A NOTICE OF A BUSINESS MEETING OF **THE GAMBIER ISLAND LOCAL TRUST COMMITTEE**
to be held at 10:30 AM on Thursday, April 12, 2012
at Gambier Island Community Centre, Andy's Bay Road,
Gambier Island, BC

Revised: May 2, 2012

AGENDA

		Page No.	****Approx. Time****
1.	**CALL TO ORDER**		10:30 am
2.	**APPROVAL OF AGENDA**		
3.	**MINUTES**		10:35 am
3.1	Local Trust Committee Meeting Minutes dated March 1, 2012 – *attached*	1-10	
3.2	Section 26 Resolutions Without Meeting - *none*		
3.3	Gambier Island Advisory Planning Commission Minutes - *none*		
4.	**BUSINESS ARISING FROM MINUTES**		10:45 am
4.1	Follow-up Action List dated March 29, 2012 - *attached*	11-13	
5.	**CHAIR'S REPORT**		
6.	**TRUSTEES' REPORT**		
7.	**DELEGATIONS**		11:00 am
7.1	Colleen Nystedt – Place Speak Presentation		
8.	**TOWN HALL SESSION**		11:15 am
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.*		
9.1	Email dated February 2, 2012 from John Rowlandson of Velo Village, Island Pathways to Sheila Malcolmson regarding Request for Support for Rural Cycling - *attached*	14-15	11:25 am
10.	**LOCAL TRUST COMMITTEE PROJECTS**		11:30 am
10.1	GM-LUB-2011.2 (Associated Islands Land Use Bylaw Review Project)		
	10.1.1 Project Charter - *attached*	16	
	10.1.2 Communications Matrix - *attached*	17	
	10.1.3 Draft Newsletter – *attached*		
10.2	Riparian Areas Regulation Staff Report dated April 5, 2012 – *attached*		
10.3	Sustainability Checklist– *for discussion*		

	BREAK		12:30 pm
11.	**APPLICATIONS AND PERMITS - *none***		
12.	**BYLAWS - *none***		
13.	**REPORTS**		12:40 pm
13.1	**Work Program Reports**		
13.1.1	Draft Annual Work Program Summary Report – *attached*		
13.1.2	Top Priorities Report and Projects List dated March 29, 2012 - *attached*	18-20	
13.2	**Applications Log**		
	Report dated March 29, 2012 - *attached*	21-25	
13.3	**Trustee and Local Expenses**		
13.3.1	Expenses posted to February 23, 2011 - *attached*	26	
13.3.2	Expenses posted to March 31, 2011 - *attached*	27	
14.	**NEW BUSINESS**		1:30 pm
14.1	Parking at New Brighton, Gambier Island – *for discussion*		
14.2	Memorandum dated February 21, 2012 to Local Trustees from David Marlor, Director of Local Planning Services regarding A Strategic Approach to Islands Trust Communications - *attached*	28-30	
14.3	Proposed BURNCO Aggregate Mine Project Request for Decision - *attached*	31-33	
14.4	Funding for Electric Car charging Stations		
14.5	Potential Dock Divestiture – *for discussion*		
14.6	Protocol Meeting with Sunshine Coast Regional District and Ministry to Transportation and infrastructure – *for discussion*		
14.7	Gambier Island Pay Telephone – *for discussion*		
15.	**ISLANDS TRUST WEBSITE**		
15.1	Gambier page – *attached*	34	
16.	**NEXT MEETING**		
	Thursday, May 24, 2012 at 10:30 am at Gibsons Area Community Hall, 700 Park Road, Gibsons, BC		
17.	**ADJOURNMENT**		2:30 pm

*Approximate time is provided for the convenience of the public only and is subject to change without notice.

DRAFT

MINUTES OF THE GAMBIER ISLAND LOCAL TRUST COMMITTEE MEETING HELD ON THURSDAY, MARCH 1, 2012 AT 10:30 AM AT ERIC CARDINALL HALL, 930 CHAMBERLIN ROAD, WEST HOWE SOUND, BC

PRESENT:	David Graham	Chair
	Kate-Louise Stamford	Local Trustee
	Jan Hagedorn	Local Trustee
	Sonja Zupanec	Island Planner
	Diane Corbett	Recorder

There were three (3) members of the public in attendance.

1. CALL TO ORDER

Chair Graham called the meeting to order at 10:30 am.

2. APPROVAL OF AGENDA

The Agenda was adopted by consensus as amended:

- Delegation postponed to April 12, 2012 meeting;
- Move to before Applications and Permits: GM-LUB-2011.2 (Associated Islands Land Use Bylaw Review Project).

3. MINUTES

3.1 Gambier Island Local Trust Committee Meeting Minutes dated January 31, 2012

Changes were noted:

- for clarification in Trustee's Report on page 3:
  - paragraph 3, replace first sentence with: "Trustee Stamford noted that she has added her and Trustee Hagedorn's name as senders on the Gambier community email list, an informal community service which will enable the Trustees to enhance communication on Gambier."
  - paragraph 3, line 4: replace "are" with "will be made"
  - paragraph 5, line 2: delete all words from the first comma to end of sentence
- page 3, last line and page 4, line 2: change "Martin" to "Morton"
- page 10, item 18.1: change time to "10:30 am"
- pages 8 and 9: change resolution numbers as follows:
  - from GM-011-2012 to GM-010-2012
  - from GM-012-2012 to GM-011-2012
  - from GM-013-2012 to GM-012-2012
  - from GM-014-2012 to GM-013-2012

The minutes of the Gambier Island Local Trust Committee meeting dated January 31, 2012 were adopted as amended by consensus.

3.2 Section 26 Resolutions Without Meeting Log dated February 21, 2012

Received for information

3.4 Gambier Island Advisory Planning Commission Minutes

There were no Gambier Island Advisory Planning Commission minutes.

4. BUSINESS ARISING FROM MINUTES

4.1 Update on January 31, 2012 Town Hall Inquiry

Trustee Hagedorn provided an update regarding an inquiry at the January 31, 2012 Town Hall concerning yacht clubs and voting; the questioner was given contact information for Corporate Officer Angie Legault at the Sunshine Coast Regional District.

4.2 Follow-up Action List dated February 21, 2012

Planner Zupanec provided an update on the Follow-Up Action List dated February 21, 2012.

Engagement with First Nations, which presently is under review by Islands Trust, was discussed. It was noted by the Planner Zupanec that several First Nations had been identified in the Trust Area. It was agreed that staff would remove the word "Squamish" from the listed June 23, 2010 activity to make the reference to First Nations more general.

4.3 Advisory Planning Commission Appointments

Discussion of the Advisory Planning Commission appointments was deferred to the in-camera part of the meeting.

Trustee Stamford stated that she wished to ensure that the Local Trust Committee was in agreement on the use of the Gambier Island Advisory Planning Commission. She noted that the Local Trust Area includes representation from a wide area, not typical within the Islands Trust, and wanted to make sure that the Advisory Planning Commission has a minute taker and that members could attend meetings.

The Advisory Planning Commission role, functioning and bylaw were considered by the Trustees and Planner Zupanec, including discussion on:

- Local Trust Committee's need for clarity of focus regarding Advisory Planning Commission referrals
- Advisory Planning Commission access to technical information

- Role of trustees
- Role of Chair and Secretary
- Nature of Advisory Planning Commission minutes, limited to recommendations and actions
- Process of previous Advisory Planning Commission

Trustee Stamford expressed a desire to refer the land use bylaws to the Advisory Planning Commission prior to first draft and comment by the Local Trust Committee.

Trustee Hagedorn stated she wished to refer the sustainability check list to the Advisory Planning Commission.

Chair Graham concluded that further discussion on this could ensue when a situation for referral is before the Local Trust Committee.

5. CHAIR'S REPORT

Chair Graham advised that he sits on the local Planning Committee, the Finance Committee and the Executive Committee. The budget is being cut; the increase this year is less than 1%, possibly 0%. There will be a quarterly meeting of the Executive Committee soon, where it will be decided whether to take a Gas Tax grant to look at the Islands Trust policy statement.

6. TRUSTEES' REPORT

On February 6, 2012, **Trustee Stamford** attended a Trust Council Programs Committee meeting by teleconference; discussion included stewardship awards and the potential policy review and its impacts. The policy review will be voted on by Trust Council on March 7, 2012.

Trustee Stamford met with a Transport Canada representative and members of the Federal Dock Divestiture Committee regarding the New Brighton dock on Gambier Island. Divestiture was looked at ten years ago, at which time the community worked hard to maintain the federal status of the New Brighton dock. There is a desire by the federal government to move responsibility of this dock to another government, community or private body. Federal staff have promised to hold public meetings to discuss the issue.

Concern continues in the Howe Sound area regarding the potential impact of the proposed BURNCO aggregate mine at McNab Creek. Trustees are working with various individuals, groups and Trustees on Bowen Island to provide an appropriate response during any public hearing opportunities.

Trustee Stamford has been working with the Gambier Island Community Association regarding the complex issue of parking and road upgrades in the New Brighton community area. She and Trustee Hagedorn met with the Gambier Conservancy on February 19, 2012 to examine land planning support for preservation of green space

on the island.

Trustee Stamford's efforts as trustee to date have focused on Gambier Island. She said she was looking forward to visiting Keats Island to get a better understanding of how to support the communities there. The trustee noted that as the Local Trust Committee moves into the land use bylaw process for the Sunshine Coast Regional District Associated Islands, she would like to find opportunities to visit those islands as well over the summer months.

Trustee Hagedorn distributed the Gambier Island Local Trustee newsletter and a map of the Gambier Island Local Trust Committee Area, the largest in the Islands Trust federation. On February 8, 2012 the trustee attended the Planning Committee with eight other fellow trustees in Victoria, where priorities to forward to Trust Council were considered.

Islands Trust Property Management Specialist Jeff Ralph traveled on February 11, 2012 with several Gambier Conservancy members and interested community members to Nature Reserves on Long Bay/Brigade Bay, to consider a restoration project on the reserves which involves removing holly and planting trees. Jeff Ralph can be contacted at jralph@islandstrust.bc.ca.

Trustee Hagedorn urged those who know of anyone who has made a big difference to life in the Gambier Trust Area to nominate them for the Islands Trust 2012 Community Stewardship Awards program by contacting trustees or through the Islands Trust website.

At Trust Council, March 6-8, 2012 on Gabriola, all 26 trustees will be asked to vote and make decisions as a Trust Federation. Two major decisions will be the 2012 budget, and the review of the Policy Statement and whether to accept an offer of a grant of up to $250,000.

A link has been posted to the Islands Trust website about the proposed policy statement review: www.islandstrust.bc.ca/tc/polstreview.cfm

Both trustees have been trying to encourage informal communications, sending out reports in advance of meetings. There is a formal notification service on the Island Trust website: www.islandstrust.bc.ca/ltc/gm/meetings.cfm?&intMode=2.

7. DELEGATIONS

There were no delegations.

8. TOWN HALL SESSION

Graham Wickham, Gambier Island resident, distributed a handout to staff and Trust Committee members with his comments on the budget for 2012-13, which he had also forwarded to the Treasurer and the Financial Committee of March 6-7, 2012. The Trust Committee thanked Mr. Wickham for his submission.

Mr. Wickham stated that he was the previous Chair of the last Advisory Planning Commission, and commented on some of his experiences at that time. Mr. Wickham inquired why he was not selected to the Advisory Planning Commission this year.

Chair Graham noted that the decision of the Local Trust Committee as to how the Advisory Planning Commission is appointed is done in camera; there is no legislative requirement for a trustee to explain appointments.

Brenda Harvesty, Keats Island resident and new Advisory Planning Commission member, said she was looking forward to learning what the Trust Committee needs from the Advisory Planning Commission and how the group will function.

9. CORRESPONDENCE

There was no correspondence to be received.

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 GM-LUB-2011.2 (Associated Islands Land Use Bylaw Review Project) Project Charter

The Land Use Bylaw Review Project is purposed to implement the first Gambier Island Local Trust Committee land use bylaw for the Associated Islands located within the Sunshine Coast Regional District area. The Land Use Bylaw is a regulation document that will implement the Official Community Plan.

Planner Zupanec reviewed the Land Use Bylaw Review Project Charter, dated February 14, 2012, and received inquiries and feedback from trustees during extensive discussion that rendered some updates to the draft Project Charter. The Charter included the following topics: Purpose; Background; Objectives; In Scope; Out of Scope; Budget; Critical Success Factors; Links and Dependencies; Project Team; Stakeholders; Workplan Overview; Governance; Risk Assessment.

The current goal of the project is that consideration of adoption of the bylaw will transpire in March 2013.

A revised draft of the Project Charter will be forwarded by the Planner Zupanec at the next meeting, as well as a draft communications plan.

The meeting recessed at 12:25 pm and resumed at 12:45 pm.

11. APPLICATIONS AND PERMITS

11.1 GM-SUB-2010.1 (Ventureland Management, Gambier Island) 10% Frontage Waiver

Planner Zupanec reviewed the staff report dated February 17, 2012 regarding a frontage waiver for a subdivision referral.

The local trustees desired a dialogue with the developer to learn more about the proposed development. It was noted that an important stream intersects with a road. Trustees mentioned concerns raised by community members related to the size and shape of the development, water access by the public, ownership of the road, stream protection, and impacts of the development on parking in the area.

Trustees suggested that the developer might be willing to give back to the community in exchange for the waiver of the 10% lot frontage requirement.

Planner Zupanec noted that the land use bylaw permits the subdivision. The land is not subject to the Official Community Plan, as it is exempt in the old Official Community Plan, and therefore a development permit area could not be enforced.

GM-014-2012 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee exempt Proposed Lot 6, District Lot 477, Group 1, New Westminster District except part lying south of a line drawn parallel to and perpendicularly distant North 1135.4 feet from the south boundary of said District Lot – Gambier Island PID 015-980-324 from the 10% lot frontage requirement of the Local Government Act and the Gambier Island Land Use Bylaw No. 86.

CARRIED

11.2 GM-RZ-2011.1 (Camp Fircom – Gambier Island)

Planner Zupanec reviewed the staff report dated February 17, 2012.

GM-015-2012 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee give first reading to Bylaw No. 117 – cited as "Gambier Island Official Community Plan Bylaw No. 73, 2001, Amendment No. 1, 2012."

CARRIED

GM-016-2012 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee give first reading to Bylaw No. 118 – cited as "Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 1, 2012."

CARRIED

GM-017-2012 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee:

1. Direct staff to proceed with bylaw referrals, public notification and scheduling of a community information meeting and public hearing on Gambier Island; and
2. Request staff to post the supplemental staff report for GM-RZ-2011.1 (Camp Fircom, Gambier Island) and Proposed Bylaws No. 117 and 118 to the Gambier website.

CARRIED

11.3 GM-RZ-2011.2 (Thunderbird Yacht Club – Gambier Island)

Planner Zupanec reviewed the staff report dated February 17, 2012.

GM-018-2012 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee give first reading to draft Bylaw No. Bylaw No. 119 – cited as "Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 2, 2012."

CARRIED

GM-019-2012 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee:

1. Direct staff to proceed with bylaw referrals, public notification, scheduling of a community information meeting and public hearing for Proposed Bylaw 119 on Gambier Island; and
2. Request staff to post the supplemental staff report for GM-RZ-2011.2 (Thunderbird Yacht Club, Gambier Island) and Proposed Bylaw No. 119 to the Gambier website.

CARRIED

12. CLOSED MEETING

GM-020-2012 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee close the next part of the March 1, 2012 business meeting to discuss matters pursuant to Section 90(1) (a) of the *Community Charter* to consider appointments to the Advisory Planning Commission and that staff and the minute taker be invited to attend this meeting.

CARRIED

The Local Trust Committee moved in-camera at 2:29 pm.

13. RECALL TO ORDER

Chair Graham recalled the meeting to order at 2:40 pm.

Chair Graham announced that the following individuals have been appointed to the Gambier Island Local Trust Area Advisory Planning Commission for a two year term:

Al Haily
Brenda Hardisty
Camilla Berry
David Walker
Eric Holtz
Frank Colbourne
Joyce Clegg
Lee Marttela
Roger Sweeney

12. BYLAWS

12.1 Draft Bylaw No. 117 cited as "Gambier Island Official Community Plan Bylaw No. 73, 2001, Amendment No. 1, 2012"

12.2 Draft Bylaw No. 118 cited as "Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 1, 2012"

12.3 Draft Bylaw No. 119 cited as "Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 2, 2012"

The above readings were given in Section 11.2 and 11.3 of the Agenda.

13. REPORTS

13.1 Work Program Reports

The Top Priorities Report and the Projects List dated February 21, 2012 were reviewed.

Planner Zupanec was asked to insert "and stewardship" after "protection" in priority number three.

Discussion ensued regarding sustainability checklists. Trustees proposed that examples of these be forwarded to the Advisory Planning Commission for its feedback and suggestions for the Gambier Island Trust Area.

Trustees will bring further information to the next meeting where ideas on framing a memorandum to the Advisory Planning Commission will be discussed.

13.2 Applications Log

Planner Zupanec reviewed the Applications Log Report dated February 21, 2012, and responded to inquiries from trustees.

13.3 Trustee and Local Expenses

The expenses report posted to January 23, 2012 was received for information.

14. NEW BUSINESS

14.1 Shoreline Mapping

Trustee Hagedorn commented on a shoreline mapping project that had been conducted through the University of British Columbia, which had not included the Gambier Trust Area, and her recent discussions with the Director of Local Planning Services.

GM-021-2012 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff to liaison with the Director of Local Planning Services regarding shoreline mapping for the Gambier Island Trust Area, such as what was done for other islands, and bring back this information, including a proposed budget and timeline, to the Gambier Island Local Trust Committee.

CARRIED

14.2 Local Trust Committee Meeting Schedule

Changes were made to selected meeting locations in the Business Meeting Schedule – 2012 as follows:

April 12	Gambier Island
May 24	Gibsons
July 5	Gambier Island
September 20	Keats Island
October 25	To be determined
November 29	To be determined
December 13	To be determined

15. ISLANDS TRUST WEBSITE

15.1 Gambier Page

The Gambier Island Trustees requested that staff add to the website the February 2012 No. 1 issue of the Gambier Island Local Trustee newsletter.

18. NEXT MEETING

18.1 Next Local Trust Committee Regular Business Meeting

The next Local Trust Committee meeting will be held on Thursday,

April 12, 2012 at 10:30 am at the Gambier Island Community Centre, Andy's Bay Road, Gambier Island.

19. ADJOURNMENT

The Gambier Island Local Trust Committee meeting was adjourned by consensus at 3:20 pm.

Recorder

Chair

Print Date: Mar-29-2012

Follow Up Action Report w/ Target Date

Gambier Island

Jun-23-2010

No.	Activity	Responsibility	Target Date	Status
6	Archaelogical Management - staff requested to contact First Nations in response to their invitation to arrange for a meeting to explore interim strategies to address management of archaelogical and heritage sites.	Sonja Zupanec		On Going

Feb-03-2011

No.	Activity	Responsibility	Target Date	Status
4	Draft LUB - SCRD Islands - Planners to continue work on draft LUB and consult with individual property owners.	Sonja Zupanec		On Going

May-12-2011

No.	Activity	Responsibility	Target Date	Status
1	Staff to prepare a report to GMLTC and Application Fee Committee of TC on the options available to recover costs associated with staff time processing requests for planning work outside the scope of applications (SRW request as example).	Chris Jackson Sonja Zupanec	May-27-2011	On Going

Jan-31-2012

No.	Activity	Responsibility	Target Date	Status
1	GMLTC Resolution: requesting $200 from Miscellaneous Account be sent to the Sea to Sky Clean Air Society for 2012.	Nancy Roggers Sonja Zupanec	Feb-29-2012	On Going

Mar-01-2012

No.	Activity	Responsibility	Target Date	Status

1	Staff to email trustees a list of sample sustainability checklists from other local governments.	Sonja Zupanec	Mar-02-2012	Done
1	GMLTC request to staff to add PID numbers to all application descriptions that appear in the applications log on LTC agendas.	Becky McErlean	Mar-09-2012	On Going
1	GMLTC resolution to amend meeting venues to: April 12 - Gambier Island Community Hall May 24 - Gibsons July 5 - Gambier Island Community Hall Sept 20 - Keats Camp Oct, Nov, Dec venues posted as 'TBD' Post to Gambier website.	Theresa Vieau	Mar-09-2012	Done
1	GM-SUB-2010.1 (Ventureland Management, Gambier Island) GMLTC resolution to waive 10% frontage requirement for Proposed Lot 6. Staff to notify applicant and MOTI.	Sonja Zupanec	Mar-16-2012	Done
1	Notify all APC applicants that decision has been made by LTC to appoint; send orientation materials to successful applicants: Camilla Berry Eric Holtz Brenda Hardisty Joyce Clegg Al Hailey Lee Marttela Roger Sweeney David Walker Frank Colbourne Advise unsuccessful applicants and thank them for their interest.	Becky McErlean	Mar-16-2012	Done
1	GMLTC January 31, 2012 regular business meeting minutes adopted as amended (see March 1, 2012 minutes for complete list of revisions).	Theresa Vieau	Mar-23-2012	On Going
1	GM-LUB-2011.2 (Associated Islands LUB Review) staff to revise and update project charter (v.2) for endorsement of GMLTC at next business meeting.	Sonja Zupanec	Mar-23-2012	Done
1	GM-RZ-2011.1 (Camp Fircom,Gambier) GM-RZ-2011.2 (Thunderbird Yacht Club,Gambier) GMLTC resolution: First reading given to Proposed Bylaw No. 117, 118, 119. Staff to proceed with agency referrals, notification and scheduling of CIM/public hearing on Gambier Island in May. Update	Jacquie Hill Sonja Zupanec	Mar-23-2012	On Going

bylaws and post to website.

1	GMLTC request for staff to engage with Director Marlor on shoreline mapping project for the GMLTC area and bring forward information including proposed budget and timeline to LTC.	Sonja Zupanec	Apr-12-2012	Done

From: John Rowlandson [mailto:velovillage2012@gmail.com]
Sent: February-02-12 5:52 AM
To: Sheila Malcolmson
Subject: Re: Support for rural cycling

Dear Ms. Malcolmson,

As you know, Island Pathways is pulling out all the stops to make Salt Spring *bicycle-heaven-on-earth* between June 21st and 23rd.

Velo Village shines a light on rural cycling: its benefits, challenges and requirements. Specifically, we're setting aside a day to focus on cycling as a Rural Mobility Solution.

The conference will bring together about 200 delegates from all over BC to build stronger links between rural and urban cycling networks.

In advance of the event we will be asking all British Columbia municipalities and regional districts to support this effort by passing the attached resolution.

I'm happy to chat, should you have comments or questions. Please forward a scanned signed copy of the resolution to: velovillage2012@gmail.com

Very best,

John Rowlandson
Velo Village Team Lead
Island Pathways, Salt Spring Island
250 653 4049
http://www.velovillage.ca

PROVINCIAL FUNDING FOR CYCLING INFRASTRUCTURE

WHEREAS the Union of British Columbia Municipalities has consistently endorsed resolutions calling for development, improvement and augmentation of cycling infrastructure, including but not limited to:

- frequent sweeping of bike lanes (2011-B19);
- increased width and refurbished road shoulders to accommodate cycling (2010-B16, 2007-B14, 2007-B99);
- a BC Cycling Development Program (2010-B17);
- revenue sharing for cycling infrastructure intersecting provincial highways (2009-B83);
- safer cycling conditions to encourage ridership (2008-B108);
- bicycle lane funding (2007-B100, 2006-B140); and
- infrastructure for non-greenhouse gas emitting transportation (2006-B110);

AND WHEREAS rural cycling infrastructure strengthens communities by:

- increasing the safety of cycling on rural roads;
- supporting the growth of cycle tourism;
- addressing local climate change challenges;
- providing transportation and recreation alternatives;
- establishing links with existing urban and regional cycling networks; and
- enabling small business access to new commercial corridors and markets:

THEREFORE BE IT RESOLVED that [My Local Government] urges the Province of British Columbia to invest in cycling infrastructure in rural communities, in order to accelerate the availability and broaden the range of cycling opportunities for commuter, recreational and competitive cyclists living in and visiting rural and urban areas.

Reference Documents:

Salish Sea Statements on Cycling & Rural Mobility
http://www.velovillage.ca/wp-content/uploads/SSSOCandRM_English.pdf

Salish Sea Statements on Cycling & Rural Mobility – Body of Knowledge
http://www.velovillage.ca/wp-content/uploads/SSSOCandR_BOK.pdf

DRAFT

[GM-LUB-2011.2 LUB REVIEW] - Project Charter v 1

Last Updated: March 27, 2012

Purpose
This project will implement the first GMLTC land use bylaw for the associated islands located within the Sunshine Coast Regional District area.

Background
The LUB review project is the first priority of the GMLTC work program term, proposed to be completed spring 2013. A new Official Community Plan for these islands was adopted in December 2011. This LUB would implement the OCP through appropriate regulations for the associated islands based on a LUB template for the Islands Trust.

Objectives
- Adoption of a new LUB early 2013 that is consistent with the Official Community Plan and Islands Trust Policy Statement.
- Ongoing notification and engagement with property owners.

In Scope
- Regulations consistent with OCP policies on use and density.
- Implementation of a Development Approval Bylaw
- Consideration of Development Permit Areas for shoreline protection
- Regulations consistent with existing Land Use Contracts
- Referral of early draft to SCRD
- Legal non-conforming density provisions (i.e. Tiki Island)
- Referral of proposed bylaw to First Nations and other agencies
- Review of natural hazard areas
- Implementation of home occupation regulations
- Consistency with *Riparian Areas Regulation* requirements where necessary

Out of Scope
- Planner review of density provisions explicit in the OCP and further supported by LTC Resolution Sept. 2011.
- Commercial / industrial land use regulations
- Legalizing illegal setbacks, uses, density, height constructed after SCRD Bylaw 96 in effect
- Sensitive ecosystem mapping

Budget

Item	Cost
Consultation	$2,000
Legislative Process	$4,000
Advertising	$2,000
Room Rentals	$500
Total	**$8,500**

Critical Success Factors
- Stay within reasonable budget
- LTC/staff provides clear and timely communication of project and opportunities for input to residents and property owners
- Cooperative, respectful environment
- Executive Committee Support
- Coordination with SCRD Building Department regarding building permit referrals while bylaw in process

Links & Dependencies
- LTC meeting schedule as basic framework for deliverables; community information meetings
- Victoria mapping department for LUB draft maps
- Referral agency response turn-around
- Island planner workload

Project Team

Name/Project Role
Sonja Zupanec/Island Planner
I.T. Victoria Mapping Department
Gambier Island Local Trust Committee
Jacquie Hill/Planning Clerk Legislative Process and Bylaw Development

Interest Groups

Name	Representing
Property owners and residents	Associated Islands
Squamish and others	First Nations
SCRD Building, Planning, Board	Regional District
Advisory Planning Commission	Residents
MOTI; Coastal Health; Others	Referral Agencies
Executive Committee	Islands Trust

Workplan Overview

Deliverable/Milestone	Targeted Completion
Release of draft LUB	Summer 2012
Consultation with residents and private property owners on draft regulations and zones	Summer/Fall 2012
Early Referral to SCRD prior to 1st reading	Fall 2012
1st reading of draft bylaw—agency referrals	Winter 2012
Community Information Meetings/Public Hearing	Winter 2013
Submission to Executive Committee	Spring 2013
Consideration of adoption of LUB	Spring 2013

Governance

Name/Project Role	Responsibility
Gamber Island Local Trust Committee	Bylaw review, revisions, consideration and adoption.
Executive Committee	Bylaw approval

Risk Assessment

Risk	Probability	Impact	Response Strategy	Residual Risk
LTC efforts focused on other regional or trust wide work program items.	Med	High	Maintain LUB review project as work program priority #1 until final adoption.	Low
Unable to meet deliverable dates due to aggressive timelines.	Med	High	Detailed planning, clear roles and responsibilities of team members.	Low
Development Permit Area or Development Approval Information Bylaw linkages result in LTC requesting further consultation and delays to LUB review.	Med	High	Detailed communication and consultation strategy to clarify intent of DPA and DAI development and implications for the OCP and LUB.	Med
Property owner discourse over private property rights or implications of land use regulations being proposed.	Low	Med	Clear communications; ample opportunity for public review of draft regulations	Low
Unable to meet deliverable dates due to interruption in staff appointments	High	High	RPM contingency plan to secure relief staff for 2013 leave of planner	Low

Regional Planning Manager Approval:
_____Date_____

GMLTC Chair Approval:
_____Date_____

Endorsement Resolution #:
Date_____

COMMUNICATIONS PLAN MATRIX

Gambier LTC - Associated Islands Land Use Bylaw Review Project

The objectives of this document are to ensure all potential project partners are identified, determine what information they require and decide how and who will provide that information.

Project Partners	Represented by	Project Interests or Concerns	Communication Required	Delivery Method	Respons-ibility	Timing
Property owners and residents	• Registered owners on title • Tenants, shareholders and strata members	• Site specific zoning regulations. • General regulations. • Timing of potential moratorium on new building permits being issued while LUB in final steps of adoption. • Project status and timing.	• Project progress and consultation	• mailout • website • trustee newsletter • meetings • Public hearing	Island Planner and Trustees	Monthly
Advisory Planning Commission	Nine member appointed commission	• Depending on nature of LTC referral	• Referrals by the LTC as required	• Staff memorandums as required.	Referral by LTC; Island Planner as support staff	As required
Squamish Nation Sechelt Indian Band	Chief and Council	• Defence Islands • Crown islets and land • Other interests to be determined	• Early and ongoing engagement of land use bylaw status and content.	• Email • Phone • Face to face meeting • Written correspondence	Island Planner Planning Clerk Regional Planning Manager GMLTC	As required
Islands Trust Executive Committee	Four member elected committee	• Project status and budget requirements. • Consistent with Islands Trust Policy Statement.	• OCP and LUB approval	• Briefing after third reading of bylaws	Island Planner	Once after bylaw given third reading.
Referral Agencies	Staff from various local, regional, provincial agencies	• Density • Services • Access • Other interests to be determined	• referral of draft or proposed bylaws prior to public hearing	• Formal referral by mail	Island Planner Planning Clerk	SCRD prior to first reading; other agencies prior to public hearing.

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○ VOL 1 | ○ SPRING | ○ 2012

Associated Islands Land Use Bylaw Review Project

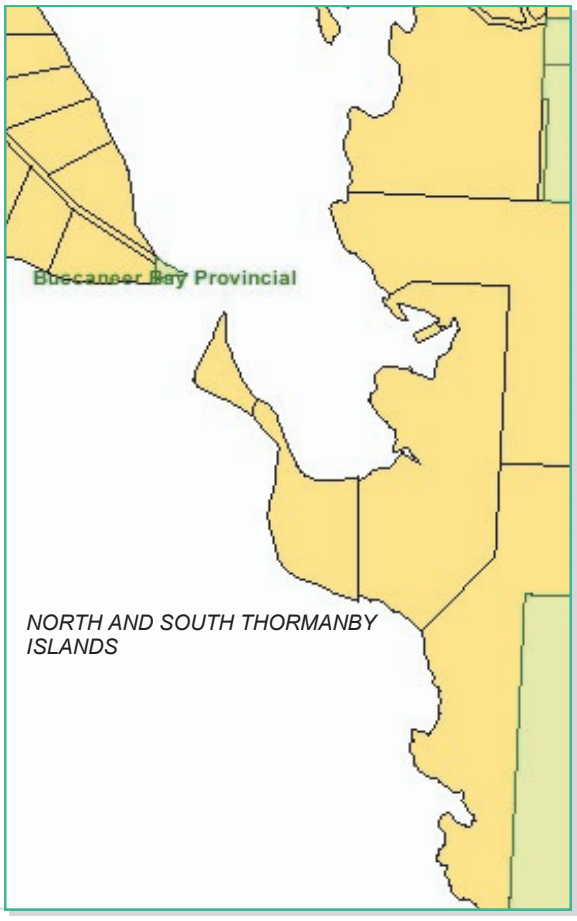
THE **GAMBIER ISLAND LOCAL TRUST COMMITTEE** NEWSLETTER FOR THE ASSOCIATED ISLANDS LAND USE BYLAW REVIEW PROJECT

Islands Trust

Residents and property owners from the Associated Islands within the Gambier Island Local Trust Area and Sunshine Coast Regional District (SCRD) are being asked to participate in the development and review of a new Land Use Bylaw.

Land Use Bylaw Review Commences!

The review of the Associated Islands Land Use Bylaw is now underway. The Gambier Island Local Trust Committee (LTC) is eager to engage residents in the development and review of a new Land Use Bylaw which would regulate the use, density and siting and setbacks of land and water areas of the Associated Islands. The Local Trust Committee adopted an Official Community Plan (OCP) in 2010 and the new Land Use Bylaw will implement many of the policies into regulations. The LTC has recently appointed an 'Advisory Planning Commission' (APC) made up of nine citizens of the Local Trust Area to provide the LTC with recommendations on mechanisms to strengthen the draft Land Use Bylaw. Residents and property owners in the plan area will be encouraged to participate in the review via Community Information Meetings, email, the Islands Trust website, a Public Hearing, mail or fax submissions. All background staff reports, meeting minutes and agenda packages related to this project can be found on our website. If you wish to be notified by email of relevant project updates please sign up for the Islands Trust email subscription service on our website: www.islandstrust.bc.ca



Current Zoning and Regulations

SCRD Zoning Bylaw No. 96 was adopted in the 1970's by the Sunshine Coast Regional District and regulated land use in the entire district, including the islands and islets. When the Islands Trust was formed in 1974 and the Gambier Island Local Trust Committee was given local land use planning authority over the islands within the SCRD area, Bylaw 96 was retained for land use planning purposes. The SCRD repealed Bylaw 96 in the 1990's but it is still utilized by the Islands Trust until the new Land Use Bylaw is developed and adopted.

Buccaneer Bay, South Thormanby Island

Project Status Update and Next Steps

The purpose of this project is to implement a new Land Use Bylaw for the Associated Islands by early spring 2013.

Why are we doing this project?

One of the key implementation tools for the Associated Islands Official Community Plan is a new Land Use Bylaw. This is an important tool to legalize existing density and to provide appropriate regulations for new or redevelopment.

How will the draft Land Use Bylaw be made available for review by residents and property owners?

All formal notification will be by mail using the address that appears on your *BC Assessment Notice*. Two consultation sessions are being scheduled for July 2012 in order for residents and property owners to come together and provide valuable input to the Local Trust Committee and the APC on the draft LUB. Updates and notices will also appear on our website and via Trustee Newsletters which are available by email from the Islands Trust email subscription service.

The new Land Use Bylaw will implement many of the policies in the Official Community Plan into simple, clear regulations.

How will the new Land Use Bylaw differ from the old SCRD Bylaw No. 96?

The format will differ considerably and many of the regulations will need to be updated to reflect the policies contained within the Official Community Plan.

How many opportunities will there be for public review and input into the Land Use Bylaw?

The First two community consultation meetings will be held summer 2012 and public input will be received until the close of the public hearing which may be scheduled as early as late fall 2012. The public will have an opportunity to review the draft regulations and provide input to the LTC up until the close of a public hearing.

What is the budget and timeline for this review project?

The Islands Trust Council approved a small budget of $8,000 to complete the Associated Islands Land Use Bylaw review project by spring 2013. This is one of three top work program priorities for the Local Trust Committee (LTC) this term.

What is the Gambier Island Local Trust Committee?

Two local trustees, together with a chair from the Islands Trust Executive Committee, form the Gambier Island LTC. The LTC is responsible for land use decisions in the Gambier Trust Area, including the Associated Islands. In order to carry out its mandate, the LTC has been provided with authority over land use planning from the Province of British Columbia. The Gambier LTC consists of two locally elected trustees, Jan Hagedorn (Keats Island) and Kate-Louise Stamford (Gambier Island) —along with Chair David Graham, who is a member of the Executive Committee of the Islands Trust and is a local trustee for the Denman Island Local Trust Area.

Who is the lead contact for this project and who gets the final say on what the bylaw will contain?

The lead contact for this project is the Island Planner for the Gambier Trust Area - Sonja Zupanec. Sonja will prepare draft regulations and report to the LTC on the status of the project at regular business meetings scheduled once every five weeks (for meeting schedule/agenda please visit our website). The LTC is the local government and decision making body which oversees the budget, legislative review and final content and adoption of the land use bylaw.

Contact Us:

Islands Trust

Gambier Island Local Trust Committee

You can contact planning staff to discuss the project, to request a meeting or to submit questions, comments or input, for the Local Trust Committee to consider:

Islands Trust Planner
Sonja Zupanec, MCIP
szupanec@islandstrust.bc.ca
Ph.250.257.2211
Fx.250.247.7514
(Toll Free via Enquiry BC 604.660.2421)

You can also speak with one of your locally elected trustees of the Gambier Island Local Trust Committee:

Trustee Jan Hagedorn
Ph.604.815.7339
jhagedorn@islandstrust.bc.ca

Trustee Kate-Louise Stamford
Ph.604.886.4752
kstamford@islandstrust.bc.ca

Chair David Graham
Ph.250.335.3033
dgraham@islandstrust.bc.ca

The Official Community Plan, Draft Land Use Bylaw and all related project documents are available on our website: www.islandstrust.bc.ca

STAFF REPORT

Date: April 5, 2012 **File No.:**

To: Denman Island Local Trust Committee
Gabriola Island Local Trust Committee
Gambier Island Local Trust Committee
Hornby Island Local Trust Committee
Lasqueti Island Local Trust Committee
Thetis Island Local Trust Committee

From: Chris Jackson, MCIP

CC: Northern Region Planners

Re: **Compliance with Provincial Riparian Areas Regulation**

PURPOSE

This comprehensive report provides Northern Region Local Trust Committees with:

1. background on the Provincial *Fish Protection Act* and the *Riparian Areas Regulation*;
2. a summary of related Legislation and Policy;
3. a summary of Islands Trust RAR Implementation Progress to Date;
4. a briefing on community consultation and budget considerations;
5. options for compliance with these Provincial Laws; and
6. recommended next steps for each Local Trust Committee.

Note: this report contains information previously provided to some LTCs; for others, this is the first report on this topic. All Northern Region LTCs are receiving this report in order to provide consistent communication. As individual LTCs move forward, future reports will be tailored to each LTC.

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Accronyms used in this report:

- DPA - Development Permit Area
- FA - Fisheries Act
- FPA - Fish Protection Act
- LUB - Land Use Bylaw
- LTC - Local Trust Committee
- LTA - Local Trust Area
- MOE - Ministry of Environment
- OCP - Official Community Plan
- QEP - Qualified Environmental Professional
- RAA - Riparian Assessment Area
- RAR - Riparian Areas Regulation
- SPEA - Streamside Protection and Enhancement Area

FISH HABITAT PROTECTION IN BRITISH COLUMBIA

Please refer to the Attachment 1, which contains a detailed summary of the legal framework of fish habitat protection in British Columbia and the role of local governments. Below is a summary of that attachment.

The federal *Fisheries Act* (FA), the provincial *Fish Protection Act* (FPA) and *Riparian Areas Regulation* (RAR) are used to protect fish habitat in BC. The *Riparian Areas Regulation* (RAR) was enacted under Section 12 of the *Fish Protection Act* (FPA) in July 2004 (amended by Order-in-Council in 2006) and took effect on March 31, 2006.

The Province considers local government land use controls as an effective means to protect fish habitat and fish processes. The *Fish Protection Act* (from which RAR stems) states that a local government must provide a level of protection that is comparable to or exceeds the RAR.

The Riparian Areas Regulation:

- covers any area within 30 metres of a "stream", referred to as the "Riparian Assessment Area" (RAA).
- defines a "stream" to include 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.
- includes "streams" where fish could potentially be present in the event that the introduced obstructions were made passable, even if no fish are currently present.
- defines "fish" to include salmonids, game fish and regionally significant fish (these include all salmon species and trout).
- methodology is meant to provide objective Qualified Environmental Professional (QEP) assessments; as a science based approach, assesments are intended to be measureable and repeatable independent of the observer.

Provincial Expectations of Local Government

The Riparian Areas Regulation:

- requires local governments to amend bylaws to ensure that riparian areas are protected.
- requires local governments to protect riparian areas during residential, commercial, and industrial development by ensuring that proposed activities are subject to a science-based assessment conducted by a QEP.
- prohibits a local government from approving or allowing a development to proceed within a Riparian Assessment Area without the provision of a QEP report; such applications that trigger RAR include: rezoning, development variance permit, development permit, temporary use permit and subdivision.

Development within the Riparian Assessment Area (RAA)

The Province allows local governments to approve/permit development within 30 metres of the high water mark of a stream or top of a ravine bank (referred to as the Ripariain Assessment Area), provided that a QEP:

- completes an Assessment Report;
- submits the Report to the Province;
- concludes that development will not result in a harmful alteration of riparian fish habitat;
- establishes, on a site-specific basis, a Streamside Protection and Enhancement Area (SPEA).

The Assessment Report may also include QEP recommendations on mitigation or enhancement measures specific to the development proposal, and identify measures to maintain the integrity of the riparian area during the development process.

CURRENT LEGISLATION AND POLICY

Islands Trust Act

Section 3. Object of trust

The object of the trust is to preserve and protect the trust area and its unique amenities and environment for the benefit of the residents of the trust area and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, other persons and organizations and the government of British Columbia. [Note: Underlining added for emphasis]

Trust Policy Statement:

Policies for Ecosystem Preservation and Protection

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.

3.3.2 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.

Policies for Stewardship of Resources

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.[Note: Instream Uses - include water uses such as fish and habitat uses, aesthetic uses, recreational opportunities and the maintenance of water quality in lakes and streams and wetlands.]

Trust Council Strategic Plan:

The current Trust Council Strategic Plan includes “Implementation of Riparian Area Regulations” as the first focus area.

Northern Region Local Trust Committee Work Programs

All northern Local Trust Committees (LTC) have RAR compliance among their three top priorities.

Official Community Plans and Land Use Bylaws

This report is directed at all Northern Region Local Trust Committees, and as such will not list the various Official Community Plan (OCP) policies and Land Use Bylaw (LUB) regulations relevant to this project.

STATUS OF ISLANDS TRUST RIPARIAN AREAS REGULATION IMPLEMENTATION

In 2006 Trust Council adopted a resolution directing staff to prepare development permit area provisions to implement the RAR. Local Trust Committees were also requested to consider amending setback provisions to correspond with RAR in their Land Use Bylaws as a first step prior to implementing development permit areas.

The implementation of RAR in the Trust Area has been delayed since 2006. Principally, the delay was attributable to issues with identifying watercourses that are subject to the RAR and in accurately mapping those watercourses.

In 2008/9, staff undertook a watershed mapping exercise, derived from 2-metre contour Digital Elevation Mapping, with the Ministry of Environment and the School of Architecture and Landscape Architecture at UBC. The UBC work identified watershed boundaries on most of the 450 islands within the Islands Trust. This mapping provided the platform for MOE staff to indicate which watersheds they believe to be applicable under RAR.

In a letter dated July 20, 2011, Ministry of Forests, Lands and Natrual Resource Operations (formerly Ministry of Envrionment) staff confrimed those watersheds where RAR applies [Note: Hornby, Gambier, and Lasqueti lacked conclusive information]. Since receipt of this letter, mapping of Northern RAR applicable watershed streams have been completed for: Gabriola and Thetis, and partly for Hornby (two of five) and Denman (one of five) Local Trust Areas (LTA).

Two LTAs within the Islands Trust have RAR compliant bylaws: North Pender and Galiano. In 2011, Islands Trust Council endorsed the North Pender Island RAR bylaw as a reference for all Local Trust Committees. However, given that every island is unique it is imperative that each Local Trust Committee decide how best to proceed with implementing the RAR on their respective Islands.

Status of the Northern Region Local Trust Committees:

Denman: there are five MOE verified RAR watersheds; one of these watersheds is mapped. Next steps include further mapping work, LTC determination of public process and bylaw development.

Gabriola: initial review from MOE indicated one watershed was RAR applicable. Further investigation found that three watersheds are RAR applicable. These watersheds are now mapped. Next steps include LTC determination of public process and bylaw development.

Gambier: the MOE, Vancouver Island Region, does not cover those islands in the Gambier LTA, and as such were unable to provide RAR verification. Next steps include further mapping work, LTC determination of public process and bylaw development.

Hornby: the MOE determined two watersheds were RAR applicable, three lacked information to verify, and the remainder were not RAR applicable. The two verified watersheds were mapped. Next steps include further mapping work, LTC determination of public process and bylaw development.

Lasqueti: the MOE does not have the knowledge base required to determine which watersheds on Lasqueti are RAR applicable. Next steps include further mapping work, LTC determination of public process and bylaw development.

Thetis: the MOE determined that one watershed on Thetis is RAR applicable. That watershed is now mapped. Next steps include LTC determination of public process and bylaw development.

COMMUNITY CONSULTATION and EDUCATION

Typically LTCs go into community consultation processes with a mind to create bylaw provisions that match the expectations and vision of the community. A possible outcome could be that the community does not support a proposal; the LTC could then resolve to not proceed any further given the limited appeal of moving forward. This is not an option with regard to the Riparian Areas Regulation project. Provincial Law requires that local governments must determine which streams the RAR applies to, and then take measures that protect fish habitat.

With this requirement in mind, staff recommends that community consultation focus on appropriate ways to implement RAR and become compliant with Provincial Law, rather than considering whether it should be undertaken.

Community consultation is fundamental to any proposed changes to LTC policies and regulations. Here are several approaches LTCs may consider, alone or in combination:

- Establish a Northern working group made up of trustees and staff for the purposes of information sharing, developing consultation options and educational materials.
- Direct contact with land owners/residents may be a feasible option depending on the number of properties affected, for example, letters providing opportunities to individually contact trustees and staff to have questions answered.
- Information materials and links to on-line information can be provided in letters.
- An open house, where affected and interested persons can drop-in and ask questions specific to their property and their concerns.
- Town hall, where all affected and interested persons can attend and hear others questions and comments, and the answers and responses.
- Use of the new Islands Trust website where a separate RAR page can be developed and maintained, with links connected from each individual LTC.
- Advisory Planning Commission referrals.
- Trustee newsletters and other articles in local papers and community on-line webpages.
- Development of a brochure explaining RAR and DPAs.
- Retain qualified environmental professionals for on-island presentations that focus the technical aspects of RAR and protection of fish and fish habitat.
- Invite Provincial Ministry staff to assist with the process and participate with on-island presentations.

BUDGET ALLOCATION

The recently approved 2012/13 Trust Council budget allocated $71,000 for LTC work related to RAR. Of this, $40,000 will be used for stream mapping on Salt Spring Island, and the remaining $31,000 is divided amongst LTCs for 'public process'.

As noted in the briefing to Trust Council "Riparian Areas Regulation – Funding to Map All Riparian Areas Regulation Streams in the Trust Area to a Consistent Standard" dated Feburary 23, 2012: "With this funding, local trust committees should have the resources to have a discussion with the community on the Riparian Areas Regulation, options to be compliant and development of amendment bylaws to become compliant using existing mapping products available for the local trust area."

Mapping Budget

Over the last several fiscal years, mapping has started on Salt Spring Island and all RAR mapping is now complete for Southern Region LTAs. Northern mapping started last fiscal and is now complete for Gabriola and Thetis. Hornby and Denman are partially complete. Lasqueti and Gambier have not started any mapping work at this time. There is no funding this fiscal for RAR mapping of northern LTAs.

Public Process Budget

During the last previous fiscal years, Salt Spring Island has undertaken public processes related to RAR, and will continue to do so [note: there are 24 RAR applicable watersheds on Salt Spring Island]. There is $5000 allocated this fiscal for public process on Salt Spring Island.

Mayne and Saturna Islands will undertake public processes this fiscal to become RAR compliant. Each LTA received $4000 for public process.

Denman, Gabriola, Gambier and Lasqueti were each allocated $4,000 for public process for RAR this fiscal. Thetis received $2,000, and Hornby did not have funds allocated for public process.

Public process funds are intended to cover costs associated with: hiring consultants, meeting venues, advertising, mail-outs, printing of informational material, and minute takers.

RIPARIAN AREAS REGULATIONS IMPLEMENTATION OPTIONS

At March, 2010 Trust Council, the following four options on how to comply with RAR were provided in a briefing dated February 10, 2010 (provided as Attachment 2 in this report).

1. Amend the LUB to establish both a 30 metre setback and a landscape strip for all watercourses within the RAR-identified watersheds. This approach is possible but not recommended as it does not establish any certainty with respect to the actual location of streams, any development within 30 metres of a watercourse would require a variance (which could only be approved once a QEP assessment is provided), and conditions cannot be incorporated in the variance.

2. Amend the OCP to designate all RAR-identified watersheds as a Development Permit Area (DPA). This approach may be optimal where there are a limited number of larger properties in the watershed, where subdivision is anticipated, or where it is not anticipated that the watercourse(s) will be mapped. The advantages of this approach is that the flexibility of DPA provisions can be used to establish exemptions for work that is found to be further than 30 metres from a watercourse and a Development Permit (DP)

can incorporate any conditions recommended by the QEP's assessment report. The disadvantage of this approach is that all land within the watershed would be designated as a DPA, regardless of where the actual watercourse is, imposing requirements on landowners to determine if development activity actually requires an assessment and DP. However, as noted previously in this report, the RAR was established to allow the cost of this assessment to be the responsibility of the land developer, allowing governments to focus on monitoring and enforcement within their respective jurisdictions. This approach is recommended for consideration by all LTCs at this time in consideration of the necessity to comply with the RAR, internal budget constraints and land developer responsibilities.

3. Amend the OCP to designate all land within 30 metres of watercourses in RAR-identified watersheds as a Development Permit Area (DPA). This approach requires the Islands Trust to map watercourses in RAR-identified watersheds and is currently being undertaken for the Southern Region islands through the use of existing and new watercourse mapping. The advantage of this approach is that it provides greater certainty with respect to actual watercourse locations and limits reviews and applications to work within 30 metres of fish-bearing or potential fish-bearing streams. The disadvantage is that a DPA would not be applied to areas more than 30 metres from a watercourse but still within a RAR-identified watershed. In addition, the quality of existing mapping may vary greatly between Local Trust Areas and contractors will need to be hired to map the watercourses within the identified RAR watersheds to an acceptable standard and confirm that the watershed is fish bearing or potentially fish bearing.

4. Exceed RAR by:

    a. Designating a DPA within 30 metres of all watercourses, regardless of fish habitat status: this would require mapping of the location of all watercourses with an acceptable degree of certainty, but would not require any confirmation of fish habitat. The advantage of this approach is that all values associated with watercourse protection are addressed, not just fish habitat.
    b. Designating one DPA within 30 metres of RAR watercourses and a second DPA, with different requirements, over the remainder of the land within the RAR-identified watershed. This would require mapping of watercourses, but may be preferred if there is evidence that activities permitted more than 30 metres from a watercourse could affect fish habitat and thus require regulation.
    c. Designating all watershed areas a DPA, regardless of RAR designation. This would result in comprehensive regulation of all watershed areas and not require further mapping of watercourses, but would present a significant impact on landowners and on planning staff to administer such a DPA.

STAFF COMMENTS AND RECOMMENDATIONS

Community consultation and education are areas all LTCs need to address, as noted earlier in this report. An LTC could provide specific direction to staff on proceeding immediately to organize consultation, or direct staff to prepare options for consideration at a later meeting. Given that this project is being undertaken by all northern region LTCs, a working group (made up of trustees and staff) could be established that would assist with developing options and educational materials.

The provincial RAR requires local governments to use their existing land use planning authority to protect fish habitat. Of the four options noted previously, staff seeks direction from each LTC on how they wish to proceed.

Each LTC requires a unique approach to bringing bylaws into compliance with provincial RAR. Below is a preliminary discussion of each LTCs status and recommended next steps.

Denman

The MOE identified five RAR applicable watersheds on Denman Island. The community of Denman Island has had development permit areas in place for many years, so the concept of DPAs as a land use tool is not new. Specifically, DPA-4: streams, lakes and wetlands, in the Denman Island Official Community Plan states the following:

Riparian areas are important because they include ecosystems that support a disproportionately high number of vascular plant, moss, amphibian and small mammal species for the area they occupy.

This development permit area includes streams, lakes, and wetlands that have been identified as important fish, wildlife, and plant habitats and as water supplies for rural and residential use. Trees and shrubs shade streams, preventing high water temperatures that can be harmful to fish and other aquatic animals and providing cover that enables fish to avoid predators. Mature trees along streams provide a source of large organic debris that maintains pools and cascades used by fish. Plant roots and ground-covering vegetation stabilize stream banks and help to maintain high water quality by filtering sediments and pollutants throughout a drainage system. Riparian and aquatic habitats are unique and necessary to many species of plants and animals. Land use practices including land clearing, logging, road building, 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 Denman Island.

The current DPA extends out from the natrual boudnary of a watercourse to 10 or 30 m, depending on how the stream was categorized (i.e. major or minor). The LTC should consider establishing the DPA consistently at 30 m, within those watersheds verified as RAR applicable.

Stream mapping was recently completed for the Morrison Marsh watershed. This mapping can be used to refine the DPA boundaries. Additional mapping should be completed for the four remaining verified RAR applicable watersheds. Funding is required to complete this mapping work, which is not allocated for this fiscal year.

Staff recommends that the Denman Island LTC direct staff to proceed with:

- ***establishing a northern working group made up of northern trustees and staff in order to develop community consultation options and education materials for RAR implementation; and***
- ***reviewing Development Permit Area 4 and prepare draft wording and mapping for compliance with RAR.***

Gabriola

The MOE identified one RAR applicable watershed on Gabriola Island. Upon further review, this was expanded to two verified watersheds and two unverified watersheds. Watercourses within the verified watersheds have now been mapped and the unverified watersheds have been assessed and, where applicable, mapped.

The community of Gabriola Island has had development permit areas in place for many years, so the concept of DPAs as a land use tool is not new. Current DPAs include DP-3 Hoggan Lake Area, which serves to protect the riparian habitat within 15m of the natural boundary of the lake. Staff recommends that the LTC consider using DPAs as the land use tool to comply with RAR. The DPA could be based on establishing a 30 m riparian assessment area extending from the recently mapped streams natural boundary.

Staff recommends that the Gabriola Island LTC direct staff to proceed with:

- ***establishing a northern working group made up of northern trustees and staff in order to develop community consultation options and education materials for RAR implementation; and***
- ***preparing draft development permit area maps and provisions for LTC review that would be in accordance with the provincial Riparian Areas Regulation.***

Gambier

The MOE, Vancouver Island Region, was not able to verify which watersheds on Gambier Island are RAR applicable, Without that information or a QEP assessment report, all streams on Gambier Island are considered RAR applicable until proven otherwise.

The Gambier Island Official Community Plan, Schedule F contains a map of watersheds and watercourses (Schedule I illustrates development permit area designations). The text of the OCP states that streamside protection and enhancement areas should be established by DPA. This provides a basis from which to consider implementing RAR.

It may be that some of these streams are not RAR applicable. This can be determined by a QEP. However, funding was not allocated for such work this fiscal year. As an interim measure, implementing DPA guidelines for the watershed and watercourse mapping already within the OCP would bring LTC bylaws into compliance with RAR.

Staff recommends that the Gambier Island LTC direct staff to proceed with:

- ***establishing a northern working group made up of northern trustees and staff in order to develop community consultation options and education materials for RAR implementation;***
- ***reviewing the current Gambier Island Official Community Plan, Schedules F and I, and drafting development permit area provisions for LTC review that would be in accordance with the provincial Riparian Areas Regulation; and,***
- ***exploring other methods that could be used to determine RAR applicability to Gambier Island Local Trust Area watersheds and watercourses.***

Hornby

The MOE confirmed that two watersheds are RAR applicable on Hornby Island, with three other watersheds lacking information needed to confirm or reject RAR applicability. Streams within the two verified watersheds were recently mapped by a QEP.

The Hornby Island OCP has development permit areas in place. Staff recommends the LTC use DPAs as a land use tool to become RAR compliant.

In terms of establishing DPA boundaries, those streams recently mapped can be incorporated into a DPA with a 30 m riparian assessment area extending out from the natural boundary of the stream. The three watersheds that have not been mapped require a different approach.

To be RAR compliant, either a setback regulation needs to be created, or a DPA boundary established that includes all properties within the entire watershed. Staff recommends that the LTC consider using DPAs for all five watersheds. Two watersheds would have 30 m DPAs extending from the natrual boundary of the stream, while the other three would establish the DPA bounday along the watershed boundary. Exemptions from the DPA requirement could be further reviewed for those developments more than 30 m from the stream, but still within the watershed. A watershed level DPA could be an interim measure until mapping is conducted, and then a more refined DPA boundary can be established. Funding was not allocated for mapping work this fiscal year.

Staff recommends that the Hornby Island LTC direct staff to proceed with:

- ***establishing a northern working group made up of northern trustees and staff in order to develop community consultation options and education materials for RAR implementation; and***
- ***preparing draft development permit area maps and provisions for LTC review that would be in accordance with the provincial Riparian Areas Regulation.***

Lasqueti

The MOE was unable to verify which watersheds are subject to RAR and which are not on Lasqueti Island, due to a lack of information. The Lasqueti OCP does not have any DPAs. However, the Lasqueti LUB has 30 m setback requirements for buildings and strucutres from the natural boudnary of a watercourse. As an interim measure, expanding on zoning setback provisions would meet RAR requirements, and provide time for QEP assessment reports to be undertaken to determine and map those streams that are RAR applicable.

The zoning provisions in the LUB should be expanded to include landscape strips and drainage requirements.

Staff recommends that the Lasqueti Island LTC direct staff to proceed with:

- ***establishing a northern working group made up of northern trustees and staff in order to develop community consultation options and education materials for RAR implementation;***
- ***preparing draft Land Use Bylaw provisions for LTC review that would be in accordance with the provincial Riparian Areas Regulation.***

Thetis

The MOE identified one RAR applicable watershed on Thetis Island. Currently, Thetis Island bylaws do not include DPAs, however Thetis Island OCP policy introduces DPs as appropriate land use planning tools.

Staff recommends that the LTC consider using DPAs as the land use tool to comply with RAR. Recent stream mapping can be used to accurately define a DPA. As well, staff is aware that the small number of affected landowners have developed long term plans for their property, with

stewardship and conservation in mind. Staff could work with these land owners during the development of DPA guidelines.

It is understood that a QEP report was recently completed that comments on a lack of fish presence within the stream identified by MOE as RAR applicable. The argument is that this disqualifies the stream from being RAR applicable. It is important to note that RAR applies in order to protect fish habitat for watercourses that have the potential for fish presence. The RAR does not require that fish be present year round in order to apply.

Staff recommends that the Thetis Island LTC direct staff to proceed with:

- ***establishing a northern working group made up of northern trustees and staff in order to develop community consultation options and education materials for RAR implementation; and***
- ***working with the landowners of the RAR affected properties; and***
- ***preparing a draft development permit area map and provisions for LTC review that would be in accordance with the provincial Riparian Areas Regulation.***

Prepared and Submitted by:

Chris Jackson	*April 5, 2012*
MCIP, Regional Planning Manager	Date

Fish Protection in British Columbia:

The federal *Fisheries Act* (FA), the provincial *Fish Protection Act* (FPA) and *Riparian Areas Regulation* (RAR) are used to protect fish habitat in BC. The federal FA protects fish habitat through provisions that prohibit activities that cause damage to fish habitat. It governs the management of fisheries and the protection of fish habitat (including both physical habitat and water quality) throughout Canada. The Ministry of Environment (MOE) considers the *Riparian Areas Regulation* (RAR) as an alternate model for urban riparian management that has been developed under the provincial legislation that satisfies the statutory obligations of the federal FA.

The Department of Fisheries and Oceans (DFO) has an agreement with MOE where it accepts the RAR as legislation that protects fresh water fish habitat. If a local government complies with the RAR through its planning policies and regulations it, as a result, complies with both DFO and MOE requirements. If the RAR is not implemented then the local government and landowners may be out of compliance with both federal and provincial requirements.

What is the Riparian Areas Regulation (RAR)?

RAR Website: http://www.env.gov.bc.ca/habitat/fish_protection_act/riparian/riparian_areas.html

Riparian areas are the areas bordering on streams, lakes, and wetlands that link water to land. The blend of streambed, water, trees, shrubs and grasses directly influences and provides fish habitat. The *Riparian Areas Regulation* (RAR) was enacted under Section 12 of the *Fish Protection Act* (FPA) in July 2004 (amended by Order-in-Council in 2006) and took effect on March 31, 2006. The RAR is to be applied by local governments listed in the 2006 amendments using their Part 26 powers under the *Local Government Act.* The objectives of the FPA 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.

The RAR requires local governments, including local trust committees, to protect riparian areas during residential, commercial, and industrial development by ensuring that proposed activities are subject to a science-based assessment conducted by a Qualified Environmental Professional (QEP). According to MOE, a QEP includes agrologists, biologists, foresters, geoscientists, and technologists who are in good standing with their respective professional organizations and are working in their area of expertise (i.e. fish habitat).

The Purpose of RAR:

The Ministry of the Environment's website states that the purpose of the Regulation is to protect the features, functions and conditions that are vital in the natural maintenance of stream health and productivity. These vital features, functions and conditions are numerous and varied and include such things as:

- Sources of large organic debris, such as fallen trees and tree roots;
- Areas for stream channel migration;
- Vegetative cover to help moderate water temperature;
- Provision of food, nutrients and organic matter to the stream;
- Stream bank stabilization; and

- Buffers for streams from excessive silt and surface runoff pollution.

Section 4 of the RAR prohibits a local government from approving or allowing a development to proceed in a riparian assessment area (RAA) unless the local government is notified by the Ministry of Environment that the developer has provided an assessment report by a qualified environmental professional (QEP) which certifies that the development can be carried out without damaging fish habitat.

Where Does the RAR Apply?

The RAR applies to an area, "Riparian Assessment Area" (RAA), which is defined in the RAR to mean any area within 30 metres of a "stream".

A "stream" is defined in RAR to include 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.

Even if the watercourse may not currently have fish present, they are still considered a "stream" for the purposes of the RAR if fish could potentially be present in the event that the introduced obstructions were made passable.

"Fish" is defined for the purposes of the RAR to include salmonids, game fish and regionally significant fish (these include all salmon species and trout). According the Ministry of Environment, while there are no regionally significant fish on Northern Local Trust Area islands, there are still RAR designated watersheds supporting salmonids or game fish.

Under the Regulation there is no authority provided to the Ministry of Environment or a QEP to regulate development. The RAR establishes that it is the local government that must amend its bylaws to ensure that riparian areas are protected and that development does not proceed within a Riparian Assessment Area (RAA) without the provision of a QEP report.

However, local governments may allow development within 30 metres of the high water mark of a stream or top of a ravine bank provided the prescribed riparian assessment methods have been followed. The riparian assessment method requires a Qualified Environmental Professional (QEP) to provide an opinion – in an Assessment Report – that the development will not result in a harmful alteration of riparian fish habitat. In the assessment, the QEP will establish, on a site-specific basis, an area within the 30 metre RAA that cannot be developed - termed a Streamside Protection and Enhancement Area (SPEA) and those portions of the site where development may occur within the 30 metre RAA. The QEP may also provide recommendations on mitigation or enhancement measures specific to the development proposal. The Assessment Report can also identify measures to maintain the integrity of the riparian area during the development process. These conditions can become part of a development permit should Development Permit Areas be established to implement RAR.

Role of the Local Government:

Local governments have land use decision making authority under Part 26 of the *Local Government Act* (LGA). The implementation of the RAR through land use control has been seen by MOE as an effective means to protect fish habitat and fish processes. The *Fish Protection Act* (from which RAR stems) states that a local government must provide a level of protection that is comparable to or exceeds RAR.

If a development is residential, commercial or industrial in nature, local governments must either include riparian area protection in its zoning and rural land use bylaws in accordance with the RAR or ensure that its Part 26 bylaws afford protection that compares to or exceeds the RAR. Although agricultural, mining and forestry uses are not regulated by the local government act non-agricultural uses locating in the ALR are subject to the RAR. The regulation encourages

environmentally responsible development. The intent is so that activities are conducted responsibly to avoid degrading valuable riparian fish habitat.

Any application to a local government for a rezoning, development variance permit, development permit, temporary use permit or subdivision can trigger the requirement for an assessment by a qualified environmental professional (QEP).

It applies to local government regulation or approval of residential, commercial and industrial activities, or ancillary activities, as regulated by Part 26 of the LGA being:

a) removal, alteration, disruption or destruction of vegetation;
b) disturbance of soils;
c) construction or erection of buildings and structures;
d) creation of nonstructural impervious or semi-impervious surfaces;
e) flood protection works;
f) construction of roads, trails, docks, wharves and bridges;
g) provision and maintenance of sewer and water services;
h) development of drainage systems;
i) development of utility corridors;
j) subdivision as defined in section 872 of the Local Government Act;

It does not apply to a development permit (DP) or development variance permit (DVP) issued for -reconstruction of a legal non-conforming use (*Local Government Act* Section 911 (8)) nor does it apply to a land use or development activity under the RAR that is sited beyond the 30m setback requirement. It also does not apply to agricultural or institutional development. Nor does it apply to mining activities or First Nations reserve lands. However, other provincial or federal legislation may still apply in these instances.

In summary, the *Riparian Areas Regulation* specifies that:

- local governments must protect riparian areas in accordance with the regulations when exercising their powers with respect to commercial, residential and industrial development; and,
- local governments must meet or better the regulations, but cannot reduce them without specific authorization from Fisheries and Oceans Canada. For example, a local government could not issue a development variance permit for a new residential, commercial or industrial building within a RAA except in accordance with the riparian area regulations.

As the RAR has been in effect for over 4 years, any Part 26 application can trigger the requirements for an assessment. For example, an unrelated variance for work that happens to be within 30 metres of a watercourse within a RAR designated watershed would trigger the requirement for a QEP assessment.

ATTACHMENT 2

ISLANDS TRUST
BRIEFING

DATE: 10 February 2010

TOPIC: RIPARIAN AREA REGULATION IMPLEMENTATION IN THE ISLANDS TRUST AREA

DIRECTED TO: Trust Council

CONFIDENTIAL: No

DESCRIPTION OF ISSUE: To inform the Islands Trust Council (through the Local Planning Committee) of the status of implementation of the provincial Riparian Area Regulation in the Islands Trust Area.

BACKGROUND: The provincial Ministry of Environment website (www.env.gov.bc.ca/habitat/fish protection act/riparian/riparian areas) provides the following overview of the Riparian Area Regulation.

The Riparian Area Regulation (RAR), enacted under section 12 of the Fish protection Act in July 2004, calls on local governments to protect riparian areas during residential, commercial, and industrial development by ensuring that proposed activities are subject to a science based assessment conducted by a Qualified Environmental Professional (QEP).

The purpose of the Regulation is to protect the features, functions and conditions that are vital in the natural maintenance of stream health and productivity. These vital features, functions and conditions are numerous and varied and include such things as:

- *Sources of large organic debris, such as fallen trees and tree roots;*
- *Areas for stream channel migration;*
- *Vegetative cover to help moderate water temperature;*
- *Provision of food, nutrients and organic matter to the stream;*
- *Stream bank stabilization; and*
- *Buffers for streams from excessive silt and surface runoff pollution.*

The RAR implementation model detailed in the Regulation uses QEPs, hired by land developers, to:

- *Assess habitat and the potential impacts to the habitat;*
- *Develop mitigation measures; and*
- *Avoid impacts from development to fish and fish habitat, particularly riparian habitat.*

The cost of this assessment is the responsibility of the land developer, allowing governments to focus on monitoring and enforcement within their respective jurisdictions. By conscientiously following the assessment procedure set out in the Regulation, the QEP and the land developer will have applied due diligence in avoiding a harmful alteration, disruption or destruction (HADD) of riparian fish habitat. If a HADD cannot be avoided, an application for an authorization must be submitted to Fisheries and Oceans Canada.

The assessment methods are attached to the Regulation as a schedule and are a key component of the regulatory regime for riparian protection that is clear and measurable, but does not rely exclusively on default setbacks. The assessment is based on the best available science with respect to riparian habitats.

The assessment methodology provides clear direction to QEPs on:

- *How to assess impacts;*
- *How to determine setbacks based on site conditions; and*
- *The measures that need to be employed to maintain the integrity of the setbacks.*

QEPs submitting RAR assessments must certify that they have the qualifications, experience and skills necessary to conduct the assessment. The assessment will form the content of notifications by development proponents to regulatory agencies. The Ministry of Environment provides local governments with confirmation that an assessment report has been received, enabling local governments to move forward in approving development without taking on the liability for reviewing and approving riparian setbacks.

To increase the accountability of the QEP and to permit compliance monitoring, the assessment methodology will yield outcomes that are measurable, repeatable, and independent of observer. The assessment methodology will also enable effectiveness monitoring to be undertaken to determine whether impacts from development on riparian habitats are being fully avoided when the assessment methodology is used correctly.

The Islands Trust and Islands Trust Fund staff identified a program in 2006 to proactively undertake watercourse mapping. Review of the potential scope of work for this mapping identified a workload that exceeded the requirements of the RAR and would provide an information base appropriate for the unique responsibilities and challenges of the Islands Trust.

To achieve this higher standard of information procurement, it was proposed to ground truth every aquatic watercourse in the Islands Trust Area through a multi-year program with a cost of $30,000/year for an undefined number of years.

In 2007, a review of this program identified an opportunity to expedite compliance with the RAR by determining which of the approximately 450 watersheds in the Islands Trust Area fall under the RAR requirements through an interpretative watershed mapping project in conjunction with the University of British Columbia and the provincial Ministry of Environment. Watercourse mapping has been completed in some watersheds through independent work initiated by Islands Trust and other groups. The interpretative watershed mapping project has now been completed for the Islands Trust Area except for the Hornby, Lasqueti and Gambier Local Trust Areas, Mudge/Link and De Courcy Islands in the Gabriola Local Trust Area, and Valdes and Ruxton Islands within the Thetis Local Trust Area. Mapping of these remaining LTAs required the completion of the Digital Elevation Mapping acquisition program which was completed in late 2009. The work to complete the interpretative watershed mapping set for the remaining LTAs will start shortly and should be done before the March Islands Trust Council meeting.

The interpretative watershed mapping project for the entire Islands Trust Area will cost $42,000 in total ($37,000 in Fiscal Year 2008/2009 and $5,000 in Fiscal Year 2009/2010) and has to date identified 48 of the 385 watersheds (or 12.5%) as falling under the requirements of the RAR. The corollary to this is that, for the areas mapped to date, 87.5% of the watersheds do not benefit from the regulatory protection of the RAR. There are, to-date, two Official Community Plans covering areas with no identified RAR watersheds: the North Pender Associated Islands OCP and Piers Island OCP. Despite the focus on RAR compliance, it is submitted that the Islands Trust (and Local Trust Committees) must seriously consider if, and how, to further preserve and protect watersheds not falling under the RAR requirements.

A meeting on January 22nd between Islands Trust planning managers and Ministry of Environment staff responsible for the RAR in their Vancouver Island Region re-confirmed the methodology and validity of this interpretative watershed mapping approach. The Ministry of Environment will provide a letter confirming that the Islands Trust will be fully compliant with the RAR following the completion of the interpretative watershed mapping and Local Trust Committee amendments to their bylaws to protect Riparian Areas. It may be of interest to know that of the 28 local governments in the Ministry of Environment Vancouver Island Region, only the Islands Trust and the newly formed Strathcona Regional District are currently non-compliant with the RAR.

In the interim, until the Ministry of Environment confirms full compliance with the RAR, the, on those islands where watershed mapping has been completed, the watershed mapping is being used by planning staff to ensure that any application made to an LTC that affects lands within an RAR-identified watershed is reviewed for the presence of a watercourse within 30 metres of any residential, commercial or industrial development activity. Until the watershed mapping is completed on the remaining islands, Staff will review all applications to the LTC for the presense of a watercourse within 30 metres of any residential, commercial or industrial development activity. The presence of a watercourse within 30 metres would trigger the requirement for a report from a qualified environmental professional (QEP) and the LTC cannot approve an application in the absence of such an assessment.

As noted above, compliance with the RAR is contingent upon LTCs amending their bylaws to include riparian area protection provisions. An LTC has options with respect to meeting this legislative requirement as follows:

1. Amend the LUB to establish both a 30 metre setback and a landscape strip for all watercourses within the RAR-identified watersheds. This approach is possible but not recommended as it does not establish any certainty with respect to the actual location of streams, any development within 30 metres of a watercourse would require a variance (which could only be approved once a QEP assessment is provided), and conditions cannot be incorporated in the variance.

2. Amend the OCP to designate all RAR-identified watersheds as a Development Permit Area (DPA). This approach may be optimal where there is a limited number of larger properties in the watershed, where subdivision is anticipated, or where it is not anticipated that the watercourse(s) will be mapped. The advantages of this approach is that the flexibility of DPA provisions can be used to establish exemptions for work that is found to be further than 30 metres from a watercourse and a Development Permit (DP) can incorporate any conditions recommended by the QEP's assessment report. The disadvantage of this approach is that all land within the watershed would be designated as a DPA, regardless of where the actual watercourse is, imposing requirements on landowners to determine if development activity actually requires an assessment and DP. However, as noted previously in this report, the RAR was established to allow the cost of this assessment to be the responsibility of the land developer, allowing governments to focus on monitoring and enforcement within their respective jurisdictions. This approach is recommended for consideration by all LTCs at this time in consideration of the necessity to comply with the RAR, internal budget constraints and land developer responsibilities.

3. Amend the OCP to designate all land within 30 metres of watercourses in RAR-identified watersheds as a Development Permit Area (DPA). This approach requires the Islands Trust to map watercourses in RAR-identified watersheds and is currently being undertaken for the Southern Region islands through the use of existing and new watercourse mapping. The advantage of this approach is that it provides greater certainty with respect to actual watercourse locations and limits reviews and applications to work within 30 metres of fish-bearing or potential fish-bearing streams. The disadvantage is that a DPA would not be applied to areas more than 30 metres from a watercourse but still within a RAR-identified watershed. In addition, the quality of existing mapping may vary greatly between Local Trust Areas and contractors will need to be hired to map the watercourses within the identified RAR watersheds to an acceptable standard and confirm that the watershed is fish bearing or potentially fish bearing.

4. Exceed RAR by:

a. Designating a DPA within 30 metres of all watercourses, regardless of fish habitat status: this would require mapping of the location of all watercourses with an acceptable degree of certainty, but would not require any confirmation of fish habitat. The advantage of this approach is that all values associated with watercourse protection are addressed, not just fish habitat.
b. Designating one DPA within 30 metres of RAR watercourses and a second DPA, with different requirements, over the remainder of the land within the RAR-identified watershed. This would require mapping of watercourses, but may be preferred if there is evidence that activities permitted more than 30 metres from a watercourse could affect fish habitat and thus require regulation.
c. Designating all watershed areas a DPA, regardless of RAR designation. This would result in comprehensive regulation of all watershed areas and not require further mapping of watercourses, but would present a significant impact on landowners and on planning staff to administer such a DPA.

Planners will be reviewing these options with local trust committees during the course of developing bylaws for compliance with the Riparian Area Regulation. Planning staff recognizes that, with respect to each watershed, unique situations exist, data may not be readily available or suitable, and funding may not be available to complete required mapping; therefore, planning staff will assess each watershed and for each, outline the advantages and disadvantages of each options listed above and make a recommendation on which option the local trust committee should consider.

ATTACHMENT: No

FOLLOW-UP: DLPS will ensure the completion of the Islands Trust interpretative watershed mapping project and that all Local Trust Committees receive staff reports for amending LTC bylaws to become compliant with the Riparian Area Regulation as soon as possible.

PREPARED BY: Mac Fraser, DLPS, David Marlor, RPM and Robert Kojima, Island Planner

REVIEWD BY: Local Planning Committee, Feb 10, 2010
Executive Committee Feb 24, 2010

SUBMITTED BY: Mac Fraser, DLPS

Memorandum

700 North Road Gabriola Island BC V0R 1X3
Telephone **250. 247-2063** FAX: 250. 247-7514
Toll Free via Enquiry BC in Vancouver 660-2421. Elsewhere in BC **1.800.663.7867**
northinfo@islandstrust.bc.ca www.islandstrust.bc.ca

Date March 30, 2012 File Number 6500/20

To Gambier Island Local Trust Committee
From Sonja Zupanec, Island Planner

Re 2011/12 Annual Report submission for GMLTC

Submissions for the Islands Trust Annual Report are being requested by the Director of Local Planning Services. Each LTC is being asked to review a work program submission and make changes as needed to reflect the work of the LTC over the last year. Please review the following draft text and indicate any changes or additions you wish to submit for the 2011/12 Annual Report.

"The Gambier Island Local Trust Committee held 10 regular business meetings, 1 public hearing and 4 special meetings, ranging in location from Gibsons, Vancouver and Keats Island. A new Land Use Bylaw for Passage and Bowyer Islands was adopted in 2011 after extensive community engagement and consultation. Work was begun on a new Land Use Bylaw for the Assocaited Islands and is anticipated to be completed in early 2013. The LTC reviewed 5 Development Variance Permit Applications, 2 Rezoning Applications and 3 Subdivisions. Staff reviewed 34 building permit referrals and several referrals for private moorage. "

Copy: Chris Jackson, Regional Planning Manager

Print Date: Mar-29-2012

Islands Trust

Top Priorities

Gambier Island

No.	Description	Activity	Received/Initiated	Responsibility	Target Date	Status
1	LUB for SCRD Islands	Initiate new LUB review process for SCRD islands.	Feb-02-2006	Sonja Zupanec	Apr-07-2011	On Going
2	Riparian Areas Regulation Implementation Project for Gambier Island Local Trust Area.		Oct-26-2011	Sonja Zupanec	Dec-31-2012	On Going
3	Foreshore protection 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			On Going

13.1.2

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	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
3	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.		Jun-23-2010	On Going
6	Consider a mechanism to recognize authorizations of additional dwellings as permitted by s. 4.4.10 of Keats LUB		Aug-04-2010	On Going
7	GHG Emissions - examine as part of next OCP reviews 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.		Oct-06-2010	On Going

8	Sustainability Checklist in consultation with Sunshine Coast Regional District.	Feb-03-2011	On Going
9	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.		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	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-2009.4	Jonathan Ehling **Planner:** Linda Prowse	May-13-2009	Gambier Island - workshop height variance (principal building on lot)

Planning Status

Status Date: Mar-28-2011

Awaiting further information from applicant

Status Date: Nov-17-2010

Sent memo to Island Planning asking advice on how to proceed with this file and the related Building Permit referral

Status Date: Oct-06-2010

Received update from applicant noting that he would not be pursing the Variance as DFP will not relax covenant requirements.

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2009.8	David & Carolyn/Doug & Sue/Pat & Mary Philip/Lane/Willmott **Planner:** Linda Prowse	Jun-24-2009	Gambier Island - Proposed variance to the ocean setback requirement. District Lot 1259.

Planning Status

Status Date: Jan-25-2012

There is a covenant held by Ministry of Transporation and Infrastructure and Department of Fisheries and Oceans restricting land clearing and other disturbance of land and vegetatino within 15 metres of the natural boundary of the sea. DFO said they will not relax or discharge the covenant on file, therefore a DVP is not an option, and this is an enforcement issue. Memo forwarded to Bylaw Enforcement officer

Status Date: Apr-28-2011

Memo sent to RPM requesting advice on how to proceed

Status Date: Mar-28-2011

Deck is already constructed. DFO will not relax setback. DVP is not an option given DFO will not relax setback. Letter to be written to file and LTC. Enforcement issue

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2011.2	Elena and France Corin and Larouche **Planner:** Marnie Eggen	Mar-22-2011	vary the setback to the natural boundary of the sea for retaining wall

Planning Status

Status Date: Jan-06-2012

No change.

Status Date: May-04-2011

Awaiting further info from applicant.

Status Date: Apr-18-2011

Staff site visit

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2012.1	Gary MacDonald and Colleen Dragan **Planner:** Marnie Eggen	Jan-25-2012	Lot 8, Halkett Bay - Gambier Island Allowance of a boathouse

Planning Status

Status Date: Feb-07-2012

Applicant informed that a rezoning application not a variance is required to permit a boathouse in water zone.

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File Number	Applicant Name	Date Received	Purpose
GM-DVP-2012.2	Liebenberg William **Planner:** Marnie Eggen	Mar-06-2012	Development variance as deck to be built up to rear lot line

Planning Status

Rezoning

File Number	Applicant Name	Date Received	Purpose
GM-RZ-2004.1	LandPlan Group Inc. **Planner:** Sonja Zupanec	Jun-16-2004	Keats Island - Keats Camp rezoning application DL 696

Planning Status

Status Date: Oct-23-2009

Representative provided verbal update at LTC meeting

Status Date: Sep-18-2009

Email to applicant and owner sent re: request for status update in time for Oct. 23,2009 GMLTC meeting.

Status Date: Nov-24-2008

Letter sent to applicant with LTC resolution and requesting status update

File Number	Applicant Name	Date Received	Purpose
GM-RZ-2011.1	Camp Fircom **Planner:** Sonja Zupanec	Nov-08-2011	To redesignate and rezone an undeveloped parcel of land adjacent to the existing camp Fircom from SR (Settlement Residential) to S3 (Recreational Service).

Planning Status

Status Date: Jan-09-2012

Preliminary staff report for LTC January 31 meeting prepared.

Status Date: Nov-23-2011

Applicant advised that reference plan still required an too costly

Status Date: Nov-08-2011

Advised applicant of process to dissolve lot line uner LTA

File Number	Applicant Name	Date Received	Purpose
GM-RZ-2011.2	Les Morton	Nov-10-2011	To rezone the foreshore and yacht club zoning

Planner: Sonja Zupanec

Planning Status

Status Date: Jan-10-2012

Preliminary staff report prepared for LTC meeting Jan 31.

Subdivision

File Number	Applicant Name	Date Received	Purpose
GM-SUB-2000.1	LANDPLAN GROUP INC.	May-04-2000	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	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-2011.1	Peter M. Gordon Land Surveying (William Steen - Keats Island)	Jul-04-2011	boundary adjustment

Planner: Sonja Zupanec

Planning Status

Status Date: Dec-02-2011

Copy of referral re-sent to applicant and advised that upon final review of subdivision IT can prepare letter to MOTI

Status Date: Aug-31-2011

Preliminary review of file and referral report sent to MOTI and applicant. Copied to LTC and owner.

File Number	Applicant Name	Date Received	Purpose
GM-SUB-2011.2	EDWARD TRAFF	Jul-21-2011	Lot Line adjustment on Gambier Island

Planner: Marnie Eggen

Planning Status

Status Date: Oct-31-2011

Referral Report to MOTI

File Number	Applicant Name	Date Received	Purpose
GM-SUB-2012.1	570601 BC Ltd. (Andrew Strang)	Jan-23-2012	Lot 10 Halkett Bay - Gambier Island 2 lot subdivision

Planner: Sonja Zupanec

Planning Status

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From: Nancy Roggers
Sent: February-23-12 1:38 PM
To: Gambier Island Local Trust Committee; Becky McErlean
Cc: Cindy Shelest
Subject: Gambier expense report - Feb/12

		Budget	Spent	Balance
Invoices posted to FEB 23, 2012				
630 Gambier	65000 Trustee Expense	1,500.00	2,324.58	(824.58)
630 Gambier	65200 LTC Meetings	4,000.00	2,852.99	1,147.01
	65210 APC Meetings	200.00	418.80	(218.80)
	65220 Communications	200.00		200.00
	65230 Special Projects	400.00	100.00	300.00
	65240 Miscellaneous	700.00		700.00
	TOTAL LTC Local Expense	**5,500.00**	**3,371.79**	**2,128.21**
630 Gambier	72300 OCP/LUB Expense	8,000.00		8,000.00

Thanks!

Nancy Roggers
Finance Officer

Islands Trust
#200 1627 Fort Street
Victoria, B.C. V8R 1H8
Phone: (250) 405-5154
Fax: (250) 405-5155
www.islandstrust.bc.ca

Preserving *island* communities, culture and environment

Please consider the environment before printing this email.

From: Linda McClung
Sent: March-29-12 9:41 AM
To: David Graham; Jan Hagedorn; Kate-Louise Stamford; Sonja Zupanec; Becky McErlean
Cc: Nancy Roggers; Cindy Shelest
Subject: Gambier LTC March/12 Expense Report

Please direct all questions relating to the attached detailed expenditure reports to Nancy by email.

Thanks.

630 Gambier	Invoices posted to March 31, 2012	Budget	Spent	Balance
65000	LTC "Trustee Expenses"	1,500.00	2,483.13	(983.13)
65200	LTC Local Exp LTC Meeting Expenses	4,000.00	3,307.32	692.68
65210	LTC Local Exp APC Meeting Expenses	200.00	418.80	(218.80)
65220	LTC Local Exp Communications	200.00	-	200.00
65230	LTC Local Exp Special Projects	400.00	100.00	300.00
65240	LTC Local Exp Miscellaneous	700.00	-	700.00
TOTAL LTC Local Expense		5,500.00	3,826.12	1,673.88
72300	Project OCP update	-	-	-
72310	Project Associated Islands OCP/LUB update	8,000.00	5,216.00	2,784.00

Memorandum

Date February 21, 2012

To Local Trustees
From David Marlor
Director of Local Planning Services

Re A Strategic Approach to Islands Trust Communications

In order to assist local trust committees with enhancing communications and public engagement, Trust Area Services, with input from Local Planning Services, prepared the attached guidelines; these guidelines have been approved by the Executive Committee.

These guidelines will become part of the tool kit planners may use when generating staff report recommendations for projects that would benefit from a communications plan. Staff will include recommendations on communications using the guidelines at appropriate times, for example, at the start of a larger project or initiative that is expected to generate considerable public interest.

Regional Planning Managers will discuss this template in more detail at an upcoming Local Planning Services meeting to to determine the best apprroach to incorporating the guidelines into the planning process.

David Marlor
Director of Local Planning Services

pc Executive Committee
Linda Adams, CAO
Lisa Gordon, DTAS
Regional Planning Managers

GUIDELINES: A STRATEGIC APPROACH TO LOCAL TRUST COMMITTEE COMMUNICATIONS

Approved by Executive Committee August 2011

Value of a Communications Strategy for Local Trust Committees

A Communication Strategy is an essential planning tool to help coordinate communication activities by:

- Ensuring all communications focus proactively on Islands Trust's priorities, goals and objectives in a clear, timely and cost-effective way
- Ensuring roles & responsibilities are clear and consistent, ideally guided by policy
- Harnessing and focusing combined efforts to prevent duplication, avoid unintended conflicts and to make the most of existing opportunities (e.g. partnership with other agencies)
- Minimizing last-minute demands (crisis management)
- Anticipating public reaction before launching projects

Communications strategy framework - six standard questions to answer for all LTC projects

1. Goals: Define the project's communications goals and objectives.
    - Goals are broad, general statements about what you need to address
    - Objectives are SMART: Specific, Measurable, Achievable, Realistic, Timely
    - Clearly defining these elements makes it much easier to identify key messages

    Questions that help define goals:

    - Why are we doing this project?
    - What is the risk of not doing the project?
    - How will the project promote the object/mandate?
    - What do we already know and what do we need to find out to succeed?
    - What is the problem and what needs to change to solve the problem?
    - Is the solution a change in regulation, policy or behaviour? E.g. If the problem is erosion, is a soil bylaw the only solution or are there other ways to change the behaviour that leads to erosion?

2. Audience: Who do you want to reach?
    - Target audiences
    - Internal (Trustees, senior staff, front line staff)
    - Other agencies affected (Regional Districts, First Nations, Provincial, Federal)
    - External (e.g. voters, seniors, media, community organizations and leaders)
    - What do you know about the audience? What do they think of your program or service?

3. Messages: What do you want to say to each audience?
    - What motivates your audience – Benefits – what's in it for me?
    - What stops your audience - Barriers?
    - Frame your message to emphasize benefits and overcome barriers.

- What is your call-to action? You are trying to change the audience's current state in some way. Are you asking them to share their opinions, participate in a debate, to support something, or just to be aware of something that they have little choice about?
- Crafting your messages
    - Make it easy to remember in easy, simple terms
    - Use captivating information – vivid and personal
    - Use stories and metaphors to engage your audience
    - Use two-sided vs. one-sided message – recognize other viewpoints

4. Methods: How will you reach people? Different audiences have different objectives and need different approaches. Consider finding a well-respected expert or community member(s) to offer testimonials in support of your project.

5. Resources: Who will do what, when and at what cost?

6. Evaluation: Did they did get it? Were there misinterpretations? Was there backlash? How can we improve next time? How can we share what we learned with other staff / trustees?

SAMPLE Communication Action Plan

Project: _____ **Launch Date:** _____

Methods	Person responsible	Cost	Content Focus / Key message	Audience	Due Date (e.g. for approval)	Publication Date
E-mail						
Direct mail						
News release						
Paid ad (Paper / TV / Radio)						
Letter to editor / editorial						
Web page						
Article for newsletter						
Brochure						
Social media						
Poster / bulletin board						
Annual report						
Public meeting						

GAMBIER ISLAND LOCAL TRUST COMMITTEE
REQUEST FOR DECISION

DATE: March 21, 2012

TO: Gambier Island Local Trust Committee

Target Decision Date: April 12, 2012

SUBJECT: PROPOSED BURNCO AGGREGATE MINE PROJECT

RECOMMENDATION:

1. Request that BURNCO Rock Products Ltd, the British Columbia Environmental Assessment Office, and the Canadian Environmental Assessment Office host an independent information session on Gambier Island about the proposed BURNCO Aggregate Project, the environmental assessment process, and opportunities for public input; and/or

2. Request that the Trust Area Services Policy Analyst monitor the BURNCO Aggregate Project environmental assessment processes and report to the Gambier Island Local Trust Committee and Executive Committee when there are major announcements or opportunities for public input or referral.

IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL:
Recommendation 1: 1-2 hours of the Island Planner's time to write to the agencies to convey the request. Additional Island Planner time may be required if the Planner is asked to attend the session.

Recommendation 2: Up to 30 minutes per month of the Policy Analyst's time to monitor environmental assessment processes and up to two hours per announcement/ public input opportunity

This work can be supported within current workloads.

FINANCIAL: None

POLICY: The Islands Trust Advocacy Policy is under development.

IMPLEMENTATION/COMMUNICATIONS: Staff will implement the decisions as requested. Staff and trustees should advise members of the public to address their questions about the project and related environmental assessment processes to:

Gerry Hamblin, Project Assessment Manager BC Environmental Assessment Office	250-387-1543 Gerry.Hamblin@gov.bc.ca
Bryan Nelson, Project Manager Canadian Environmental Assessment Agency	604-666-2431 BurncoAggregateMine@ceaa-acee.gc.ca
Derek Holmes, Regional Manager BURNCO Rock Products Ltd	604-859-3314 Derek.holmes@burnco.com

BACKGROUND

The proposed BURNCO Aggregate Project would be situated in the McNab Valley on the northwest shore of Howe Sound, north of Gambier Island. It is BURNCO Rock Products Ltd's intent to develop a sand and gravel aggregate pit on the property to initially supply material to their ready-mix concrete plants in south Burnaby and Port Kells BC. The project will rely on transport of products off-site by barge and will include development of a marine barge loading facility.

The proponent estimates that more than 30 million tonnes of gravel and sand would be taken out and shipped by sea over 20 years. Current estimates suggest that initial extraction of the aggregate resource will be on the order of 400,000 tonnes per year, increasing to 1 to 1.6 million tonnes per annum within a few years for the duration of the resource, with possible production 'spikes' to 4 million tonnes per annum.

Construction of the loading facility will involve installation of steel pilings in the foreshore and subtidal area where needed. No dredging or marine disposal of dredgeate, liquid or solid waste will be a part of the project. During operation, tug boats will deliver empty barges and pick up aggregate filled barges. The barge loading facility is expected to operate less than 300 days per year. Filled barges will be towed through existing barging routes and navigational channels from the site to Ramilies Channel, Howe Sound to the Fraser River through established shipping lanes.

More information about this project can be found online as follows:

1. The Major Projects Management Office website list the major activities and milestones associated with federal regulatory review of the project:: http://www2.mpmo-bggp.gc.ca/MPTracker/project-projet-03.aspx?pid=145&psid=3

2. **Canadian Environmental Assessment Agency:**

   The Government of Canada plans to conduct three public participation opportunities within the environmental assessment of the proposed project. Public Participation Opportunity #1 ran from January 3, 2012 to February 3, 2012, and provided the public the opportunity to comment on the proposed project and the planned environmental assessment.

http://www.ceaa.gc.ca/050/details-eng.cfm?evaluation=54754

3. **BC Environmental Assessment Office:**

   BC Environmental Assessment project information centre for the BURNCO project where all documents are available: http://a100.gov.bc.ca/appsdata/epic/html/deploy/epic_project_home_355.html.

   Project description: http://a100.gov.bc.ca/appsdata/epic/documents/p355/1325804255002_db0fb74987a1fcc376fad4229c3db253a9cdd6e5c3ab37cfa706e5f2e82d11a5.pdf

   RSS feed for BC EAO project updates: http://www.eao.gov.bc.ca/rss/mining/Burnco_Aggregate_Project.xml

Media articles on this topic include:
February 10, 2012, Squamish Chief, Coastal mine proposal sparks concern

February 9, 2012, Straight.com, McNab Creek gravel mine threatens all of Howe Sound

July 30, 2010, Squamish Chief, Province, SCRD compare notes on proposed mine

June 4, 2010, Squamish Chief ,McNab Valley gravel mine project launched

REPORT/DOCUMENT: N/A

KEY ISSUE(S)/CONCEPT(S): BURNCO Aggregate Project; environmental assessment process

RELEVANT POLICY: Islands Trust Advocacy Policy (under development)

DESIRED OUTCOME: Enhanced community and trustee knowledge of the proposed BURNCO Aggregate project and related environmental assessment processes.

RESPONSE OPTIONS

Recommended: As above

Alternatives: No action

PREPARED BY: Clare Frater, Policy Analyst

SUBMITTED BY: Sonja Zupanec, Island Planner

REVIEWED BY: Lisa Gordon, TAS Director

Population (2011):
Approximately 275

Size:
6,893 hectares (17,032 acres)

Location:
10 kilometres north of Horseshoe Bay in Howe Sound.

Land Use Planning
Related Planning Services
Related Resources
Trust Area Mapping
Related Links

Gambier Island Local Trust Committee

Latest News

In this section you will find current news items that are relevant to your Local Trust Area and your community. Subscribe to the Gambier Island Latest News updates and receive the latest information on official community plan reviews, staff reports, notifications and other documents published in the latest news section.

April 2012

- Gambier Island Local Trust Committee Business Meeting Schedule - 2012

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Gambier Island Local Trust Committee Projects

GM-LUB-2011.2 - Land Use Bylaw Development for the Associated Islands

Staff Reports

- Staff Report dated September 2011
- Staff Report dated January 2011

Draft Land Use Bylaw

- Land Use Bylaw dated February 2011

Applications

GM-RZ-2011.1 (Camp Fircom, Gamier Island)

- Staff Report - January 2012

GM-RZ-2011.2 (Thunderbird Yacht Club, Gambier Island)

- Staff Report - January 2012

Trustee Newsletters

- Trustee Newsletter - February 2012

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Committee Links

Committee Home
Trustee Membership
Contact Trustees
Contact Planning Staff
Planning Bylaws
Administrative Bylaws
Meetings Schedule
Meeting Agendas
Meeting Minutes
Resolutions-Without-Meeting
Associated Islands
Land Use Application Forms

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