarification, please do not hesitate to contact the undersigned.

Yours truly,

Braun Geotechnical Ltd.

June 16/15

PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
J. F. WETHERILL
19963

James Wetherill, P.Eng.
Geotechnical Engineer

Braun Geotechnical Ltd.

Harman Dhillon, P.Eng.
Geotechnical Engineer

Encl: Report Interpretation and Limitations
Table 1 – BCMoE Relative Probability of Occurrence for Geotechnical Hazards
APEGBC Appendix D: Landslide Assessment Assurance Statement

REPORT INTERPRETATION AND LIMITATIONS

1. STANDARD OF CARE

Braun Geotechnical Ltd. (Braun) has prepared this report in a manner consistent with generally accepted engineering consulting practices in this area, subject to the time and physical constraints applicable. No other warranty, expressed or implied, is made.

2. COMPLETENESS OF THIS REPORT

This Report represents a summary of paper, electronic and other documents, records, data and files and is not intended to stand alone without reference to the instructions given to Braun by the Client, communications between Braun and the Client, and/or to any other reports, writings, proposals or documents prepared by Braun for the Client relating to the specific site described herein.

This report is intended to be used and quoted in its entirety. Any references to this report must include the whole of the report and any appendices or supporting material. Braun cannot be responsible for use by any party of portions of this report without reference to the entire report.

3. BASIS OF THIS REPORT

This report has been prepared for the specific site, development, design objective, and purpose described to Braun by the Client or the Client's Representatives or Consultants. The applicability and reliability of any of the factual data, findings, recommendations or opinions expressed in this document pertain to a specific project at described in this report and are not applicable to any other project or site, and are valid only to the extent that there has been no material alteration to or variation from any of the descriptions provided to Braun. Braun cannot be responsible for use of this report, or portions thereof, unless we were specifically requested by the Client to review and revise the Report in light of any alterations or variations to the project description provided by the Client.

If the project does not commence within 18 months of the report date, the report may become invalid and further review may be required.

The recommendations of this report should only be used for design. The extent of exploration including number of test pits or test holes necessary to thoroughly investigate the site for conditions that may affect construction costs will generally be greater than that required for design purposes. Contractors should rely upon their own explorations and interpretation of the factual data provided for costing purposes, equipment requirements, construction techniques, or to establish project schedule.

The information provided in this report is based on limited exploration, for a specific project scope. Braun cannot accept responsibility for independent conclusions, interpretations, interpolations or decisions by the Client or others based on information contained in this Report. This restriction of liability includes decisions made to purchase or sell land.

4. USE OF THIS REPORT

The contents of this report, including plans, data, drawings and all other documents including electronic and hard copies remain the copyright property of Braun Geotechnical Ltd. However, we will consider any reasonable request by the Client to approve the use of this report by other parties as "Approved Users." With regard to the duplication and distribution of this Report or its contents, we authorize only the Client and Approved Users to make copies of the Report only in such quantities as are reasonably necessary for the use of this Report by those parties. The Client and "Approved Users" may not give, lend, sell or otherwise make this Report or any portion thereof available to any other party without express written permission from Braun. Any use which a third party makes of this Report – in its entirety or portions thereof – is the sole responsibility of such third parties. BRAUN GEOTECHNICAL LTD. ACCEPTS NO RESPONSIBILITY FOR DAMAGES SUFFERED BY ANY PARTY RESULTING FROM THE UNAUTHORIZED USE OF THIS REPORT.

Electronic media is susceptible to unauthorized modification or unintended alteration, and the Client should not rely on electronic versions of reports or other documents. All documents should be obtained directly from Braun.

5. INTERPRETATION OF THIS REPORT

Classification and identification of soils and rock and other geological units, including groundwater conditions have been based on exploration(s) performed in accordance with the standards set out in Paragraph 1. These tasks are judgemental in nature; despite comprehensive sampling and testing programs properly performed by experienced personnel with the appropriate equipment, some conditions may elude detection. As such, all explorations involve an inherent risk that some conditions will not be detected.

Further, all documents or records summarizing such exploration will be based on assumptions of what exists between the actual points sampled at the time of the site exploration. Actual conditions may vary significantly between the points investigated and all persons making use of such documents or records should be aware of and accept this risk.

The Client and “Approved Users” accept that subsurface conditions may change with time and this report only represents the soil conditions encountered at the time of exploration and/or review. Soil and ground water conditions may change due to construction activity on the site or on adjacent sites, and also from other causes, including climactic conditions.

The exploration and review provided in this report were for geotechnical purposes only. Environmental aspects of soil and groundwater have not been included in the exploration or review, or addressed in any other way.

The exploration and Report is based on information provided by the Client or the Client’s Consultants, and conditions observed at the time of our site reconnaissance or exploration. Braun has relied in good faith upon all information provided. Accordingly, Braun cannot accept responsibility for inaccuracies, misstatements, omissions, or deficiencies in this Report resulting from misstatements, omissions, misrepresentations or fraudulent acts of persons or sources providing this information.

6. DESIGN AND CONSTRUCTION REVIEW

This report assumes that Braun will be retained to work and coordinate design and construction with other Design Professionals and the Contractor. Further, it is assumed that Braun will be retained to provide field reviews during construction to confirm adherence to building code guidelines and generally accepted engineering practices, and the recommendations provided in this report. Field services recommended for the project represent the minimum necessary to confirm that the work is being carried out in general conformance with Braun’s recommendations and generally accepted engineering standards. It is the Client’s or the Client’s Contractor’s responsibility to provide timely notice to Braun to carry out site reviews.

The Client acknowledges that unsatisfactory or unsafe conditions may be missed by intermittent site reviews by Braun. Accordingly, it is the Client’s or Client’s Contractor’s responsibility to inform Braun of any such conditions.

Work that is covered prior to review by Braun may have to be re-exposed at considerable cost to the Client.

Review of all Geotechnical aspects of the project are required for submittal of unconditional Letters of Assurance to regulatory authorities. The site reviews are not carried out for the benefit of the Contractor(s) and therefore do not in any way effect the Contractor(s) obligations to perform under the terms of his/her Contract.

7. SAMPLE DISPOSAL

Braun will dispose of all samples 3 months after issuance of this report, or after a longer period of time at the Client’s expense if requested by the Client. All contaminated samples remain the property of the Client and it will be the Client’s responsibility to dispose of them properly.

8. SUBCONSULTANTS AND CONTRACTORS

Engineering studies frequently requires hiring the services of individuals and companies with special expertise and/or services which Braun Geotechnical Ltd. does not provide. These services are arranged as a convenience to our Clients, for the Client’s benefit. Accordingly, the Client agrees to hold the Company harmless and to indemnify and defend Braun Geotechnical Ltd. from and against all claims arising through such Subconsultants or Contractors as though the Client had retained those services directly. This includes responsibility for payment of services rendered and the pursuit of damages for errors, omissions or negligence by those parties in carrying out their work. These conditions apply to specialized subconsultants and the use of drilling, excavation and laboratory testing services, and any other Subconsultant or Contractor.

9. SITE SAFETY

Braun Geotechnical Ltd. assumes responsibility for site safety solely for the activities of our employees on the jobsite. The Client or any Contractors on the site will be responsible for their own personnel. The Client or his representatives, Contractors or others retain control of the site. It is the Client’s or the Client’s Contractors responsibility to inform Braun of conditions pertaining to the safety and security of the site – hazardous or otherwise – of which the Client or Contractor is aware.

Exploration or construction activities could uncover previously unknown hazardous conditions, materials, or substances that may result in the necessity to undertake emergency procedures to protect workers, the public or the environment. Additional work may be required that is outside of any previously established budget(s). The Client agrees to reimburse Braun for fees and expenses resulting from such discoveries. The Client acknowledges that some discoveries require that certain regulatory bodies be informed. The Client agrees that notification to such bodies by Braun Geotechnical Ltd. will not be a cause for either action or dispute.

Table 1 - Relative Terms and Ranges of Annual Probability of Occurrence – BCMoE, 2007

Relative Term of Probability	Range of Annual Probability of Occurrence (P_a)	Comments
Very High	>1/20	P_a of 1/20 indicates the hazard is imminent, and well within the lifetime of a person or typical structure. Landslides occurring with a return interval of 1/20 or less generally have clear and relatively fresh signs of disturbance.
High	1/100 to 1/20	P_a of 1/100 indicates that the hazard can happen within the approximate lifetime of a person or typical structure. Landslides are clearly identifiable from deposits and vegetation, but may not appear fresh.
Moderate	1/500 to 1/100	P_a of 1/500 indicates that the hazard within a given lifetime is not likely, but possible. Signs of previous landslides, such as vegetation damage may not be easily noted. 1/475 is used by BC Ministry of Transportation and Highways as an acceptable probability of occurrence for life-threatening hazards, and is used by BC Hydro to define the Design Basis Earthquake for dams.
Low	1/2500 to 1/500	P_a of 1/2500 indicates the hazard is of uncertain significance. A similar probability was at one time used to define the Maximum Credible Earthquake for dams, but this definition has been dropped. BC Building Code 2006 has adopted the P_a of 1/2475 for seismic design of buildings (2% Probability of Exceedance in 50 Years).
Very Low	<1/2500	

APPENDIX D: LANDSLIDE ASSESSMENT ASSURANCE STATEMENT

Note: This Statement is to be read and completed in conjunction with the "APEGBC Guidelines for Legislated Landslide Assessments for Proposed Residential Development in British Columbia", March 2006 / Revised May 2010 ("APEGBC Guidelines") and the "2012 BC Building Code (BCBC 2012)" and is to be provided for *landslide assessments* (not floods or flood controls) for the purposes of the Land Title Act, Community Charter or the Local Government Act. Italicized words are defined in the APEGBC Guidelines.

To: The *Approving Authority* Date: June 16, 2015

SUNSHINE COAST REGIONAL DISTRICT
1975 Field Road
Sechelt, BC V0N 3A1
Jurisdiction and address

With reference to (check one):

- ☐ Land title (Section 86) Subdivision Approval
- ☐ Local Government Act (Sections 919.1 and 920) - Development Permit
- ☑ Community Charter (Section 56) - Building Permit
- ☐ Local Government Act (Section 910) - Flood Plain Bylaw Variance
- ☐ Local Government Act (Section 910) - Flood Plain Bylaw Exemption
- ☑ British Columbia Building Code 2012 sentences 4.1.8.16 (8) and 9.4.4.4.(2). (Refer to BC Building and Safety Policy Branch Information Bulletin B10-01 issued January 18, 2010)

For the Property:

Lot 3 West Bay, Gambier Island
Legal description and civic address of the Property

The undersigned hereby gives assurance that he/she is a Qualified Professional and is a *Professional Engineer* or *Professional Geoscientist*.

I have signed, sealed,and dated, and thereby certified, the attached *landslide assessment* report on the Property in accordance with the APEGBC Guidelines. That report must be read in conjunction with this Statement. In preparing that report I have:

Check to the left of applicable items

☑ 1. Collected and reviewed appropriate background information
☑ 2. Reviewed the proposed *residential development* on the Property
☑ 3. Conducted field work on and, if required, beyond the Property
☑ 4. Reported on the results of the field work on, and if required, beyond the Property
☑ 5. Considered any changed conditions on and, if required, beyond the Property
6. For a landslide hazard analysis or *landslide risk analysis* I have:
- ☑ 6.1 reviewed and characterized, if appropriate, any *landslide* that may affect the Property
- ☑ 6.2 estimated the *landslide hazard*
- ☑ 6.3 identified existing and anticipated future *elements at risk* on and, if required, beyond the Property
- ☑ 6.4 estimated the potential *consequences* to those *elements at risk*

7. Where the *Approving Authority* has adopted a level of landslide safety I have:
- ☐ 7.1 compared the *level of landslide safety* adopted by the Approving Authority with the findings of my investigation
- ☐ 7.2 made a finding on the *level of landslide safety* on the Property based on the comparison
- ☐ 7.3 made recommendations to reduce *landslide hazards* and/or *landslide risks*

8. Where the Approving Authority has **not** adopted a level of landslide safety I have:
- ☑ 8.1 described the method of *landslide hazard analysis* or *landslide risk analysis* used
- ☑ 8.2 referred to an appropriate and identified provincial, national or international guideline for *level of landslide safety*
- ☑ 8.3 compared this guideline with the findings of my investigation

- [x] 8.4 made a finding on the *level of landslide safety* on the Property based on my comparison
- [x] 8.5 made recommendations to reduce *landslide hazards* and/or *landslide risks*

- [x] 9. Reported on the requirements for future inspections of the Property and recommended who should conduct those inspections

Based on my comparision between

Check one

- [ ] the findings from the investigation and the adopted *level of landslide safety* (item 7.2 above)
- [x] the appropriate and identified provincial, national or international guideline for *level of landslide safety* (item 8.4 above)

I hereby give my assurance based on conditions[1] contained in the attached *landslide assessment* report

Check one or more where appropriate

- [ ] for <u>subdivision approval</u>, as required by the Land Title Act (Section 86), "that the land may be used safely for the use intended

Check one

- [ ] with one or more recommended registered *covenants*.
- [ ] without any registered *covenant*.

- [ ] for a <u>development permit</u>, as required by the Local Government Act (Sections 919.1 and 920), my report will "assist the *local government* in determining what conditions or requirements under (Section 920) subsection (7.1) it will impose in the permit."

- [x] for a <u>building permit</u>, as required by the Community Charter (Section 56), "the land may be used safely for the use intended"

Check one

- [ ] with one or more recommended registered *covenants*.
- [x] without any registered *covenant*.

- [ ] for <u>flood plain bylaw variance</u>, as required by the "Flood Hazard Area Land Use Management Guidelines" associated with the Local Government Act (Section 910), "the development may occur safely."

- [ ] for <u>flood plain bylaw exemption</u>, as required by the Local Government Act (Section 910), "the land may be used safely for the use intended."

James Wetherill, P.Eng.
Name (print)

Signature

106A 9785 192 Street
Address (Print)

Surrey, BC V4N 4C7

604-513-4190
Phone

June 16, 2015
Date

PROFESSIONAL
PROVINCE OF
J. F. WETHERILL
19963
BRITISH COLUMBIA
ENGINEER

6/16/15

(Affix Professional Seal here)

If the Qualified Professional is a member of a firm, complete the following.

I am a member of the firm Braun Geotechnical Ltd.
and I sign this letter on behalf of the firm. (Print name of firm)

[1] When seismic slope stability assessments are involved, level of landslide safety is considered to be a "life safety" criteria as described in the National Building Code of Canada (NBCC 2005), Commentary on Design for Seismic effects in the User's Guide, Structural Commentaries, Part 4 of division B. This states:

> *"The primary objective of seismic design is to provide an acceptable level of safety for building occupants and the general public as the building responds to strong ground motion; in other words, to minimize loss of life. This implies that, although there will likely be extensive structural and non-structural damage, during the DGM (design ground motion), there is a reasonable degree of confidence that the building will not collapse nor will its attachments break off and fallon people near the building. This performance level is termed 'extensive damage' because, although the structure may be heavily damaged and may have lost a substantial amount of its initial strength and stiffness, it retains some margin of resistance against collapse".*

Islands Trust

NOTICE
GM-DVP-2015.3
GAMBIER ISLAND LOCAL TRUST COMMITTEE

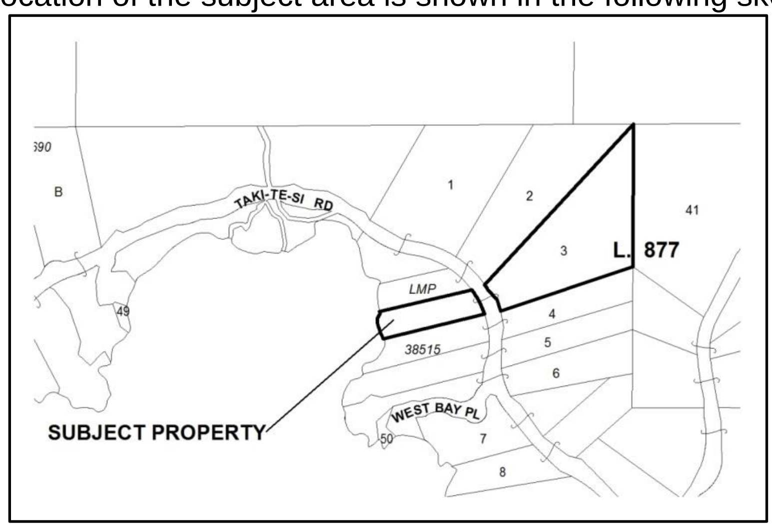
NOTICE is hereby given that the Gambier Island Local Trust Committee will be considering a resolution allowing for the issuance of a Development Variance Permit, pursuant to Section 922 of the *Local Government Act*, varying subsection 3.4(1)(a) of the Gambier Island Land Use Bylaw No. 86:

(1) The following projections beyond the face of a building may be located in the area of the setback required by this bylaw:
(a) Bay windows, chimneys, cornices, roof overhangs, eaves, gutters, heating or ventilating equipment, sills, or other similar architectural features, provided that they do not project more than 0.6 metres into the required setback, but such reduction applies only to the projecting feature

The purpose of this Permit is to permit the setback of a roof overhang (a projection from the face of the proposed new, single family dwelling) which projects a maximum of 1.0 metre into the required setback from the natural boundary of the sea.

The property is legally described as:
PID: 024-211-591
Lot 3, District Lot 877, Group 1, New Westminster District, Plan LMP38515

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



A copy of the proposed Permit may be inspected at the Islands Trust Northern Office, 700 North Road, Gabriola Island, BC, V0R 1X3, between the hours of 8:30 am and 4:30 pm, Monday to Friday inclusive, excluding Statutory Holidays, commencing September 21, 2015 and continuing up to and including September 30, 2015. Also, attached for your convenience, is a copy of the proposed Permit.

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

Written submissions should be sent to:

Mail: Islands Trust
700 North Road
Gabriola Island, BC
V0R 1X3
Fax: (250) 247-7514
Email: trittemann@islandstrust.bc.ca

Following the end of the notice period, the Gambier Island Local Trust Committee may consider issuance of the proposed Permit at its regular business meeting to be held at 10:30 am, Thursday, October 1, 2015, at the Gibsons and District Public Library, 470 South Fletcher Road, Gibsons, BC.

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

Lisa Webster-Gibson
Deputy Secretary

PROPOSED

Islands Trust	**GAMBIER ISLAND LOCAL TRUST COMMITTEE** **DEVELOPMENT VARIANCE PERMIT** **GM-DVP-2015.3 (VIAU)**

TO: Carolyn and Omer Viau

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

   PID: 024-211-591
   Lot 3, District Lot 877, Group 1, New Westminster District, Plan LMP38515

2. Pursuant to Section 922 of the *Local Government Act*, subsection 3.4(1)(a) of the Gambier Island Land Use Bylaw No. 86:

   (1) The following projections beyond the face of a building may be located in the area of the setback required by this bylaw:
   (a) Bay windows, chimneys, cornices, roof overhangs, eaves, gutters, heating or ventilating equipment, sills, or other similar architectural features, provided that they do not project more than 0.6 metres into the required setback, but such reduction applies only to the projecting feature

   is varied to permit the setback of a roof overhang (a projection from the face of the proposed new, single family dwelling) which projects a maximum of 1.0 metre into the required setback from the natural boundary of the sea.

3. All buildings and structures shall be consistent with Schedule "A" which is attached to and forms part of this permit. This permit is not a building permit and does not remove any obligation on the part of the permittee to comply with all other requirements of Gambier Island Trust Committee Bylaw No. 86, including use and density, and to obtain other appropriate approvals necessary for completion of the proposed development.

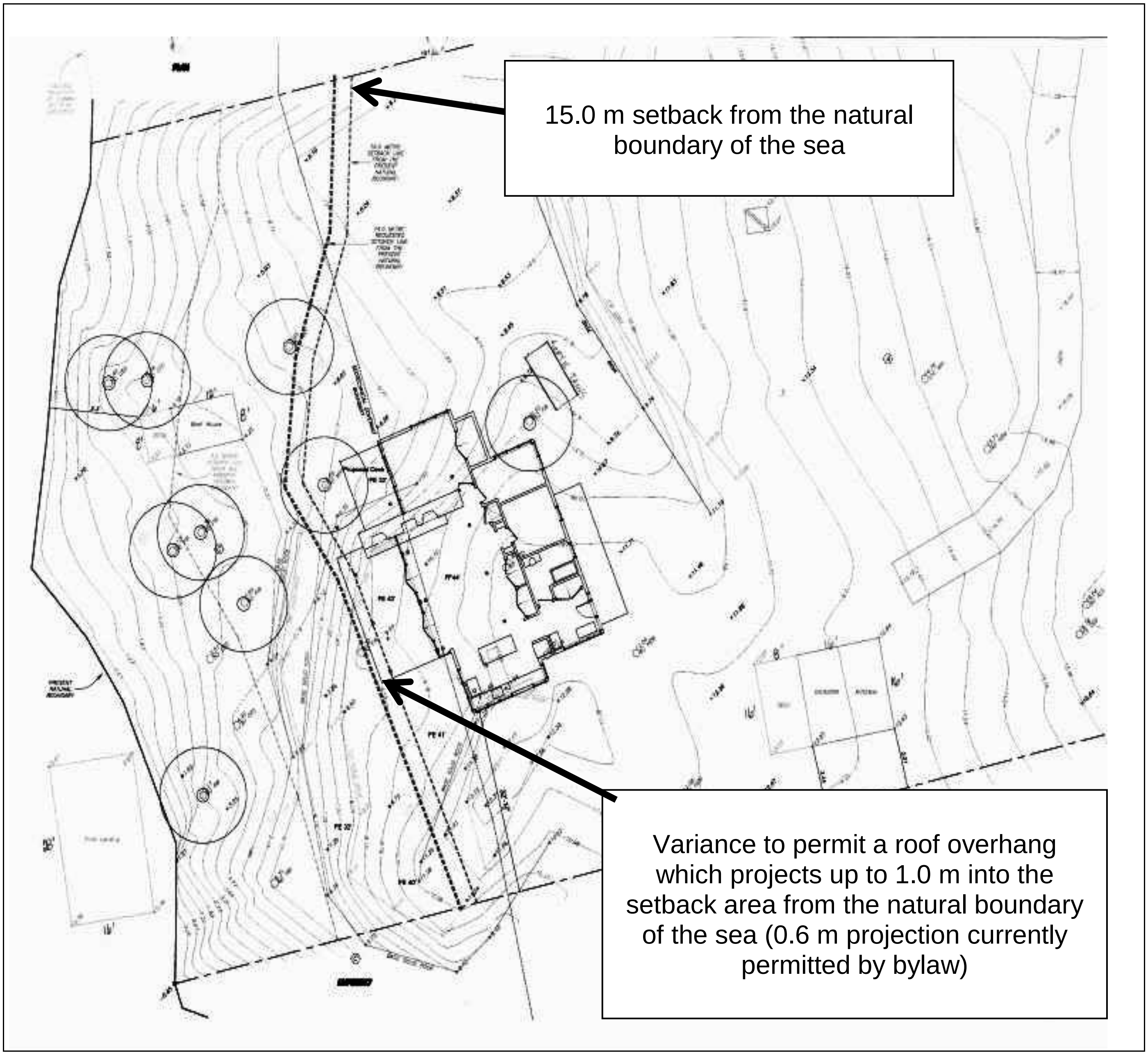
AUTHORIZING RESOLUTION PASSED BY THE GAMBIER ISLAND LOCAL TRUST COMMITTEE THIS ___ DAY OF ___.

____
Deputy Secretary, Islands Trust

____
Date of Issuance

IF THE DEVELOPMENT DESCRIBED HEREIN IS NOT COMMENCED BY THE ____ DAY OF 2017, THIS PERMIT AUTOMATICALLY LAPSES.

Schedule A – Site Plan



STAFF REPORT

Date:	September 17, 2015	**Application No.:**	GM-RZ-2015.1 (Reel 17 Investments, Gambier Island)

To: Gambier Island Local Trust Committee

From: Aleksandra Brzozowski, Island Planner

Copy: Ann Kjerulf, Regional Planning Manager

Re: **Rezoning application for W1 zoning adjacent to Lot 1, District Lot 477, Group 1, NWD Plan BCP41717**

Owner: Reel 17 Investments
Applicant: Jim Green
Location: Cotton Bay, Gambier Island

THE PROPOSAL:

The applicant is requesting a site-specific rezoning to permit a 4 m^2 rock wall under an existing neighbourhood dock in the W1 zone, in order to bring the structure into full compliance with Gambier Island Land Use Bylaw No. 86.

SITE CONTEXT:

The subject property is 12.6 hectares in size and located in Cotton Bay (Figure 1). A network of roads is in place and the property has been heavily disturbed in the last decade by tree removal.

Figure 1. Subject property map

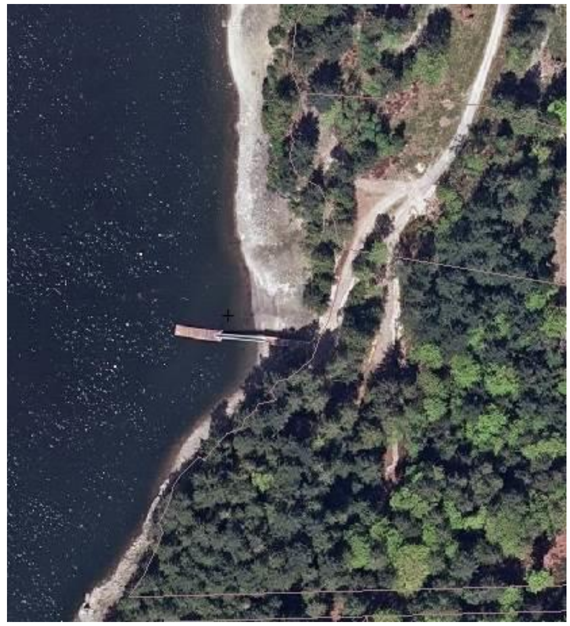


Figure 2. Aerial Photo – 2006 **Figure 3.** Aerial Photo - 2011

In 2012, the applicant applied to the Ministry of Transportation and Infrastructure for a subdivision to create four residential lots serviced by a dock built in 2008. Preliminary layout approval (PLA) for this subdivision was put on hold until a rezoning and development permit variance were approved to bring the neighbourhood dock into compliance with the Gambier Island Land Use Bylaw (LUB).

An amendment bylaw (Bylaw No. 123) to change the zoning from Marine Log Storage (W3) to Marine General (W1) to permit a neighbourhood dock, and to create a site-specific Local Service (S2a) zone for the access lot was adopted in November 2013. A Development Variance Permit (GM-DVP-2013.2) to allow the siting of a rock wall within 0.0 metres of the natural boundary of the sea was granted by the Gambier Island Local Trust Committee (LTC) in March 2015.

Figure 4: Photograph of Dock and Rock Wall, September 26, 2013

During the DVP application process, it was noted that 4m² of the rock wall jutted past the natural boundary of the sea into the W1 zone. The applicant was advised that this portion of the rock wall could not be varied and that a rezoning application would be required as walls are not permitted structures in the W1 zone. The applicant agreed to comply with the bylaw by either removing the 4m² of rock wall in the W1 zone or applying for a rezoning. The applicant has deemed the physical removal of the 4m² portion of rock wall to be costly and has chosen instead to apply for a rezoning.

Figure 5: Natural boundary of the sea marked on rock wall; photograph taken March 5, 2015

CURRENT PLANNING STATUS OF SUBJECT LANDS:

Trust Policy Statement:

The Islands Trust Policy Statement provides the following relevant policies:

3.4.4 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.

3.4.5 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.

Official Community Plan

The property is exempt from Gambier Island Official Community Plan Bylaw No. 73, 2001 (OCP) and the policies, objectives and Development Permit Areas of this OCP do not apply. OCP Bylaw No. 110, 1976 is still in effect, where the foreshore is undesignated.

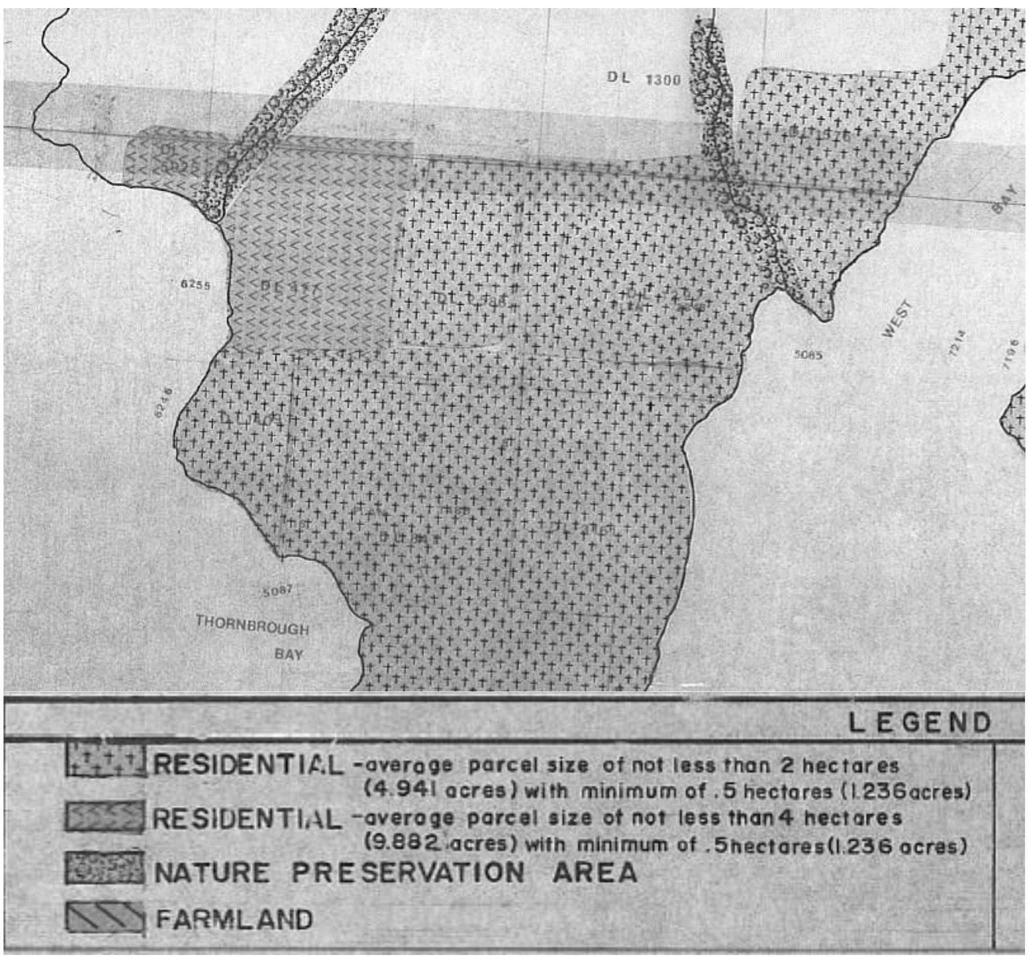


Figure 6. OCP Bylaw No. 110 Land Use Designation Map and Legend

Land Use Bylaw

The application is consistent with the regulations of the land use bylaw, except for Section 5.16 which is the subject of the rezoning application. Walls are not included in the following list of structures permitted in the W1 zone: mooring buoys, floats, docks, wharves, ramps, walkways providing marine access to upland residential uses, dolphins and pilings necessary for the establishment or operation of the permitted use, neighbourhood docks, swimming floats, and structures for utilities.

In 2013, the subject property was rezoned from Marine Log Storage (W3) to Marine General (W1) to permit a neighbourhood dock. This rezoning did not address the 4m² of rock wall present below the natural boundary of the sea.

The applicant holds a Development Variance Permit (GM-DVP-2013.2) to allow the siting of a rock wall within 0.0 metres of the natural boundary of the sea on the upland portion of the property, where the vast majority of the rock wall was erected.

Regional Conservation Plan:

There are no identified interests in the immediate area pertaining to the Islands Trust Fund Regional Conservation Plan.

Sensitive Ecosystem, Hazard and Riparian Areas:

There are no sensitive ecosystems remaining on the subject property as it has been significantly cleared and altered by logging activity and the installation of a road network. There are no riparian areas according to the Islands Trust mapping. Geotechnical hazard areas have been addressed via restrictive covenants with the provincial government at the time of the previous subdivision was approved.

Shoreline mapping for Gambier Island indicates that the subject property is classified as "sea cliff". Sea cliffs are hard, mostly bedrock shores with slopes steeper than 20%. Sea cliffs are resistant to erosion and tend to be stable over a human time scale. Sediment transport rates along shoreline nearby sea cliffs are low, because of the limited sediment they supply to the nearshore. Sea cliffs may also have associated rock fall hazards.

Eelgrass mapping for Gambier Island indicates no eelgrass presence in Cotton Bay.

Forage Fish spawning habitat mapping for Gambier Island does not indicate Cotton Bay as suitable habitat for forage fish spawning.

Archaeological Sites:

There are no identified archaeological sites on the subject property.

Covenants:

There are a number of easements registered on the subject property and two restrictive covenants on the subject property:

BB0954468 – With the Province restricting buildings within specified areas from the natural boundary of the sea based on a geotechnical report;

BB0954467 – With the Province restricting land clearing or other disturbance of land or vegetation or construction within a 1.72 hectare covenant area on Lot 1; and

A third restrictive covenant was required as part of the recent zoning, ensuring that the individual parcels in the Cotton Bay area that would benefit from access to the community dock would not also have private docks.

<u>Climate Change Mitigation and Adaptation:</u>

Staff are unable to comment on any potential GHG emission changes resulting from approval of this DVP or on any potential impacts on the proposed development from anticipated or possible climate change induced hazards.

COMMUNITY INFORMATION MEETING(S):

Due to the follow-up nature of this rezoning application, Staff has not advised the applicant to hold a community meeting in advance of this application.

STAFF COMMENTS:

The original rezoning to support this subdivision application focused on a neighbourhood dock amenity, which was built in 2008 along with a replacement rock wall. The applicant stated that the rock wall was replacing an older timber structure containing fill that supported an old logging road leading to a landing area near the current dock site. The rationale for placing the current road and wall in the same location was that by constructing the road, rock wall, and moorage facility in a previously developed area, other areas would remain undisturbed.

Considering information previously reviewed for the development variance permit, including a geotechnical report, biologist's report, and site visit by Staff, Staff concurs that removal of the $4m^2$ portion of the rock wall is not required from an environmental standpoint. Therefore, a site-specific amendment to the W1 zone is supported by Staff.

Staff has prepared Draft Bylaw No. 128 for the Gambier Island Local Trust Committee to consider for First Reading. The Draft Bylaw presents a new site-specific W1(b) zone to permit 4 square metres of existing rock wall in the area around the neighbourhood dock at Cotton Bay.

In addition to Draft Bylaw No. 128 (Attachment 1), the Policy Directives Checklist has been reviewed by Staff to ensure compliance with the Islands Trust Policy Statement (Attachment 2). This standard checklist is presented to the LTC for confirmation at the time of First Reading.

RECOMMENDATIONS:

THAT the Gambier Island Local Trust Committee:

1) Give First Reading to Bylaw No. 128 cited as "Gambier Island Land Use Bylaw 86, 2004, Amendment No. 1, 2015".
2) Refer Proposed Bylaw No. 128 to the *Islands Trust Fund, Islands Trust – Bylaw Enforcement, Ministry of Transportation and Infrastructure, Ministry of Environment, Bowen Island Municipality, Fisheries and Oceans Canada, Squamish Nation, and Tsleil-Waututh Nation.*

Prepared and Submitted by:

Aleksandra Brzozowski

September 17, 2015

Aleksandra Brzozowski
Island Planner

Date

Concurred in by:

Ann Kjerulf

September 17, 2015

Ann Kjerulf, RPP, MCIP
Regional Planning Manager

Date

Attachments:

1. Draft Bylaw No. 128
2. Islands Trust Policy Statement Checklist for Draft Bylaw No. 128

DRAFT

GAMBIER ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 128

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, 2015".

2. Gambier Island Local Trust Committee Bylaw No. 86, cited as "Gambier Island Land Use Bylaw, 2004," is amended as follows:

   2.1 Part 5 - Zone Regulations, Section 5.16 – *Marine General (W1) Zone* is amended by adding a new article as follows:

"Site-Specific Regulations

(16) The following table denotes locations where, despite or in addition to the regulations in this Section, specific regulations apply. In the first column, the zone abbreviation and the lower-case letter reference the notation on the zoning map. The second column describes the location where the specific regulations cited in column three apply:

	Table 5.16	
Site-Specific Zone	**General Location**	**Site Specific Regulations**
W1(b)	Waterfront adjacent to Cotton Bay - DL 477, Group 1, NWD Plan BCP 41717	Despite 5.16(8), the permitted structures also include 4 square metres of existing rock wall.

   2.2 Schedule B – *Zoning Map* is amended by changing the zoning of the areas indicated on Plan No. 1, attached to and forming part of this Bylaw, from Marine General (W1) zone to Marine General (W1(b)) zone.

READ A FIRST TIME THIS	______	DAY OF_________	20_____
PUBLIC HEARING HELD THIS	______	DAY OF_________	20_____
READ A SECOND TIME THIS	______	DAY OF_________	20_____
READ A THIRD TIME THIS	______	DAY OF_________	20_____

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

	______	DAY OF _________	20_____
ADOPTED THIS	______	DAY OF _________	20_____

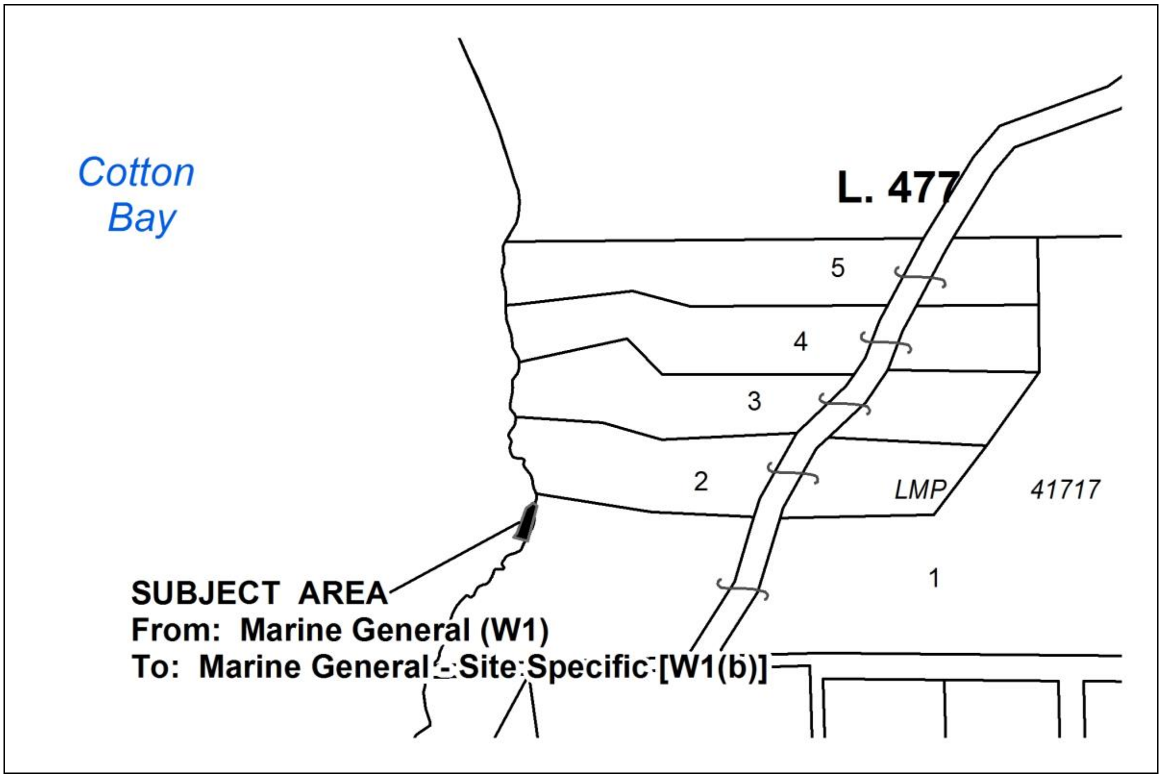
____
Chair

____
Secretary

GAMBIER ISLAND LOCAL TRUST COMMITTEE

BYLAW No.128

PLAN NO. 1



Islands Trust

POLICY STATEMENT DIRECTIVES ONLY CHECK LIST

Bylaw and File No: Bylaw No. 128 (GM-RZ-2015.1 - Reel 17 Investments, GAMBIER ISLAND)

PURPOSE

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

POLICY STATEMENT

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

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

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

DIRECTIVES ONLY CHECK LIST

The Policy Statement Directives Only Checklist is based on the directive policies from the Policy Statement (Consolidated April 2003) which require Local Trust Committees to address certain matters in their official community plans and regulatory bylaws and Island Municipalities to address certain a matters in their official community plans in a way that implements the policy of Trust Council.

Staff will use the Policy Statement Checklist (Directives Only) to review Local Trust Committee and Island Municipality bylaw amendment applications and proposals to ensure consistency with the Policy Statement. Staff will add the appropriate symbol to the table as follows:

✓ if the bylaw is **consistent** with the policy from the Policy Statement, or

✘ if the bylaw is **inconsistent (contrary or at variance)** with a policy from the Policy Statement, or

N/A if the policy is not applicable.

Part III Policies for Ecosystem Preservation and Protection

CONSISTENT	NO.	DIRECTIVE POLICY
	3.1	**Ecosystems**
N/A	**3.1.3**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.
N/A	**3.1.4**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning, establishment, and maintenance of a network of protected areas that preserve the representative ecosystems of their planning area and maintain their ecological integrity.
N/A	**3.1.5**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the regulation of land use and development to restrict emissions to land, air and water to levels not harmful to humans or other species.
	3.2	**Forest Ecosystems**
N/A	**3.2.2**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of unfragmented forest ecosystems within their local planning areas from potentially adverse impacts of growth, development, and land-use.
	3.3	**Freshwater and Wetland Ecosystems and Riparian Zones**
N/A	**3.3.2**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or watercourses, wetlands and riparian zones and to protect aquatic wildlife.
	3.4	**Coastal and Marine Ecosystems**
✓	**3.4.4**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.
N/A	**3.4.5**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.

PART IV: Policies for the Stewardship of Resources

CONSISTENT	NO.	DIRECTIVE POLICY
	4.1	**Agricultural Land**
N/A	4.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.
N/A	4.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation, protection, and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses.
N/A	4.1.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of adjacent properties to minimize any adverse affects on agricultural land.

CONSISTENT	NO.	DIRECTIVE POLICY
N/A	4.1.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the design of road systems and servicing corridors to avoid agricultural lands unless the need for roads outweighs agricultural considerations, in which case appropriate mitigation measures shall be required to derive a net benefit to agriculture
N/A	4.1.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the economic viability of farms without compromising the agriculture capability of agricultural land.
N/A	4.1.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.
	4.2	**Forests**
N/A	4.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the need to protect the ecological integrity on a scale of forest stands and landscapes.
N/A	4.2.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the retention of large land holdings and parcel sizes for sustainable forestry use, and the location and construction of roads, and utility and communication corridors to minimize the fragmentation of forests.
N/A	4.2.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity.
	4.3	**Wildlife and Vegetation**
	4.4	**Freshwater Resources**
N/A	4.4.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for.
N/A	4.4.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses
	4.5	**Coastal Areas and Marine Shorelands**
N/A	4.5.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.
N/A	4.5.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas.
N/A	4.5.10	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.
✓	4.5.11	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.
	4.6	**Soils and Other Resources**
N/A	4.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the

		protection of productive soils.

PART V: Policies for Sustainable Communities

CONSISTENT	NO.	DIRECTIVE POLICY
	5.1	**Aesthetic Qualities**
N/A	**5.1 3**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
	5.2	**Growth and Development**
✓	**5.2.3**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
N/A	**5.2.4**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.
N/A	**5.2.5**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.
N/A	**5.2.6**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.
	5.3	**Transportation and Utilities**
N/A	**5.3.4**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.
N/A	**5.3.5**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.
N/A	**5.3.6**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.
N/A	**5.3.7**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private automobile use.
	5.4	**Disposal of Waste**
N/A	**5.4.4**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.

CONSISTENT	NO.	DIRECTIVE POLICY
	5.5	**Recreation**
N/A	5.5.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.
✓	5.5.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location and type of recreational facilities so as not to degrade environmentally sensitive areas, and the designation of locations for marinas, boat launches, docks and anchorages so as not to degrade sensitive marine or coastal areas.
✓	5.5.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of sites providing safe public access to beaches, the identification and designation of areas of recreational significance, and the designation of locations for community and public boat launches, docks and anchorages.
N/A	5.5.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.
N/A	5.5.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for bicycle, pedestrian and equestrian trail systems.
	5.6	**Cultural and Natural Heritage**
N/A	5.6.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification, protection, preservation and enhancement of local heritage.
N/A	5.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation and protection of the heritage value and character of historic coastal settlement patterns and remains.
	5.7	**Economic Opportunities**
N/A	5.7.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.
	5.8	**Health and Well-being**
N/A	5.8.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address their community's current and projected housing requirements and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services.

POLICY STATEMENT COMPLIANCE	
✓	**COMPLIANCE WITH TRUST POLICY**
	NOT IN COMPLIANCE WITH TRUST POLICY for the following reasons:

IslandsTrust

STAFF REPORT

Date: September 22, 2015 **File No:** 6500-20 (Gambier RAR Implementation)

To: Gambier Island Local Trust Committee
For the meeting of October 1, 2015

From: Aleksandra Brzozowski
Island Planner

CC: Ann Kjerulf, Regional Planning Manager

Re: **Implementation of Riparian Areas Regulation**

Supplemental Report

The purpose of this report is to present two Draft Bylaws amending the Keats Island Official Community Plan (Bylaw No. 77) and Keats Island Land Use Bylaw (Bylaw No. 78) in order to implement the Provincial *Riparian Areas Regulation* (RAR).

The report also provides supplemental information about RAR implementation in response to feedback received from Keats property owners affected by the RAR.

Project Objectives

The objective of this project is to implement the RAR in the Gambier Island Local Trust Area.

Project Background

Implementation of the Provincial *Riparian Areas Regulation* is a LTC Top Priority Work Program item.

The RAR was enacted under Section 12 of the *Fish Protection Act* in July 2004 and took effect on March 31, 2006. The objectives of the *Act* are to:

(1) Ensure sufficient water for fish;
(2) Protect and restore fish habitat;
(3) Improve riparian protection and enhancement; and
(4) Provide stronger local government powers in environmental planning.

Please refer to the April 5, 2012 Staff Report prepared by Chris Jackson for background information regarding the *Riparian Areas Regulation* and general options for the Islands Trust local trust areas.

Please refer to the May 26, 2015 Staff Report for background information summarizing the LTC's discussions and decisions since 2012 regarding mapping and implementation options for RAR.

In late February 2015, Qualified Environmental Professionals from Madrone Environmental Services conducted mapping on Gambier, Keats, Bowyer, and Anvil Islands. The deliverables of the contract were to conduct an on-site assessment of watersheds identified as having the potential to be RAR applicable, and to map the streams in RAR applicable watersheds. A final report, including discussion on methodology and landowner contact, mapping results, and recommendations, was presented at the June 18, 2015 LTC meeting on Keats Island.

The LTC requested that Staff proceed with amending the Keats Island OCP and Gambier Associated Islands OCP to designate all lands within 30 metres of watercourses in RAR-identified watersheds on Keats, Bowyer, and Anvil Islands as Development Permit Areas (DPAs). The LTC also requested Staff to help prepare communications materials to solicit feedback from the public about the mapping and next steps prior to First Reading of the amending bylaws.

A communications letter was mailed out to affected property owners on Keats, Bowyer, and Anvil Islands (Attachment 4). Trustee Rogers received feedback from property owners on Keats Island and Trustees conducted a site visit of the Barnabas property on Keats Island. Trustees also visited Anvil Island to tour affected properties.

Affected Anvil and Bowyer property owners have requested that the draft bylaws for their islands be presented at a meeting held in West Vancouver. The venue for the November 19, 2015 LTC meeting has been changed to Gleneagles Community Centre to accommodate this request and the remainder of this staff report will speak only to RAR implementation on Keats Island.

Analysis

Madrone Environmental Services mapped ten watersheds on Keats Island and determined that two are RAR applicable: the Plumper Creek watershed and the watershed at Camp Barnabas.

To date, Staff has received the following preliminary feedback from affected property owners on Keats Island. The concerns are noted below with additional information in response.

1. Some residents questioned the types of watercourses that are RAR applicable.

   The RAR defines streams as *"a watercourse, whether it usually contains water or not, that provides fish habitat, including ponds, lakes, rivers, creeks and brooks as well as ditches, springs, and wetlands that are connected by surface flow to such watercourses"*.

   Staff emphasizes that this definition speaks to watercourses that contribute to fish habitat rather than solely fish presence.

   Madrone Environmental Services conducted their mapping work according to the RAR assessment methodology required by the Ministry of Forests, Lands, and Natural Resource Operations (FLNRO). Any bylaw provisions implementing the RAR will indicate that the definitions provided by FLNRO for the *Riparian Areas Regulation* are the definitions to be employed.

2. There were concerns about the regulation affecting one's ability to expand a garden or build another building.

   The RAR is designed to be a site-specific and project-specific regulation. Using the standard assessment methodology for RAR assessments, each applicable development activity that falls within the DPA is to be assessed on a case-by-case basis. Buildings and garden expansions are both applicable activities.

   Should a property owner wish to pursue a development activity on land that falls within a RAR DPA, the property owner is required to follow the DPA process to assess the specific activity on the proposed site.

   Staff has created a flowchart to help residents anticipate the process for development activities in a RAR DPA (Attachment 5).

The attached Draft Bylaws No. 129 and 130 present the details of what a DPA for riparian areas on Keats Island would comprise. These draft bylaw provisions are based on recently-adopted amendments to the Gabriola and Denman OCPs and Land Use Bylaws.

Included in Draft Bylaw No. 130 is the list of activities deemed to be applicable to the RAR, and the activities that are deemed to be exempt from the RAR. These lists have been vetted by the Ministry of Forests, Lands, and Natural Resource Operations (FLNRO), the Provincial ministry responsible for the RAR. Modifications to these lists can be proposed to FLNRO but the agency must agree to the modifications as the LTC does not have the authority to regulate the RAR contrary to the details set out through Provincial legislation.

Should the LTC wish to propose modifications to these draft exemptions at this time, it would be advisable to propose such changes before First Reading.

Project Scope and Timeline

The scope of the project and anticipated timeline are defined in the Project Charter endorsed at the June 18, 2015 LTC meeting. The project remains on schedule.

Project Charter

The Project Charter does not require amendment or revision at this time.

Resources and Roles

This project remains on budget. Staff resources for this project remain manageable at this time.

Communications

In August, a letter drafted and signed by Trustee Rogers was mailed out to the impacted property owners on Keats, Bowyer, and Anvil Islands (Attachment 4). Trustee Rogers received feedback from property owners on Keats Island and Trustees conducted a site visit of the Barnabas property on Keats Island. No comments or questions have been directed to Staff prior to preparing this report.

Community consultation is fundamental to any proposed changes to LTC policies and regulations. However, as the RAR is a provincially legislated requirement, the LTC must amend its bylaws to bring them into compliance with the provincial regulation. Furthermore, the LTC's options are limited to either meeting or exceeding the requirements of the RAR.

Next Steps

The next step for the LTC is to consider whether any of the preliminary feedback from property owners should result in modifications to the Draft Bylaws, or whether the Draft Bylaws should be given First Reading.

Should the Draft Bylaws be given First Reading, they become Proposed Bylaws and can be referred out to relevant provincial and regional agencies, First Nations, and to the general public for formal public comment.

Summary of Planning Recommendations

Should the LTC wish to modify the drafted guidelines at this time, Staff recommends that the LTC make such amendments before giving First Reading to Draft Bylaws No. 129 and 130.

Should no modifications be suggested at this time, Staff recommends that the LTC give First Reading to Draft Bylaws No. 129 and 130.

Recommendations

THAT the Gambier Island Local Trust Committee:

1. Amend the Draft Bylaws No. 129 and No. 130 in advance of First Reading;

   OR

2. Give First Reading to Draft Bylaw No. 129 cited as "Keats Island Official Community Plan, Bylaw 77, 2002, Amendment No. 1, 2015" and Draft Bylaw No. 130 cited as "Keats Island Land Use Bylaw, Bylaw 78, 2002, Amendment No. 1, 2015"; and,
3. Refer Proposed Bylaws No. 129 and 130 to the *Islands Trust Fund, Islands Trust – Bylaw Enforcement, Ministry of Transportation and Infrastructure, Ministry of Forests, Lands, and Natural Resource Operations – Ecosystems Branch*, *Agricultural Land Commission, Sunshine Coast Regional District, Bowen Island Municipality, Fisheries and Oceans Canada, Squamish Nation, and Tsleil-Waututh Nation.*

Prepared and Submitted by:

Aleksandra Brzozowski	*September 22, 2015*
Island Planner	Date

Concurred in by:

Ann Kjerulf	September 22, 2015
Ann Kjerulf, RPP, MCIP, Regional Planning Manager	Date

Attachments:

1. Draft Bylaw No. 129 (amending Keats Official Community Plan)
2. Draft Bylaw No. 130 (amending Keats Land Use Bylaw)
3. Policy Directives Checklist for Bylaws No. 129 and No. 130
4. Communications letter to Keats, Bowyer, and Anvil Island residents from Trustee Dan Rogers
5. Flowchart of anticipated RAR DPA application process

DRAFT

GAMBIER ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 129

A BYLAW TO AMEND KEATS ISLAND OFFICIAL COMMUNITY PLAN, 2002

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

1. Citation

   This bylaw may be cited for all purposes as "Keats Island Official Community Plan, 2002, Amendment No. 1, 2015".

2. Gambier Island Local Trust Committee Bylaw No. 77, cited as "Keats Island Official Community Plan, 2002," is amended as follows:

   2.1 "Part A – *Administration and Interpretation*" is amended as follows:

   a) A new sub-section is inserted after the "Update and Revision" sub-section, as follows:

   "Development Approval Information – Circumstances and Special Conditions

   4.7 Development approval information may be required to ensure that development may be accommodated in a manner that sustains natural resources, environmentally sensitive areas and the rural character of the Keats Planning Area. Development approval information may be required to help the Local Trust Committee determine appropriate uses, density and siting of future development."

   2.2 "Part B, Section 3 – *Ecosystem Preservation and Protection*, is amended as follows:

   a) To Subsection "Freshwater and Wetland Ecosystems and Riparian Zones", a new policy is added with the following text:

   "P 3.19 The Province of British Columbia's *Fish Protection Act* requires that local governments establish regulations to protect riparian areas. This designation is intended, in part, to protect riparian areas from development so that the areas can provide natural features, functions and conditions that support fish life processes.

   Areas where land use and related development may have to be restricted to protect riparian areas include lands falling within Development Permit Area 1: Riparian Areas."

   2.4 Part B – *GOALS, OBJECTIVES, AND POLICIES* is amended as follows:

   a) A new section is inserted following Section 6 – *Climate Change Adaptation and Mitigation,* with the following text:

"7. DEVELOPMENT PERMIT AREAS

Background

Pursuant to Section 919.1(1) of the *Local Government Act*, a community plan may designate areas as development permit areas for the:

a) protection of the natural environment, its ecosystems and biological diversity;
b) protection of development from hazardous conditions;
c) protection of farming;
d) revitalization of an area in which commercial use is permitted;
e) establishment of objectives for the form and character of intensive residential development;
f) establishment of objectives for the form and character of commercial, industrial and multi-dwelling residential development;
g) establishment of objectives to promote energy conservation;
h) establishment of objectives to promote water conservation; and,
i) establishment of objectives to promote the reduction of greenhouse gas emissions.

For a property in a development permit area, no construction, structural alteration, or addition to a building or structure may take place prior to a development permit being obtained. In addition, a property in a development permit area may not be subdivided, nor the land altered, prior to a development permit being obtained.

As a condition of designating a development permit area in a community plan it is necessary to briefly describe the feature or site to be designated, state the objective to be achieved through designation and outline the guidelines to be complied within the development permit area. This format is used below to describe the development permit areas in the Keats Planning Area. These locations are also shown in map form in Schedule E.

Development Permit Area 1: Riparian Areas

This development permit area (DPA) is established, pursuant to Section 919.1(1)(a) of the *Local Government Act,* for the protection of the natural environment, its ecosystems and biological diversity.

The Riparian Areas DPA is designated as an area for which development approval information may be required as authorized by Section 920.01 of the *Local Government Act*. Development approval information in the form of a report from a qualified environmental professional (QEP) or another professional may be required.

Terms used in this section that are defined in the *Riparian Areas Regulation, BC Fish Protection Act* (RAR) are intended to be interpreted in accordance with the definition given in the *Regulation*.

Location

The Riparian Areas Development Permit Area, DP-1, includes all land designated on Schedule E of this plan, and any of the following that provides fish habitat:

a) a watercourse, whether it usually contains water or not;
b) a pond, lake, river, creek or brook; or
c) a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph (a) or (b).

For a stream that is not located in a ravine, the development permit area is a 30 metre strip on both sides of the stream measured from the high water mark;

For a stream located within a ravine, the development permit area is a 10 metre strip on both sides of the stream measured from the high water mark to a point that is 10 metres beyond the top of the ravine bank;

For a lake, wetland or other water body, the development permit area is 30 metres around the water body measured from the high water mark of the water body;

The designation and delineation of Development Permit Area 1 consists of a digital record stored and maintained in a Geographic Information System (GIS) at the offices of the Islands Trust. The actual location of the streams and water bodies and the actual extent of the Development Permit Area may need to be determined on a site-specific basis by a qualified environmental professional or a surveyor.

Justification

This development permit area contains streams, lakes and wetlands and their associated riparian areas, which have been identified as potential fish habitat. Riparian areas are necessary for stream and watershed health. Our job as stewards of the land is to ensure that these areas continue to function well into the future.

Riparian ecosystems perform a number of valuable services to humans, plants and animals alike. They support a diversity of plants and animals, provide important refuges and migration routes for birds and wildlife, and support fish life processes. 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 Keats Island.

It is a policy of the Islands Trust Council that local trust committees shall in their Official Community Plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or water courses, wetlands or riparian zones and to protect aquatic wildlife.

Furthermore, the Province of British Columbia's *Fish Protection Act,* requires that local governments establish regulations to protect riparian areas. This designation is intended to protect riparian areas from development so that the areas can provide natural features, functions and conditions that support fish life processes.

Objectives:

The objectives of this development permit area are as follows:

1. To protect the biological diversity and habitat values of riparian and aquatic ecosystems;
2. To protect the natural environment necessary to conserve productive fish habitat, including both streams and the adjacent land and vegetation; and
3. To minimize adverse impacts of land use practices on wildlife habitats and plant habitats in riparian areas.

Development Approval Information

Development Permit Area 1 is designated as an area for which development approval information may be required as authorized by Section 920.01 of the *Local Government Act*. Development approval information in the form of a report from a qualified environmental professional (QEP) or another professional may be required due to the special conditions and objectives described above.

"*Information Note: Development Permit Area Guidelines for DP-1 Riparian Areas are in the Keats Island Land Use Bylaw." "*

2.5 A new schedule is inserted titled "Schedule E – Development Permit Areas", as shown in Plan 1, which is attached to and forming part of this bylaw.

READ A FIRST TIME THIS	______	DAY OF	_________	20____
PUBLIC HEARING HELD THIS	______	DAY OF	_________	20____
READ A SECOND TIME THIS	______	DAY OF	_________	20____
READ A THIRD TIME THIS	______	DAY OF	_________	20____

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

_______ DAY OF __________ 20____

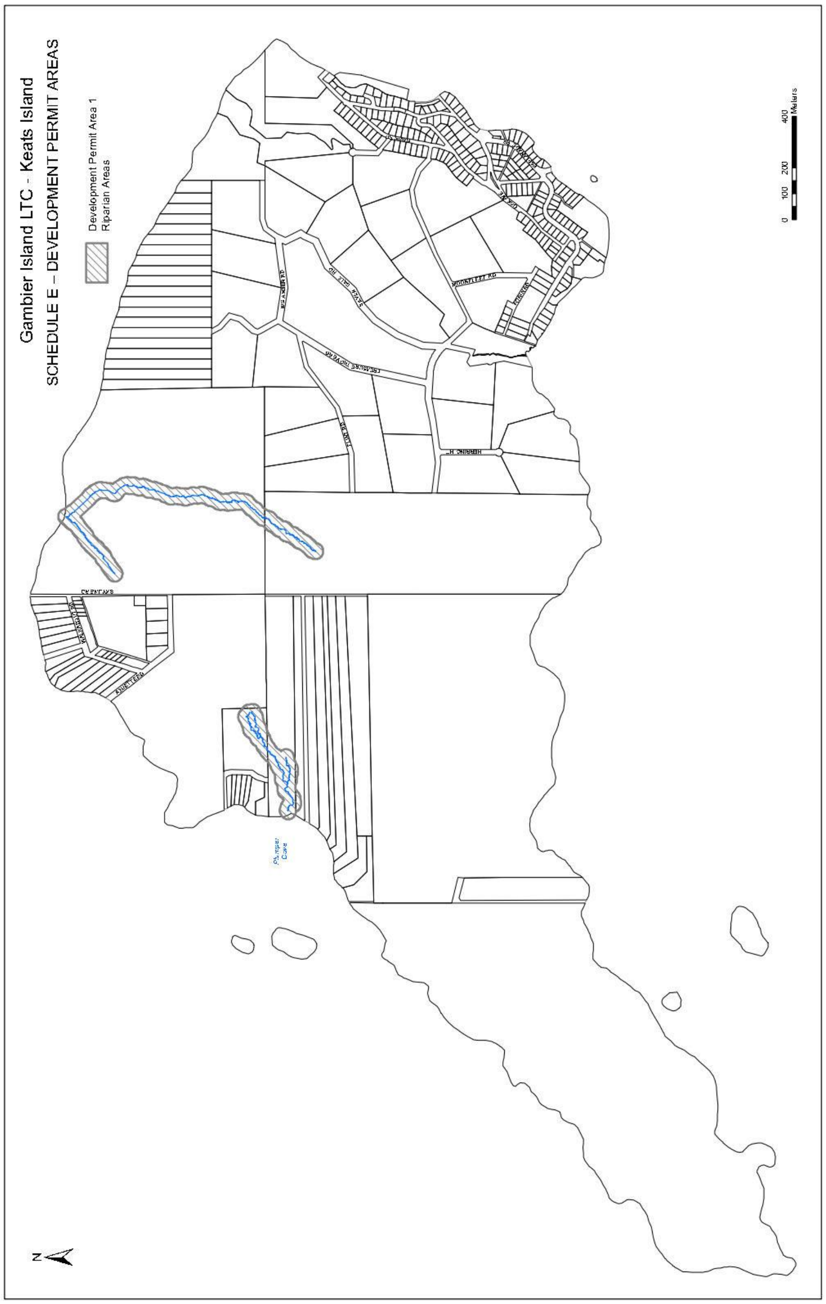
ADOPTED THIS _______ DAY OF __________ 20____

Chair **Secretary**

GAMBIER ISLAND LOCAL TRUST COMMITTEE

BYLAW No.129

PLAN NO. 1



DRAFT

GAMBIER ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 130

A BYLAW TO AMEND KEATS ISLAND LAND USE BYLAW, 2002

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

1. Citation

   This bylaw may be cited for all purposes as "Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2015".

2. Gambier Island Local Trust Committee Bylaw No. 78, cited as "Keats Island Land Use Bylaw, 2002," is amended as follows:

2.1 PART 1 – Administration and Interpretation, Section 1.2 – Interpretation, Subsection 1.2.1 - *Referencing* is amended by deleting the text of this section and replacing with the following:

"Referencing

.1 In the system used for referencing provisions, the first reference indicates parts of the bylaw, the second indicates sections, the third indicates subsections, the fourth indicates articles, the fifth indicates clauses:

- Part 1
- Section 1.1
- Subsection .1
- Article a)
- Clause i."

2.2 PART 1 – Administration and Interpretation, Section 1.5 – *Definitions,* Subsection 1.5.1 is amended by inserting the following new definition in alphabetical order:

"**landscaped area** means an area significantly altered by human activity where there is the continuous maintenance of no vegetation, cultivated vegetation and/or landscape materials, including but not limited to stones, boulders, cobbles, pavers and decorative concrete."

2.3 Schedule A – *Land Use Bylaw Text* is amended by adding a new Part 9, immediately following "Part 8 – Permits", as follows:

"PART 9 – DEVELOPMENT PERMIT AREA GUIDELINES

Information Note: Development Permit Areas are designated and described in Section 7 of the Keats Island Official Community Plan and their locations are shown on Schedule E of that Plan.

9.1 DP-1 RIPARIAN AREAS

Definitions

.1 Terms used in Section 9.1 that are defined in the Provincial *Riparian Areas Regulation* have the same meaning as the definition given in the *Regulation*.

Applicability

.2 The following activities shall require a development permit whenever they occur within the DPA, unless specifically exempted under Subsection 9.1.3:

- subdivision of land
- construction of, addition to, or alteration of a building or other structure
- removal, alteration or destruction of vegetation
- disturbance of soils
- creation of non-structural, impervious or semi-impervious surfaces
- application of artificial fertilizer, pesticides or herbicides
- any other development, as that term is defined under the Provincial *Riparian Areas Regulation*

Exemptions

.3 The following activities are exempt from any requirement for a DP-1 development permit:

a) for certainty, all uses that are not residential, commercial or industrial or accessory to such a use;

b) interior or exterior alterations, renovations, maintenance, reconstruction or repair to a pre-existing permanent building or structure to an extent that does not alter, extend or otherwise increase the footprint;

c) repair or replacement of a septic field in situ;

d) the removal of trees that have been examined by an arborist and certified in writing to pose an immediate 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 15 meters from the stream's high water mark or the top of the ravine bank, provided the cutting is not a precursor to development, roots and stumps are left in the ground, and the cutting does not result in land alteration;

f) gardening and yard maintenance activities, not involving the application of artificial fertilizer, pesticides or herbicides, 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 in accordance with best management practices;

h) pruning of not more than two trees in one growing season in accordance with the standards and recommendations of the International Society of Arboriculture, 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) ecological restoration or enhancement projects undertaken or authorized by a public body;

j) work authorized by Fisheries and Oceans Canada under Section 35 of the *Fisheries Act;*

k) emergency procedures to prevent, control or reduce immediate threats to life or property including:

    a. emergency actions for flood-protection and erosion protection;

    b. clearing of an obstruction from a bridge or culvert or an obstruction to drainage flow; and

    c. repairs to bridges and safety fences carried out in accordance with the *Water Act*;

l) The construction of a fence if no native trees are removed and the disturbance of native vegetation is restricted to 0.5 meters on either side of the fence, or 1.5 meters on either side of the fence in agricultural areas;

m) The construction of a private trail if all of the following apply;

    i. The trail is 1 metre wide or less;

    ii. No native trees are removed;

    iii. The surface of the trail is pervious;

    iv. The trail is designed to prevent soil erosion where slopes occur; and

    v. Where the trail parallels the stream, the trail is more than 5 meters away from the high water mark of a stream.

n) Disturbance of soils more than 15 metres from the stream's high water mark or the top of the ravine bank if the total area of soil disturbance is less than 5 metres squared;

o) The constructing of a small accessory building such as a pump house, gazebo, garden shed or playhouse more than 15 meters from the stream's high watermark 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 metres squared.

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

Information Note: Activities not listed here that are regulated under other provincial or federal legislation may not require a development permit.

Information Note: For best management practices on manual removal of invasive species and planting of native vegetation, property owners should contact organizations such as the Invasive Species Council of British Columbia and the Coastal Invasive Species Committee.

Guidelines

.4 Prior to undertaking any applicable development activities within DP-1, an owner of property shall apply to the Local Trust Committee for a development permit, and the following guidelines apply:

a) In general, all development in this DPA 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 Qualified Environmental Professional (QEP) or other professional has made recommendations for mitigation measures, enhancement or restoration in order to lessen impacts on the riparian area and ecosystems, 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 report.

b) The development permit should not allow any development activities to take place within any Streamside Protection and Enhancement Area (SPEA) identified by the QEP and the owner should be required to follow any measures identified by the QEP for protecting the SPEA over the long term and these measures should be included as conditions of the development permit. The width of the SPEA may be less than the width of the DPA.

c) Where a QEP or other professional's report describes an area within the DPA as suitable for development, that is, where the SPEA is less than the width of the DPA, the development permit should only allow the development to occur in compliance with the measures described in the report. Monitoring and regular reporting by a QEP or other professional at the applicant's expense may be required during construction and development phases, as specified in a development permit.

d) If the nature of the proposed project within the DPA changes after the professional 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.

e) 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 compliance with recommendations of a professional's report."

READ A FIRST TIME THIS	_______	DAY OF	__________	20____
PUBLIC HEARING HELD THIS	_______	DAY OF	__________	20____
READ A SECOND TIME THIS	_______	DAY OF	__________	20____
READ A THIRD TIME THIS	_______	DAY OF	__________	20____

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

	_______	DAY OF	__________	20____
ADOPTED THIS	_______	DAY OF	__________	20____

__________________________ **Chair**

__________________________ **Secretary**

Islands Trust

POLICY STATEMENT DIRECTIVES ONLY CHECK LIST

Bylaw and File No: GM BL 129 & 130

PURPOSE

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

POLICY STATEMENT

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

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

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

DIRECTIVES ONLY CHECK LIST

The Policy Statement Directives Only Checklist is based on the directive policies from the Policy Statement (Consolidated April 2003) which require Local Trust Committees to address certain matters in their official community plans and regulatory bylaws and Island Municipalities to address certain a matters in their official community plans in a way that implements the policy of Trust Council.

Staff will use the Policy Statement Checklist (Directives Only) to review Local Trust Committee and Island Municipality bylaw amendment applications and proposals to ensure consistency with the Policy Statement. Staff will add the appropriate symbol to the table as follows:

✓ if the bylaw is **consistent** with the policy from the Policy Statement, or

✘ if the bylaw is **inconsistent (contrary or at variance)** with a policy from the Policy Statement, or

N/A if the policy is not applicable.

Part III Policies for Ecosystem Preservation and Protection

CONSISTENT	NO.	DIRECTIVE POLICY
	3.1	**Ecosystems**
✓	**3.1.3**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.
N/A	**3.1.4**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning, establishment, and maintenance of a network of protected areas that preserve the representative ecosystems of their planning area and maintain their ecological integrity.
N/A	**3.1.5**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the regulation of land use and development to restrict emissions to land, air and water to levels not harmful to humans or other species.
	3.2	**Forest Ecosystems**
N/A	**3.2.2**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of unfragmented forest ecosystems within their local planning areas from potentially adverse impacts of growth, development, and land-use.
	3.3	**Freshwater and Wetland Ecosystems and Riparian Zones**
✓	**3.3.2**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or watercourses, wetlands and riparian zones and to protect aquatic wildlife.
	3.4	**Coastal and Marine Ecosystems**
N/A	**3.4.4**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.
N/A	**3.4.5**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.

PART IV: Policies for the Stewardship of Resources

CONSISTENT	NO.	DIRECTIVE POLICY
	4.1	**Agricultural Land**
N/A	4.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.
N/A	4.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation, protection, and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses.
N/A	4.1.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of adjacent properties to minimize any adverse affects on agricultural land.

CONSISTENT	NO.	DIRECTIVE POLICY
N/A	4.1.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the design of road systems and servicing corridors to avoid agricultural lands unless the need for roads outweighs agricultural considerations, in which case appropriate mitigation measures shall be required to derive a net benefit to agriculture
N/A	4.1.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the economic viability of farms without compromising the agriculture capability of agricultural land.
N/A	4.1.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.
	4.2	**Forests**
N/A	4.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the need to protect the ecological integrity on a scale of forest stands and landscapes.
N/A	4.2.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the retention of large land holdings and parcel sizes for sustainable forestry use, and the location and construction of roads, and utility and communication corridors to minimize the fragmentation of forests.
N/A	4.2.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity.
	4.3	**Wildlife and Vegetation**
	4.4	**Freshwater Resources**
N/A	4.4.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for.
N/A	4.4.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses
	4.5	**Coastal Areas and Marine Shorelands**
N/A	4.5.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.
N/A	4.5.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas.
N/A	4.5.10	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.
N/A	4.5.11	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.
	4.6	**Soils and Other Resources**
N/A	4.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the

		protection of productive soils.

PART V: Policies for Sustainable Communities

CONSISTENT	NO.	DIRECTIVE POLICY
	5.1	**Aesthetic Qualities**
N/A	**5.1 3**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
	5.2	**Growth and Development**
✓	**5.2.3**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
✓	**5.2.4**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.
N/A	**5.2.5**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.
N/A	**5.2.6**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.
	5.3	**Transportation and Utilities**
N/A	**5.3.4**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.
N/A	**5.3.5**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.
N/A	**5.3.6**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.
N/A	**5.3.7**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private automobile use.
	5.4	**Disposal of Waste**
N/A	**5.4.4**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.

CONSISTENT	NO.	DIRECTIVE POLICY

	5.5	**Recreation**
N/A	**5.5.3**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.
N/A	**5.5.4**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location and type of recreational facilities so as not to degrade environmentally sensitive areas, and the designation of locations for marinas, boat launches, docks and anchorages so as not to degrade sensitive marine or coastal areas.
N/A	**5.5.5**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of sites providing safe public access to beaches, the identification and designation of areas of recreational significance, and the designation of locations for community and public boat launches, docks and anchorages.
N/A	**5.5.6**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.
N/A	**5.5.7**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for bicycle, pedestrian and equestrian trail systems.
	5.6	**Cultural and Natural Heritage**
N/A	**5.6.2**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification, protection, preservation and enhancement of local heritage.
N/A	**5.6.3**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation and protection of the heritage value and character of historic coastal settlement patterns and remains.
	5.7	**Economic Opportunities**
N/A	**5.7.2**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.
	5.8	**Health and Well-being**
N/A	**5.8.6**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address their community's current and projected housing requirements and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services.

POLICY STATEMENT COMPLIANCE	
✓	**COMPLIANCE WITH TRUST POLICY**
	NOT IN COMPLIANCE WITH TRUST POLICY for the following reasons:

G:\LPS\Policy Statement\Policy Statement Directives Only Checklist Form.doc

Islands Trust

Dan Rogers
Gambier Island Local Trustee

#306 1232 Harwood Street
Vancouver BC V6E 1S2
Telephone: **604.220.1500**

Email: drogers@islandstrust.bc.ca
Web www.islandstrust.bc.ca

Insert Date

Insert name and address

Dear XX:

Re: Riparian Area Regulations for Anvil Island

I am writing you as one of two Gambier Islands Trust Area Trustees regarding a process that the Local Trust Committee is pursuing that may affect you as a property owner on Anvil Island.

The Gambier Island Local Trust Committee (LTC) is a local government and is required by Provincial regulation to develop bylaws to protect riparian areas in the Trust area. The Riparian Areas Regulation (RAR) is intended to ensure that residential and other development is set back from watercourses that provide critical fish habitat. It applies to a "Riparian Assessment Area" (RAA) which is all land within 30 metres of a RAR-designated stream.

Over the past year, the LTC has commissioned modeling and mapping of the islands within our area including Anvil Island to identify RAR applicable streams. The results of that study indicate that your property is within 30 metres of a RAR-applicable stream, and thus future development on your property could be impacted by the RAR. The relevant map from the Madrone RAR stream identification report is attached to this letter.

You can review the studies and work done to date on the Islands Trust website at http://www.islandstrust.bc.ca/islands/local-trust-areas/gambier/projects-initiatives/riparian-areas-protection. You are also welcome to discuss this matter with planning staff at the Northern Office. Aleksandra Brzozowski is the planner for the Gambier local trust area; you can reach her by email at abrzozowski@islandstrust.bc.ca or by phone at 250-247-2207.

Our next step as a local government will be to draft bylaw provisions that comply with the RAR. A draft bylaw for Anvil, Keats, and Bowyer Islands is expected to be presented at the October 2, 2015 meeting which will be held at the Gibsons Library. The agenda package with the staff report will be posted online September 24, 2015.

We will be advertising our process as we move through it, but I wanted to flag this issue with you as a potentially affected property owner at the outset. We are committed to keeping you informed and listening to your information and views throughout this process.

Yours sincerely,

Dan Rogers
Gambier Island Local Trustee

Attach: Map of RAR-applicable watershed on Anvil Island

cc Islands Trust Northern Office

Preserving Island communities, culture and environment

Bowen Denman Hornby Gabriola Galiano Gambier Lasqueti Mayne North Pender Salt Spring Saturna South Pender Thetis

Islands Trust

RIPARIAN AREAS REGULATION FLOWCHART

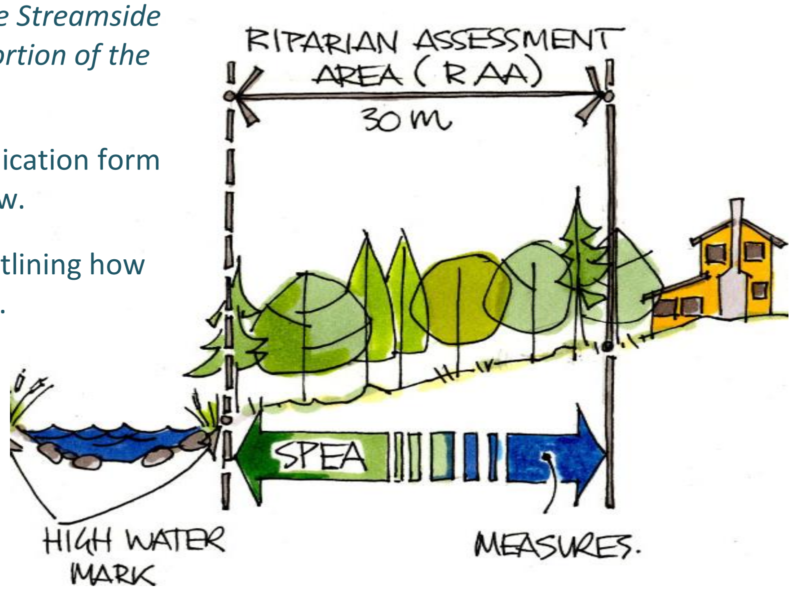
DO I NEED TO APPLY FOR A RAR** DEVELOPMENT PERMIT?

Do you plan to do a development activity in the 30 metre DPA*?

- YES → Is it an applicable activity listed in the DPA regulations?
  - YES → Is it an exempted activity listed in the DPA regulations?
    - YES → You do NOT need to obtain a Development Permit.
    - NO → **You DO need to obtain a Development Permit by meeting the Development Permit Guidelines set out in the Land Use Bylaw.**
  - NO → You do NOT need to obtain a Development Permit.
- NO → **You do NOT need to obtain a Development Permit.**

HOW DO I APPLY FOR THIS RAR DEVELOPMENT PERMIT?

1. Find and hire a QEP*** to do an assessment of your proposed project. The QEP will need to assess your site according to the DPA Guidelines and the Provincially-prescribed RAR assessment methodology.
   Note: The QEP assessment report will identify the Streamside Protection and Enhancement Area (SPEA), the portion of the riparian area where no development can occur.
2. Submit the completed Development Permit application form and the QEP report to the Islands Trust for review.
3. An Islands Trust planner will prepare a report outlining how your proposal intends to meet the DP guidelines.
   The QEP report informs the planner's report.
4. The Local Trust Committee will consider the application and staff report recommendations.
   Note: Ultimately, development permits must be issued if they meet the DPA guidelines.



*DPA = Development Permit Area **RAR = Riparian Areas Regulation ***QEP = Qualified Environmental Professional

Top Priorities

Gambier Island

No.	Description	Activity	Received/Initiated	Responsibility	Target Date	Status
1	Riparian Areas Regulation Implementation Project for Gambier Island Local Trust Area.		Oct-26-2011	Aleksandra Brzozowski	Dec-31-2012	On Going
2	Gambier OCP comprehensive review.		Feb-12-2015	Aleksandra Brzozowski	Aug-01-2017	On Going
3	Foreshore protection/stewardship and clarity; implementation of Development Approval Information Bylaw (DAI) or Development Permit Areas (DPA's).	Investigate and recommend options for protection/stewardship within the local trust area through the use of existing land use planning tools.	Jan-31-2012	Aleksandra Brzozowski	Nov-27-2014	On Going
4	OCP advocacy policies - implementation & support	Work related to supporting the advocacy policies stated in the Gambier, Keats, and Associated Islands OCPs and in the IT Strategic Plan. Ex. Woodlots, industrial facilities, cross-jurisdictional management of Howe Sound	Oct-24-2013	Dan Rogers Kate-Louise Stamford	May-31-2015	On Going

Islands Trust

Projects

Gambier Island

No.	Description	Activity	Received/Initiated	Status
1	Keats Island OCP Map Amendment - add trail map used during public process developing OCP.		Mar-08-2007	On Going
1	Consider a mechanism to recognize authorizations of additional dwellings as permitted by s. 4.4.10 of Keats LUB		Aug-04-2010	On Going
1	Development Approval Information Bylaw	Develop and adopt a D.A.I bylaw for the Gambier Trust Area.		On Going
1	Consultation with Squamish First Nation	Scope interim strategies pending completion of a possible protocol agreement to address protection of archaeological and heritage resources.	Jan-31-2012	On Going
1	Strategic Planning Review for Howe Sound		Jan-31-2012	On Going
1	Review Gambier OCP/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.	May-22-2014	On Going
1	Staff to research the history of Site-Specific water zones on Gambier.		Sep-26-2013	On Going

Applications w/ Status - Gambier Island Status: Open

Applications

Development Variance Permit

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

Planning Status

Status Date: Apr-10-2008

still on hold pending rezoning

Status Date: Aug-13-2007

on hold pending rezoning application

Status Date: May-16-2006

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

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

Planning Status

Status Date: Jun-09-2015

no change

Status Date: Feb-02-2015

no change

Status Date: Aug-26-2014

no change

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2015.3	ROSANN YOUCK	Jun-08-2015	PID: 024-211-591 1508 Taki-Te-Si Road (formerly 1556) Variance of the 15 metre setback to permit the residence to be built within 14 metres of the high water line.

Planner: Teresa Rittemann

Planning Status

Status Date: Sep-16-2015

Planner TR finished Staff Report and it's being reviewed by RPM for the Oct. 1 LTC meeting

Status Date: Jul-28-2015

Planner currently reviewing application likely to be on October LTC agenda.

Rezoning

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

Planner: Aleksandra Brzozowski

Planning Status

Status Date: Apr-27-2015

Agreed that applicant will work to complete the terms of the Land Use Contract without amendment, ie. not requiring Bylaw 101.

Status Date: Oct-10-2014

Applicant notified SZ not lead planner on file

Status Date: Sep-18-2014

Trust Fund accepted nature reserve at Sandy Beach

Subdivision

File Number	Applicant Name	Date Received	Purpose
GM-SUB-2000.1	LANDPLAN GROUP INC.	May-04-2000	PID: 014-385-694 Keats Island - 111 bare land strata subdivision, 2 camp lots, and remainder(Keats Camp); nature reserve, park dedication, parking lot. DL 696

Planner: Sonja Zupanec

Planning Status

Status Date: Jun-06-2007

On hold pending rezoning application.

Status Date: May-16-2006

Met with applicant - revised plan to come based on LUC. May be add'l fees.

Status Date: Dec-21-2005

MOT issues Prelim Layout NOT APPROVED with conditions.

File Number	Applicant Name	Date Received	Purpose
GM-SUB-2010.1	Venture Management Ltd	May-25-2010	PID: 015-980-324 7 residental lots

Planner: Sonja Zupanec

Planning Status

Status Date: Jan-06-2012

No further action until applicant finalizes final plan of subdivision.

Status Date: Mar-16-2011

Comments sent to MoTI. Depth to width information was received.

Status Date: Feb-23-2011

Waiting for applicant to confirm that lots comply with depth to width ratio. Revised comments to be sent to MoTI.

File Number	Applicant Name	Date Received	Purpose
GM-SUB-2012.2	Reel 17 Investments Ltd.	Jun-29-2012	4 lot subdivision

Planner: Aleksandra Brzozowski

Planning Status

Status Date: Jun-09-2015

PLA granted by MOTI on May 22, 2015.

Status Date: Apr-27-2015

Revised referral response sent to MOTI.

Status Date: Dec-08-2014

Reaffirmed with MOTI that DVP is required before property is deemed compliant with zoning.

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

Planner: Sonja Zupanec

Planning Status

Status Date: Mar-28-2014

Under review by planner

Islands Trust

LTC EXP SUMMARY REPORT F2016

Invoices posted to Month ending August 2015

630 Gambier	Invoices posted to Month ending August 2015	Budget	Spent	Balance
65000-630	LTC "Trustee Expenses"	3,000.00	171.62	2,828.38
LTC Local				
65200-630	LTC - Local Exp - LTC Meeting Expenses	2,500.00	1,236.00	1,264.00
65210-630	LTC - Local Exp - APC Meeting Expenses	750.00	0.00	750.00
65220-630	LTC - Local Exp - Communications	300.00	0.00	300.00
65230-630	LTC - Local Exp - Special Projects	750.00	214.00	536.00
TOTAL LTC Local Expense		4,300.00	1,450.00	2,850.00
Projects				
73001-630-2016	Gambier OCP/LUB	7,000.00	0.00	7,000.00
73001-630-3003	Gambier RAR	10,000.00	0.00	10,000.00
73001-630-4052	Gambier Howe Sound Community Forum	1,000.00	0.00	1,000.00
TOTAL Project Expenses		18,000.00	0.00	18,000.00

Gambier Island Local Trust Committee

POLICIES AND STANDING RESOLUTIONS

Updated: March 26, 2015

No	Meeting Date	Resolution No.	Issue	Policy
1.	October 6, 2010	**GM-082-2010**	Guidelines for the appointment of members to the advisory planning commission	It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee endorses the following guidelines for the appointment of members to the advisory planning commission and requests that such guidelines be posted on the Islands Trust website and are used in any posting to solicit expressions of interest from candidates for advisory planning commission membership: "The Gambier Island Local Trust Committee shall make all reasonable efforts, in the consideration of appointments to the advisory planning commission that members are: a. representative of a broad cross section of the geographical areas of the Gambier Island Local Trust Committee area; b. 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 c. where feasible and practical of a balanced representation of gender and age groups. Consideration shall be given to the following criteria in any appointment: ▪ Previous experience as a member of a Board of Variance ▪ Experience on a local government council, board, local trust committee, commission or other body ▪ Experience with other volunteer boards, commissions or committees ▪ Experience and credential in a planning, design or related profession ▪ Experience and credentials in a building or design trade ▪ Educational background ▪ Length of residency in the local trust area Availability, and willingness to travel between local trust areas."
2.	March 26, 2015	**GM-2015-018**		**It was MOVED and SECONDED,** that the Gambier Island Local Trust Committee amend the APC appointment guidelines to allow for representation of members to be weighted to a geographic area subject to a current top priority project.

Trust Fund Board Report to Local Trust Committees and Bowen Island Municipality
August 2015

Wallace Point Covenant signed – North Pender Island
A covenant has been signed to protect over 50% of a property at Wallace Point, the southernmost point of North Pender Island at the mouth of Bedwell Harbour. The 1.63 hectare covenanted area encompasses several distinct ecosystems and includes two wildlife trees, one of which has an active Bald Eagle nest. Dense bull kelp beds grow near the shoreline and there is a Rockfish Conservation Area offshore north and east of this property.

Meeting with Qualicum First Nation - Lasqueti Crown Land acquisition
Trust Fund Board representatives enjoyed a cordial lunch with the chief and councillors of the Qualicum First Nation followed by initial discussions about the possible acquisition of Crown land on Lasqueti for protection. The Trust Fund Board plans to host Qualicum representatives in the fall for a visit to Lasqueti to look at the land and other areas of significance to the Qualicum people.

Fairyslipper Forest Nature Reserve – Thetis Island land acquisition project
Islands Trust Fund is continuing to support its partners, Thetis Island Nature Conservancy and Cowichan Community Land Trust, as the project to protect Fairyslipper Forest moves into a new phase. So far, $180K has been raised – over one third of the $560k required to acquire a property on Lower Burchell Hill as Thetis Island's first nature reserve. Visit the Islands Trust Fund website to watch the video that has been created to encourage donations. www.IslandsTrustFund.bc.ca/Fairyslipper

Realtor Outreach – Pender Islands
Islands Trust Fund staff, in collaboration with the Pender Islands Conservancy Association (PICA), organized a land conservation outreach event for real estate and other professionals involved with selling properties on North and South Pender Islands. The event was well received by participants who commented that they felt much more knowledgeable about conservation covenants. Similar events will be considered for other islands. Local trustees will be contacted early in the planning process.

Grace Islet – Salt Spring Island
Islands Trust Fund is in touch with the Nature Conservancy of Canada with respect to a possible role in the ongoing protection and stewardship of Grace Islet.

Trespass at Mount Trematon Nature Reserve– Lasqueti Island
Islands Trust Fund has acted quickly to address a trespass at Mount Trematon Nature Reserve on Lasqueti Island. We are fortunate that such incidents are a rare occurrence but we are prepared to take appropriate action when they do happen.

Coastal Douglas-fir Conservation Strategy – Islands Trust Fund as an example
The Islands Trust Fund is providing a local government scenario for pursuing the Conservation Strategy of the Coastal Douglas-fir and Associated Ecosystems Conservation Partnership (CDFCP). Islands Trust Fund is an active member of this partnership which includes provincial agencies, NGOs, academics, and local governments. More information about the CDFCP Conservation Strategy will be included in September's Trust Council package.