



Gambier Island Local Trust Committee

Regular Meeting Agenda

Date: October 23, 2014
Time: 10:30 am
Location: Gibsons and District Public Library
470 South Fletcher Road, Gibsons, BC

Pages

- | | | | |
|-----|---|---------------------|---------|
| 1. | CALL TO ORDER | 10:30 AM - 10:30 AM | |
| 2. | APPROVAL OF AGENDA | | |
| 3. | MINUTES | | |
| 3.1 | Local Trust Committee Meeting Minutes dated September 18, 2014 – for adoption | | 3 - 13 |
| 3.2 | Section 26 Resolutions Without Meeting Log dated October 9, 2014 | | 14 - 14 |
| 3.3 | Gambier Island Advisory Planning Commission Minutes - none | | |
| 4. | BUSINESS ARISING FROM MINUTES | | |
| 4.1 | Follow-up Action List dated October 13, 2014 | | 15 - 15 |
| 4.2 | Sustainability Guide Distribution and Shoreline Brochure Distribution | | |
| 5. | CHAIR'S REPORT | | |
| 6. | TRUSTEES' REPORT | | |
| 7. | DELEGATIONS - none | | |
| 8. | TOWN HALL SESSION | | |
| 9. | CORRESPONDENCE | | |
| | (Correspondence received concerning current applications is considered with the application) | | |
| 9.1 | Email dated September 30, 2014 from Anthony Leoni on behalf of the Future of Howe Sound Society regarding Liquid Natural Gas (LNG) Plant (Woodfibre) Proposal | | 16 - 20 |
| 10. | LOCAL TRUST COMMITTEE PROJECTS | | |

11. APPLICATIONS AND PERMITS - none
12. BYLAWS
13. REPORTS
 - 13.1 Work Program Reports
 - 13.1.1 Top Priorities Report and Projects List dated October 13, 2014 21 - 23
 - 13.2 Applications Log Report dated October 13, 2014 24 - 27
 - 13.3 Trustee and Local Expense
 - 13.3.1 Expenses posted to Month ending September, 2014 28 - 28
14. NEW BUSINESS
 - 14.1 Green Wharf Guide - for discussion
 - 14.2 Howe Sound Community Forum, Update from October 17 event - for discussion
15. ISLANDS TRUST WEBSITE
 - 15.1 Gambier Island Web Pages

The Gambier Island Local Trust Committee Website can be found at:
<http://www.islandstrust.bc.ca/islands/local-trust-areas/gambier.aspx>
16. NEXT MEETING DATE

Thursday, November 27, 2014 at 9:15 am at Gibsons Library, 470 South Fletcher Road, Gibsons, BC
17. TOWN HALL SESSION - time permitting
18. ADJOURNMENT



Gambier Island Local Trust Committee Minutes of Regular Meeting

Date: September 18, 2014
Location: Keats Camp - Pilot House
Keats Camp, Keats Island, BC

Members Present Kate-Louise Stamford, Local Trustee
Jan Hagedorn, Local Trustee
David Graham, Chair

Staff Present Aleksandra Brzozowski, Island Planner (via teleconference)
Diane Corbett, Recorder

Others Present Sonja Zupanec, Island Planner (via teleconference, 12:44-12:50 pm)
Rob Bentall, Executive Director, Camp Barnabas - a.m.
7 members of the public - a.m.

1. CALL TO ORDER

Chair Graham called the meeting to order at 10:41 am and introduced trustees and staff in attendance.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- Move 14.2 to top of agenda
- Add 14.3 Woodlot Management Plan
- Add 14.4 Protocol and Squamish Nation

By general consent, the agenda was approved as amended.

Planner Brzozowski joined the meeting via teleconference at 10:44 am.

3. MINUTES

3.1. Local Trust Committee Meeting Minutes dated July 10, 2014 – for adoption

- The following amendments to the minutes were presented for consideration:

- Page 12, paragraph 4, line 2: place period after “dock” and delete the end of the sentence and the second sentence.
- Page 12, paragraph 4, line 2: add “As to how the dock would be funded after this initial funding has been spent, Trustee Stamford did not have further information
- ”Page 12, paragraph 7, sentence 2: delete text to end of sentence after “remarked that”, and add “BC is the only place on the planet where glass sponge reefs are found.”
- Regarding resolution GM-2014-043, Trustee Stamford clarified that a draft letter regarding the values of Wilderness Conservation zoned lands was still being worked on, and that she would send a copy of the draft to the other trustees.

By general consent, the minutes were adopted as amended.

3.2. Local Trust Committee Public Hearing Record dated July 10, 2014 – for receipt

The Public Hearing Record dated July 10, 2014, was received.

3.3. Section 26 Resolutions Without Meeting Log dated September 9, 2014 - attached

The Resolutions Without Meeting Log dated September 9, 2014 was received.

**3.4. Gambier Island Advisory Planning Commission Minutes - none
GM-2014-047**

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to mail ten copies of the Sustainability Guide to each Advisory Planning Commission member from the Associated Islands with a request to please distribute it as they see fit to their island members.

CARRIED

4. BUSINESS ARISING FROM MINUTES

4.1. Follow-up Action List dated September 9, 2014 - attached

Planner Brzozowski provided an update on the Follow-Up Action List dated September 9, 2014.

4.2. Sensitive Ecosystem Mapping - Outreach Maps

4.2.1. Memorandum - to be distributed

Planner Brzozowski discussed the development of the draft sensitive ecosystem maps, and proposed ideas for further additions to the map.

Trustees proposed suggested changes and additions related to physical reference points, natural features of Gambier, and clarity in the map legend. Staff will come back with a further refined draft.

4.3. Hunting Regulations in Islands Trust Area - verbal update

Planner Brzozowski provided background and outlined her research efforts on the issue of hunting regulations in the Islands Trust Area. As staff was awaiting a response from a provincial staff person on hunting restrictions and hunting areas, there was no recommendation from staff for next steps on this issue at this time. The Island Planner indicated she would come back with further information.

Trustee Stamford remarked that trustees had received several requests for a hunting restriction, especially on the southwest peninsula of Gambier Island, which is the area on Gambier with the most residential homes. Concerns included having a hunting arrow shot through the roof with kids playing in the yard, and shots fired near peoples' homes. The trustee proposed it was possible people who come on the island may not be aware of where they are hunting. As hunting season is coming up, the trustee wondered what could be done to increase hunters' awareness. Discussion ensued.

Chair Graham noted that Islands Trust does not regulate hunting, but is simply an advocate.

5. CHAIR'S REPORT

Chair Graham explained he is the appointed Chair of this Local Trust Committee, locally elected as Local Trustee on Denman Island.

Chair Graham described the Trust Council's last meeting of the term the previous week on Keats and Gambier Islands. It was a good way for trustees to become more aware of the islands. The trustees had proposed ideas for next Trust Council during the session.

6. TRUSTEES' REPORT

Trustee Hagedorn reviewed her report on activities since the last Local Trust Committee meeting:

- July 24 –Thanks to all who attended the Ministry of Forests, Lands and Natural Resource Operations (FLNRO) meeting held in West Vancouver, taking the time to attend and to write letters/comments to the province outlining concerns and issues surrounding the proposed woodlots on Gambier. Over 200 people attended. Nothing has happened around that decision.

- July 25 – Attended a Community to Community meeting with Sechelt Nation in Sechelt with fellow Trustee and elected officials and staff from Sechelt/ Squamish/ Powell River/ SCR D.
- July 26 – Spoke at the SOS (Save Our Sound) Howe Sound event held north Gambier at Burrard Yacht Club and was joined by SCR D Area F (West Howe Sound) Director Lee Turnbull. It was a great sunny day with lots of fun for all, celebrating our Howe Sound together.
- August 5 – Attended a Liberal meeting with Justin Trudeau in West Vancouver ensuring issues of our Islands and a need for a Marine Land Management Plan for the Howe Sound were heard. He clearly heard the industrial pressures and the need for a plan so we do not go backwards.
- August 21 – Another sunny day for the Eastbourne Community AGM. Community leaders met and shared initiatives that support the safety and well being of Keats Islanders and the ecosystem, as well as creating fun activities for all to join. Issues such as parking, invasive species, roads, fire equipment, water, parks, fishing derbies, and much more were discussed.
- September 9-11 – Trust Council was held in the Gambier Trust Area for the first time in six years. All 26 of the trustees met for the last time this term to make decisions that affect the federation of trust areas. Having the business meetings in Gambier Trust Area supports the local economy, and all trustees gain perspective of Gambier Trust Area, which is used when asked to make decisions that affect the Howe Sound Area area. See link below for trust council term review: www...ca/media/283212/2011-14-trust-council-term-review..islandstrust.bc.ca/media/283212/2011-14-trust-council-term-review.pdf
- September 17 – Along with Trustee Stamford and Keats Islander Dan Rogers, Trustee Hagedorn spent the day with MLA Nicholas Simons touring around Gambier and discussing the concerns and issues of this area.
- Biologist Ramona Degraff has been forage fish mapping the shoreline of Gambier and Keats and Bowen in the month of September. It is intended the maps will be completed by October 31st 2014.
- SCR D has been working on the Keats Island Dog Control Bylaw and it looks like it will be completed soon.

Trustee Stamford outlined recent activities as follows:

- July 19 – Attended Gambier Island Community Association AGM. It was another successful year for the dedicated volunteers who support the Community Association. One of the highlights was a very good discussion amongst community members about trails and their impact on landowners.
- July 24 – Attended a forestry meeting regarding proposed woodlots on Gambier at St. Francis in the Woods, West Vancouver, along with about 250 interested community members, to hear and be heard on the additional woodlots on Gambier. This was the only opportunity the general public has had to express their opinions about FLRNO's plans for a large portion of the Wilderness Conservation zone on the island. The Gambier Island Local Trust Committee continues to advocate for process, community engagement and upholding the spirit of the Gambier Island Official Community Plan. There has been no announcement by FLNRO of any winning bid.
- July 25 – Trustees were honoured to be invited to a day-long Community to Community meeting, a joint session between the Sechelt, Sliammon, Squamish nations and locally elected community representatives from the Regional District, Gibsons and Sechelt Councils. Discussions ranged from traditional connections among first nations to the potential impact of the Tsilhqot'in Decision on land planning on the Sunshine Coast.
- July 29 – Attended Parks and Trails sub-committee meeting.
- August 2 –Set up an information booth at Gambier Family Fair. There was a successful turn out for the Gambier Island Community Centre Society who work so hard to keep this amazing facility going.
- August 5 – Municipal representatives were invited by Pamela Goldsmith-Jones, federal liberal nominee for Sea-to-Sky/Sunshine Coast/West Vancouver, to discuss with Justin Trudeau the federal role in municipal challenges. Trustee Stamford brought up the coast guard, derelict vessels and was also interested in seeing better infrastructure (internet/cell phones) to remote areas.
- August 11 – Attended Trust Planning committee meeting via GoTo meeting.
- August 21 – Attended Eastbourne Community AGM. Their common water system keeps everyone in touch especially during the drier summer months, and their support of the fire equipment group is outstanding.
- August 25 – Attended a meeting organized by Ruth Simons of the Future of Howe Sound Society with MP John Weston and MP Colin Carrie, Parliamentary Secretary to the Minister of Environment. The round table of about 20 community representatives was consistent in the message to our federal government that

staffing has been gutted in marine enforcement and scientific departments. As well, there was also an overall call for funding to provide proper planning for the Howe Sound area. MP Carrie listened and outlined the federal funding opportunities for small-scale environmental initiatives; he showed some environmental grants, but there was nothing big.

- September 9-11 – The final Trust Council of the term met in this Local Trust area for the first time in six years. There were two half-day business sessions on Keats at Barnabas Retreat and a full-day meeting at the Gambier Island Community Centre. Adam Taylor of the Marine Life Sanctuaries Society gave a presentation on glass sponges of Halkett Point and there were delegations from the Gambier Island Conservancy, Future of Howe Sound Society and Stephen Foster of the Suzuki Foundation. For a review of the highlights of the council meetings over the past term please see the following link:
www.islandstrust.bc.ca/media/283212/2011-14-trust-council-term-review.pdf

Trustee Stamford announced that this would be Trustee Hagedorn's last Local Trust Committee meeting on Keats Island as Local Trustee. Some of Trustee Hagedorn's friends were invited to this meeting to share in an appreciation of Trustee Hagedorn and her contributions during her two terms of service as a Keats Island Trustee.

Trustee Stamford expressed her tremendous thanks for being able to work with Trustee Hagedorn over the last few years, and invited members of the public to comment.

The business meeting recessed at 11:47 am.

Chair Graham reconvened the meeting at 12:09 p.m.

7. DELEGATIONS - none declared

8. TOWN HALL SESSION

None.

9. CORRESPONDENCE

Correspondence specific to an active development application and/or project will be received by the Gambier Island Local Trust Committee when that application and/or project is on the agenda for consideration.

10. LOCAL TRUST COMMITTEE PROJECTS

10.1. Foreshore Protection and Outreach - for discussion

Planner Brzozowski commented that she had nothing formal to report at this time on a foreshore development education workshop for contractors,

Trustee Hagedorn observed that there is interest out there, and noted she would like to talk with contractors and encourage them to invite other contractors to a workshop. Trustee Stamford affirmed her support that this workshop be done.

Trustees were urged to forward names to staff of contractors whom they thought would be interested in foreshore development education, and their potential degree of interest, and staff would reach out.

Planner Brzozowski explained that a brochure called "Shoreline Matters", developed by Ramona de Graff and modified for the Gambier Trust Area, had been posted on the website. The "Saving Our Shorelines" document soon would be posted on the Foreshore Protection page.

Trustee Hagedorn referenced maps that she had laminated and took to Thormanby in the summer, and wondered if a copy could be made available for another person for their community. Staff advised that the maps are up on the website, and that she would bring a copy of the map to the next meeting for Trustee Hagedorn.

10.2. Implementation of Official Community Plan Policies

10.2.1. Memorandum dated September 9, 2014 regarding Howe Sound Application Responses - attached

Planner Brzozowski reviewed the memorandum dated September 9, 2014 containing information regarding the status and process of proposed Howe Sound industrial applications.

Trustee Stamford requested that this information be added to the website, for the public's information.

Planner Brzozowski explained the process pertaining to the BURNCO application and responded to trustees' inquiries. Trustees noted there is a large difference between the original proposal and the new proposal: increased size of processing area; reduced treed buffer between the processing area and foreshore; and increased proximity of the processing area to strata properties on McNabb Creek.

BREAK

11. APPLICATIONS AND PERMITS

11.1. GM-RZ-2013.2 (Gambier Island Sea Ranch - Bylaw No. 126)

11.1.1. Memorandum dated September 8, 2014 - attached

The memorandum dated September 8, 2014, regarding the final reading and adoption of Proposed Bylaw No. 126 (Sea Ranch) was received. As the draft bylaw was not attached to the memorandum, Island Planner Zupanec explained that it would be possible to do the reading and adoption by Resolution Without Meeting.

Planner Zupanec responded to trustee inquiries regarding the bylaw process. There would be no change to the zoning bylaw. Staff indicated the Resolution Without Meeting would be prepared for the following week.

12. BYLAWS

12.1. Bylaw No. 126 cited as "Gambier Island Land Use Bylaw 86, 2004, Amendment No. 1, 2014" - for adoption

Deferred for adoption by Resolution Without Meeting.

13. REPORTS

13.1. Work Program Reports

13.1.1. Top Priorities Report and Projects List dated September 9, 2014 – attached

The Top Priorities Report and Projects List dated September 9, 2014 were received for information.

Planner Brzozowski gave an update on work done by planning staff over the summer on the Riparian Areas Regulation Implementation Project for the Gambier Trust Area.

Chair Graham expressed thanks to staff from the Local Trust Committee for this work.

There was discussion on whether to remove food security from the Projects List; it had been removed from the strategic plan for Trust Council. There was consensus to leave it on at this time. In the reference to the SCRD Agricultural Area Plan, the objectives listed were removed, as the original draft Plan had been revised.

Planner Brzozowski offered to consolidate the Projects List; trustees agreed that the list should be left "as is" for the next Local Trust Committee.

13.2. Applications Log

13.2.1. Report dated September 9, 2014 – attached

Received.

13.3. Trustee and Local Expense

13.3.1. Expenses posted to month ending July, 2014- attached

Received.

13.3.2. Expenses posted to month ending August, 2014- attached

Received.

14. NEW BUSINESS

14.1. 2015-16 Budget Submissions

14.1.1. Memorandum dated August 18, 2014 - attached

Trustees Stamford and Hagedorn concurred there was a need for the Local Trust Committee to bring something to the table regarding participation in the Howe Sound Community Forum and expenses regarding the cumulative effects assessment framework. Chair Graham suggested it would be prudent to stick with the funds allotted. Regarding whether the LTC would lose the \$5000 budgeted this year for a shoreline protection workshop, staff explained that \$7000 allocated for OCP/LUB Review Gambier Island includes funds for foreshore protection.

Discussion ensued regarding projects and the budget. Trustees provided feedback on the proposed budget and staff responded to inquiries from trustees.

GM-2014-048

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request \$1000 be made available to enable the Local Trust Committee to better participate in the Howe Sound Community Forum in the 2015/2016 budget.

CARRIED

GM-2014-049

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee approve and forward the draft 2015-16 Local Trust Committee Project Budget submission to Financial Planning Committee as presented.

CARRIED

14.2. Crown Land Disposition (Barnabas)

Planner Brzozowski reported that the referral to the Local Trust Committee (LTC) on the Camp Barnabas application had been received since the discussion on this subject earlier in the meeting. Planning staff will notify the Trustees upon completion of the referral.

14.3. Woodlot Management Plan

Trustee Stamford inquired about options for public input if Gambier woodlots go ahead and a management plan comes to the Local Trust Committee for referral. The Island Planner indicated the typical referral process is thirty days.

Discussion ensued on gathering feedback through referral to an Advisory Planning Commission.

Trustee Stamford noted that announcement of the successful bidder would be a trigger point to begin developing a public process for an upcoming management plan.

GM-2014-051

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request, upon the announcement of a successful bidder, that staff get in touch with the Ministry of Forests, Lands, and Natural Resource Operations and request a longer response time to the referral.

CARRIED

14.4. Protocol and Squamish Nation

Trustee Stamford inquired about the protocols regarding a request to meet with the Squamish Nation on Gambier Island. The trustee will send staff a memo with additional comments regarding this inquiry. The Island Planner will come back with further information.

15. ISLANDS TRUST WEBSITE

15.1. Gambier Pages - for discussion

The Shoreline Matters brochure was added to the Gambier web pages.

The following document was requested to be added: Staff memo dated September 9, 2014 entitled "Howe Sound Industrial Applications – Updates".

16. CLOSED MEETING

17. RECALL TO ORDER

Rise and Report from Closed Meeting

Chair Graham recalled the meeting to order at 1:31 p.m.

18. NEXT MEETING DATE

18.1. Thursday, October 23, 2014 at 10:30 am at Gibsons Library, 470 South Fletcher Road, Gibsons, BC

19. TOWN HALL SESSION - time permitting

None.

20. ADJOURNMENT

By general consent the Gambier Island Local Trust Committee meeting was adjourned at 1:50 pm.

David Graham, Chair

Certified Correct:

Diane Corbett, Recorder

RWM From: July 03, 2014 To: October 09, 2014

Gambier Island

Resolution #	Action	Resolution Description	Resolution Date
2014-04	In Favour	That the Gambier Island Local Trust Committee adopt Bylaw No. 126 cited as "Gambier Island Land Use Bylaw 86, 2004, Amendment No. 1, 2014.	Sep 25, 2014
2014-03	In Favour	That the Gambier Island Local Trust Committee authorise the release of up to \$250.00 for travel costs related to the attendance of Trustee Stamford and Hagedorn at the public information meeting on the new Gambier woodlots, hosted by the Ministry of Forests, Lands and Natural Resource Operations on Thursday, July 24, 2014.	Jul 23, 2014



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 shoreline protection strategies for DL 696.	Aleksandra Brzozowski Sonja Zupanec	Mar-20-2014	On Going

Mar-20-2014

No.	Activity	Responsibility	Target Date	Status
1	Staff investigate restrictions re: rifle discharging in Gambier LTA and elsewhere in the Islands Trust Area. Update as of Sept 2: investigation continues.	Aleksandra Brzozowski	May-22-2014	On Going

Jul-10-2014

No.	Activity	Responsibility	Target Date	Status
1	Develop a letter or poster about a contractors session and trustees will identify contractor champions.	Aleksandra Brzozowski	Sep-18-2014	Done

Sep-18-2014

No.	Activity	Responsibility	Target Date	Status
1	Print two copies of Shoreline Mapping maps for Thormanby Islands to bring to Oct 23 LTC meeting.	Aleksandra Brzozowski	Oct-23-2014	Done
1	Mail 10 copies of Sustainability Guide to APC members for their interest and to distribute at their pleasure.	Aleksandra Brzozowski	Oct-23-2014	Done
1	Create project page for Howe Sound Applications info, and post Sept 18, 2014 memo to the site.	Aleksandra Brzozowski	Oct-23-2014	Done

From: Mona Helcermanas-Benge [mailto:monahbenge@shaw.ca]
Sent: September-30-14 11:35 AM
To: Marie Smith
Cc: al@webhudco.ca
Subject: Woodfibre LNG [WHC-ACTIVE.FID319659]
Importance: High

Good afternoon,

I am writing regarding the Woodfibre LNG matter. I enclose a letter on behalf of Future of Howe Sound Society (FHSS) to the Federal Minister of Environment requesting that the Substitution Decision be reconsidered. This sets the stage for possible Court proceedings for a declaration that the BCEAO strictly comply with the requirements of the Substitution Decision, including disclosure of documents to the public and consultation with expert authorities regarding marine safety.

In order to maintain FHSS' current communication channels with the Province, FHSS would prefer to characterize the expressed concerns about the process as being broadly held. As a result, before we send out the letter to the Minister in final form we would like to know whether the Islands Trust Executive will sign on to support the position we are stating on the final page.

I would be happy to discuss this with you at your convenience.

Best Regards,

Tony

Anthony Leoni



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Reply to: Anthony Leoni
Direct Line: (604)443-3667
Email: al@webhudco.ca
Our File: 41226 070

September 26, 2014

The Honourable Leona Aglukkaq, M.P.
Minister of Environment
Ottawa, Canada K1A 0H3

Dear Honourable Minister:

Re: Woodfibre LNG - Substitution Decision dated February 19, 2014

I am the solicitor for the Future of Howe Sound Society ("FHSS"). I write with respect to the proposed Woodfibre Liquefied Natural Gas project near Squamish, B.C. FHSS and the other municipalities and stakeholders who have endorsed this letter at page 4 wish to ensure that there is a full and unbiased review of the proposed project as it will have significant implications for Howe Sound impacting on the economy, communities and the environment that deserve full consideration.

Regulatory and Factual Background

On February 19, 2014, you approved B.C.'s request to substitute the provincial environmental assessment (EA) process for the *Canadian Environmental Assessment Act, 2012* (CEAA 2012) EA of the Woodfibre Liquefied Natural Gas project ("Woodfibre LNG"). The Substitution Decision dated February 19, 2014 (the "Substitution Decision") outlines the conditions that B.C. agreed to meet in undertaking the substituted process.

We quote from the Substitution Decision:

- The designated project to be assessed is the construction, operation and decommissioning of a liquefied natural gas facility, marine terminal and any incidental physical activities, including marine shipping activities;

[...]

- The public will be given an opportunity to participate in the environmental assessment.
- The public will have access to records in relation to the environmental assessment to enable their meaningful participation.

[...]

Webster Hudson & Coombe LLP is a limited liability partnership comprised of law corporations.

- B.C. will involve expert federal authorities in the B.C. process.

On June 12, 2014, FHSS made a request for access to records pursuant to the B.C. *Freedom of Information and Protection of Privacy Act* (FOIPPA) for:

Reports generated and/or commissioned by Woodfibre LNG, its affiliates, Pacific Oil & Gas Ltd., its affiliates, the Government of BC, the Government of Canada in relation to shipping of LNG in Howe Sound/Salish Sea/Juan De Fuca Strait, including but not limited to any report generated by Lloyd's of London (or any other insurer) with respect to the risk associated with shipping LNG in BC waters. Timeframe is June 12, 2012 to June 12, 2014.

Four responses were obtained from the B.C. Ministries and organizations responsible for the EA process. All four responses stated "Although a thorough search was conducted, no records were located in response to your request. Your file is now closed." Copies of the responses are enclosed.

Concerns with Compliance with the Substitution Decision and the MoU, 2013

The response of the B.C. government to the freedom of information request raises serious concerns about whether B.C. is in compliance with the Substitution Decision, as follows:

1. Although the EA involves marine shipping activities, it appears that B.C. is not in possession of a single document, study, expert report, or memorandum relating to the safety of LNG tankers plying narrow inland waterways in environmentally sensitive areas;
2. The absence of a single document, study or report relating to the safety of marine shipping of LNG in southern B.C. waters indicates that B.C. has not requested involvement or comment from expert federal authorities (including Transport Canada and the Coast Guard) with respect to the EA process, and in particular, with respect to marine shipping activities; and
3. The fact that documents relating to the safety of marine shipping of LNG have not been produced to the public has hamstrung the ability of the public to participate in a meaningful way in relation to the EA.

Concerns with Public Comments by B.C. Premier and Ministers Regarding Woodfibre LNG

As you are aware, the B.C. Ministers of Environment and Natural Gas Development are responsible for the regulatory decision on Woodfibre LNG. Since the Substitution Decision, the following statements have been attributed by the media to the Premier of B.C., the Minister of Environment (B.C.) and the Minister of Natural Gas Development (B.C.):

"Woodfibre is a smaller investment, but it is going to be, we think, on line faster," Ms. Clark said in a phone interview. "So it will be sending its ships to Asia earlier. It could be one of the first liquefaction plants that sends ships to Asia from British Columbia."

"Just because the critics think this is going to be hard doesn't mean we're going to start waving the white towel. I'm determined we're going to win this race," Ms. Clark said. "And the only way that we're going to win it is to aim high, work hard and put our pedal to the metal every day. We have invested a lot of time and a lot of political capital in this. We told people we were going to do this during the election. We ran on it, we got elected on it and we are going to deliver on it."

Source: Globe and Mail, May 6, 2014

"Woodfibre LNG is moving forward with their proposal because they understand the scope of the opportunity in British Columbia," said Premier Clark. "We are building a competitive new export industry in our province - one that will create unprecedented prosperity and jobs for decades."

"Woodfibre LNG is advancing rapidly towards reaching a final decision on the construction of the Woodfibre LNG project," said Imelda Tanoto. "Reaching this agreement with Premier Christy Clark is a strong signal to our company that the Government of British Columbia is committed to the success and viability of the LNG sector."

"We are strengthening global partnerships and working collaboratively with LNG proponents to create new economic opportunities for British Columbia," said Minister of Natural Gas Development Rich Coleman. "This initiative is another example of our commitment to ensure B.C.'s natural gas supports a growing economy and creates long-term jobs."

Source: BC Newsroom (www.newsroom.gov.bc.ca, May 7, 2014)

"That's really -- for any industrial development -- for local government to use democratic means in their communities to make a decision for them. But there are jurisdictions with respect to approval," said Minister Mary Polak on Friday.

Source: Vancouver Observer, July 19, 2014

"The difference with the Woodfibre project is, there is grid access, there is power available and it's a small plant, so its requirement for electricity is nowhere near the requirement there would be for a major, 24-million-tonne operation."

Source: Globe and Mail, May 14, 2014

In FHSS' submission, the public statements by the Premier and Ministers responsible for the EA process appear to indicate that the decision-makers may have predetermined the outcome of the process and have become advocates for the Woodfibre LNG project. That begs the question of whether B.C. is capable of undertaking a fair consideration of the factors set out in section 19(1) of the CEEA 2012.

Conclusion

Above, we have outlined FHSS' concerns with the manner in which the B.C. EA process is being conducted. Further, FHSS is concerned that the fairness of the process is questionable, in light of the B.C. government's public commitment to LNG development. As the first LNG project in line for approval, it appears that the EA for Woodfibre LNG is being rushed, at the expense of a fair consideration of the factors set out in section 19(1) of the CEEA 2012.

In the circumstances, FHSS respectfully requests that the Honourable Minister of Environment reconsider and rescind the Substitution Decision, and that the EA of the Woodfibre LNG Project be conducted pursuant to s. 38 of CEEA 2012, including referral to a Review Panel.

Yours truly,

WEBSTER HUDSON & COOMBE LLP

Per:

Anthony Leoni

AL/sh

cc: BC Environmental Assessment Office



Islands Trust

Print Date: Oct-14-2014

Top Priorities

Gambier Island

No.	Description	Activity	Received/Initiated	Responsibility	Target Date	Status
1	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
2	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	Aleksandra Brzozowski	Nov-03-2014	On Going
3	Riparian Areas Regulation Implementation Project for Gambier Island Local Trust Area.		Oct-26-2011	Aleksandra Brzozowski	Dec-31-2012	On Going



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	Staff to prepare an issues outline with respect to Gambier Island Comprehensive Land Use Planning Project. (Address community planning and environmental protection issues) Gambier dp and comprehensive planning - subject to alternate funding and resources. To include: 1. Road issues - road network, and parking issues 2. Gambier forest tenure and reallocation - Gambier Island Crown lands. Gambier LUB follow-up: Definition of recreation in Area 3, CD1 Zone. Subdivision and use of common property in a bare land strata plan. Legal non-conforming - information note. ssociated secondary dwelling - definition and use. Potable water requirements. Staff to research the history of Site-Specific water zones on Gambier.		Jun-23-2010	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	Food Security: Based on the November 2010 'Exploring Food Security in the Islands Trust Area' - explore opportunities to implement policies and regulations to address food security in the Gambier Trust Area.	Please make note to consider Objectives 6.1 & 6.2 in the Agricultural Area Plan for the Sunshine Coast Regional District.		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



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: Aug-26-2014

no change

Status Date: May-07-2014

no change

Status Date: Mar-28-2014

no change

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2013.2	Jim Green	Apr-08-2013	027-998-967 Jim Green (Reel 17 Investments) Gambier Island A variance to site a rock retaining wall and to authorize additional width for a walkway pier

Planner: Aleksandra Brzozowski

Planning Status

Status Date: Oct-25-2013

Staff advised applicant of outstanding information required for application.

Status Date: Aug-14-2013

Applicant submitted application and some supplemental information.

Forest Land Reserve

File Number	Applicant Name	Date Received	Purpose
GM-FLR-2013.1			

Planner:

Planning Status

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: Courtney Simpson

Planning Status

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

Status Date: Mar-13-2014

Teleconference with applicant regarding next steps.

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 Planner: Sonja Zupanec	May-25-2010	PID: 015-980-324 7 residential lots

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. Planner: Aleksandra Brzozowski	Jun-29-2012	4 lot subdivision

Planning Status

Status Date: Oct-03-2012

Referral response sent to MOTI and applicant

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

Planning Status

Status Date: Mar-28-2014

Under review by planner

Islands Trust
LTC EXP SUMMARY REPORT F2015
Invoices posted to Month ending September 2014

630 Gambier	Invoices posted to Month ending September 2014	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-630	LTC "Trustee Expenses"	1,000.00	2,460.20	-1,460.20
LTC Local				
65200-630	LTC - Local Exp - LTC Meeting Expenses	2,500.00	779.75	1,720.25
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	0.00	750.00
TOTAL LTC Local Expense		<u>4,300.00</u>	<u>779.75</u>	<u>3,520.25</u>
Projects				
73001-630-3003	Gambier RAR	30,000.00	0.00	30,000.00
73001-630-4024	Gambier Foreshore Protection and Stewardship	3,000.00	0.00	3,000.00
73001-630-4027	Gambier Forage Fish	5,000.00	0.00	5,000.00
TOTAL Project Expenses		<u>38,000.00</u>	<u>0.00</u>	<u>38,000.00</u>