



A NOTICE OF A BUSINESS MEETING OF **THE GAMBIER ISLAND LOCAL TRUST COMMITTEE**
to be held at 10:30 AM on Thursday, March 1, 2012 at Eric Cardinal Hall,
930 Chamberlain Road, Gibsons, BC

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 January 31, 2012 – <i>attached</i>	1-10	
3.2	Section 26 Resolutions Without Meeting dated February 21, 2012- <i>attached for information</i>	11	
3.3	Gambier Island Advisory Planning Commission Minutes - <i>none</i>		
4.	BUSINESS ARISING FROM MINUTES		10:45 am
4.1	Follow-up Action List dated February 21, 2012 - <i>attached</i>	12-13	
4.2	Advisory Planning Commission Appointments – <i>for discussion</i>		
5.	LOCAL TRUST COMMITTEE PROJECTS		11:00 am
5.1	GM-LUB-2011.2 (Associated Islands Land Use Bylaw Review Project) Project Charter – <i>attached for discussion</i>	14	
6.	CHAIR'S REPORT		
7.	TRUSTEES' REPORT		
8.	DELEGATIONS		11:45 am
8.1	Colleen Hardwick for PlaceSpeak Presentation		
9.	TOWN HALL SESSION		11:55 am
10.	CORRESPONDENCE <i>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.</i>		

11.	APPLICATIONS AND PERMITS		12:10 pm
11.1	GM-SUB-2010.1 (Ventureland Management, Gambier Island)10% Frontage Waiver Staff Report dated February 17, 2012 - <i>attached</i>	15-26	
11.2	GM-RZ-2011.1 (Camp Fircom – Gambier Island) Staff Report dated February 17, 2012 - <i>attached</i>	27-33	
11.3	GM-RZ-2011.2 (Thunderbird Yacht Club – Gambier Island) Staff Report dated February 17, 2012 - <i>attached</i>	34-38	
12.	BYLAWS		
12.1	Draft Bylaw No. 117 cited as ““Gambier Island Official Community Plan Bylaw No. 73, 2001, Amendment No. 1, 2012.” - <i>for consideration of first reading</i>	39-40	
12.2	Draft Bylaw No. 118 cited as ““Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 1, 2012.” - <i>for consideration of first reading</i>	41-43	
12.3	Draft Bylaw No. 119 cited as ““Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 2, 2012.” - <i>for consideration of first reading</i>	44-45	
13.	REPORTS		12:45 pm
13.1	Work Program Reports Top Priorities Report and Projects List dated February 21, 2012 - <i>attached</i>	46-48	
13.2	Applications Log Report dated February 21, 2012 - <i>attached</i>	49-53	
13.3	Trustee and Local Expenses Expenses posted to January 23, 2011 - <i>attached</i>	54	
14.	NEW BUSINESS		1:00 pm
14.1	Shoreline Mapping – <i>for discussion</i>		
14.2	Local Trust Committee Meeting Schedule – <i>for discussion</i>	55	
15.	ISLANDS TRUST WEBSITE		
15.1	Gambier page – <i>attached</i>	56	
16.	CLOSED MEETING: The Gambier Island Local Trust Committee closes the next part of the March 1, 2012 business meeting to discuss matters pursuant to Section 90(1)(a) of the <i>Community Charter</i> to consider appointments to the Advisory Planning Commission and that Sonja Zupanec, Island Planner and Diane Corbett, Recorder be invited to attend this meeting		1:45 pm
17.	RECALL TO ORDER Rise and Report from Closed Meeting		
18.	NEXT MEETING Thursday, April 12, 2012 at 10:30 am at at Eric Cardinal Hall, 930 Chamberlain Road, Gibsons, BC		
19.	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 TUESDAY, JANUARY 31 AT 10:30 AM
THE MANIL ROOM, GIBSONS PUBLIC LIBRARY
470 SOUTH FLETCHER, GIBSONS, BC**

<u>PRESENT:</u>	David Graham	Chair
	Jan Hagedorn	Local Trustee
	Kate-Louise Stamford	Local Trustee
	Sonja Zupanec	Island Planner
	Chris Jackson	Regional Planning Manager (Northern Office)
	Miles Drew	Bylaw Enforcement Coordinator
	Diane Corbett	Recorder

There were five (5) 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 following addition was made:

11.3.1 Letter from Lea Bancroft, Burrard Yacht Club

The agenda was adopted as amended by consensus.

3. MINUTES

3.1 *Adopted Gambier Island Local Trust Committee Meeting Minutes dated October 26, 2011*

The adopted minutes of the Gambier Island Local Trust Committee meeting dated October 26, 2011 were received for information.

3.2 *Section 26 Resolutions Without Meeting Log dated January 23, 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 *Follow-up Action List dated*

Island Planner Sonja Zupanec provided an update on the Follow-Up Action List dated January 23, 2012.

Trustee Stamford requested that staff give an update at the next meeting on the status of the HMCS Annapolis project in Halkett Bay. Trustee Hagedorn said she would be inquiring about the project as an individual with BC Parks.

Trustee Hagedorn displayed the most recent draft of the Gambier Island Trust Area map developed by Islands Trust staff and discussed with Planner Zupanec the proposed changes as noted in the minutes of the last meeting.

4.2 *Advisory Planning Commission Appointments*

Planner Zupanec reviewed the memorandum dated January 23, 2012. Additional names of candidates that had been forwarded since the memorandum date were added by trustees to the list of applicants; appointments would be discussed later during the closed session of the meeting.

5. LOCAL TRUST COMMITTEE PROJECTS

Local Trust Committee Projects were discussed under item 12.1 Work Program Reports.

6. CHAIR'S REPORT

Chair Graham explained that he was recently elected to his third term as Trustee on Denman Island. This is his first term as an elected member of the Islands Trust Executive Committee. He was appointed Chair of the Gambier Island Local Trust Committee by the Executive Council, and also serves as Chair for Gabriola, Lasqueti, and Hornby. The Islands Trust Executive Committee meets in Victoria every three weeks. Chair Graham just returned from an education session for newly elected executive members at the Local Government Leadership Academy in Parksville.

7. TRUSTEES' REPORT

Trustee Hagedorn welcomed Chair Graham and fellow Local Trustee Stamford.

Trustee Hagedorn reported that she had received an orientation along with 26 Trustees from December 6-9, 2011 at Trust Council in Victoria. The Artificial Reef Society of BC did a presentation. Trustee Hagedorn joined the Islands Trust

Planning Committee.

On January 12, Trustee Hagedorn attended a Northern Office Orientation meeting on Gabriola Island. She met with Sunshine Coast Regional District and Area F Director Lee Turnbull to support the operations of the annual Island clean-up program. She attended a site visit on Gambier on January 28, 2012, and also met with a conservation group on Keats.

Trustee Stamford noted that people who want regular updates from Islands Trust can subscribe to a notice service; further information is available on the Islands Trust website.

Trustee Stamford announced that another email list has been developed which is more informal, to distribute information and enhance communication. Reports and other community information, which are currently sent out a week prior to the Local Trust Committee meeting, are available through this email list.

Trustee Stamford attended the Trust Council meeting in Victoria in December where she volunteered for the Programs Committee, a subcommittee of Trust Council that advances Trust-wide opportunities for advocacy, communications, promotion, public awareness and education. There will be a meeting February 6, 2012 in Ladysmith.

Trustee Stamford also attended the Northern Office Orientation meeting on Gabriola Island. She also connected with the Conservancy on Gambier Island, as one of the primary drivers had recently passed away, and they need to recruit new members.

Trustee Stamford met with the Gambier Community Association, for whom a primary concern is parking. She also had the opportunity to meet MLA Nicholas Simons at an Open House on January 17, 2012, where they spoke about some Islands Trust issues.

8. **DELEGATIONS**

There were no delegations.

9. **TOWN HALL SESSION**

Sophia Shane of Gambier Island inquired about how she could learn more about the activities of the Local Trust Committee. Ms. Shane was provided information on how to get her name on the unofficial community notice board and encouraged to contact Trustees by phone, or to contact Planner Zupanec for any technical questions.

John McMaster, of Anvil Island, said the only way to find out what is going on and to get the public and Trustees' and staff perspectives is to attend these meetings.

Les Martin, of Thunderbird Yacht Club, inquired about voting rights of club

members in elections, as the club owns property in the Trust Area. For further information, Mr. Martin was instructed to send an email to Planner Zupanec who could forward it to the Deputy Clerk.

10. CORRESPONDENCE

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

10.1 *Funding Request from Sea to Sky Clean Air Society*

Planner Zupanec reviewed the funding request from Sea to Sky Clean Air Society.

Trustee Hagedorn noted, having attended several of the Society meetings, that the Society has a broad representation and a bigger vision of the Howe Sound Area, and that she thought it was a good match with Islands Trust bylaws.

Trustee Hagedorn declared a conflict of interest as she had put her name forward as a board member for the Society.

Trustee Hagedorn left the meeting at 11:04 am.

Trustee Stamford noted she would be interested in learning if this group was acting in collaboration with other groups and activities in the region.

GM-001-2012

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff to forward a \$200-cheque from the Miscellaneous fund and pay the funding request of the Sea to Sky Clean Air Society for a 2012 contribution.

CARRIED

Trustee Hagedorn returned to the meeting at 11:06 am.

11. APPLICATIONS AND PERMITS

11.1 *GM-DVP-2011.5 (Shane – Gambier Island)*

Planner Zupanec outlined the staff report dated January 12, 2012. She noted the sensitivity of the foreshore environment, with little ability to be regenerated at a 7.5-metre setback, which should be kept as a no-build strip.

The architect representing the applicant showed pictures and described the topography of the property, explaining that the selected siting gave the best configuration relative to the issues of lighting, location and retention of trees,

lighting from log processing across the water, and noise.

The applicant shared her vision for development of the property.

While empathizing with the applicant's views on retaining trees and locating a structure near the few trees that remained on the property after clear-cutting by the previous owner, Trustees emphasized the importance of the 15-metre setback that supports the Official Community Plan vision of preserving the aesthetics of the foreshore.

Chair Graham pointed out that Official Community Plans speak with the history of the community, and are developed by the community. The old Official Community Plan envisioned a 20-metre setback. The Land Use Bylaw regulation is 15 metres.

GM-002-2012

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee not issue development variance permit application GM-DVP-2011.5 (Shane, Gambier Island).

CARRIED

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

Planner Zupanec reviewed the staff report dated December 14, 2011. The applicant had selected to keep the titles of the camp and the adjacent subject property separate in light of the expense that would be required to re-survey the foreshore if consolidating the properties. The applicant stated there was no intent of the owner to develop the property, which would be used for camp programming.

GM-003-2012

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff to prepare a draft amending bylaw for GM-RZ-2011.1 (Camp Fircom, Gambier Island) to re-designate Lot B, District Lot 836, Plan 21550, Gambier Island, PID 009-393-358 from 'Settlement Residential (SR)' to 'Private Camps (CMP)' in the Gambier Island Official Community Plan and return it to the Local Trust Committee for further consideration.

CARRIED

GM-004-2012

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff to:

1. Prepare a draft amending bylaw to rezone Lot B, District Lot 836, Plan 21550, Gambier Island, PID 009-393-358 from SR to a new S3 subzone in the Gambier Island Land Use Bylaw regulating the density and lot coverage so that the property remains undeveloped, and return the draft to the Local Trust Committee for further consideration; and
2. Post the preliminary staff report for GM-RZ-2011.1 (Camp Fircom, Gambier Island) to the Gambier website.

CARRIED

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

Planner Zupanec reviewed the staff report of December 19, 2011.

Speaking to the application, Mr. Les Morton indicated that a rezoning was being requested to make room for expansion and to increase dock size to accommodate the increase in boat sizes since the origins of the club forty years ago.

GM-005-2012

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff to:

1. Prepare a draft amending bylaw to rezone the foreshore area of Lot A, District Lot 2809, Explanatory Plan 8309, New Westminster District, Gambier Island, PID 015-896-129 from 'P3 Zone' to 'Yacht Club Outstation (YCO) Zone' in the Gambier Island Land Use Bylaw; and
2. Post the preliminary staff report for GM-RZ-2011.2 (Thunderbird Yacht Club, Gambier Island) to the Gambier Island website.

CARRIED

The meeting recessed at 12:25 p.m. and resumed at 12:40 p.m.

12. REPORTS

12.1 Work Program Reports

12.1.1 Memorandum dated January 20, 2012 regarding Work Program for term 2011-2014

12.1.2 Email dated January 14, 2012 from Wendy Harrison regarding the Associated Islands Land Use Bylaws

12.1.3 Top Priorities Report and Projects List dated January 23, 2012

Planner Zupanec reviewed the staff memorandum and requested that Local Trustees confirm their priorities for the current term and items for the work program. Discussion ensued.

GM-006-2012

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee requests staff to move number 3 in the Top Priorities List (“Initial discussions with Squamish First Nation regarding protection of archaeological and heritage resources”) to the Projects List and replace number 3 on the Top Priorities List with “Foreshore protection/ clarity/ DAI/ DPA’s”.

CARRIED

GM-007-2012

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff to remove two items from the Projects List:

- Review whether trail rights of way should be held by the Sunshine Coast Regional District on Keats Island or by Sunshine Coast Regional District and Local Trust Committee
- Options to protect the integrity of beaches and define “natural boundary”

CARRIED

Trustees discussed public engagement and consultation, and communication with the public about priority projects.

GM-008-2012

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff to add “Review of a strategic plan for the Howe Sound area” to the projects list.

CARRIED

12.2 Applications Log

Planner Zupanec reviewed the Applications Log Report dated January 23, 2012.

12.3 Trustee and Local Expenses

The trustee and local expenses report posted to December 21, 2011 was received for information.

13. NEW BUSINESS

13.1 Proposed Local Trust Committee Meeting Schedule for 2012

The meeting schedule was adopted by the Local Trust Committee by Resolution Without Meeting. A change of meeting location was noted: March 1 and April 12 meetings will be held at the Eric Cardinall Hall, at 930 Chamberlin Road, West Howe Sound, not the Gibsons Library.

The Local Trust Committee agreed to review the scheduled locations at the next meeting.

13.2 *BURNCO Gravel Extraction Proposal – Sunshine Coast*

Planner Zupanec provided background on the BURNCO proposal and advised Trustees that submissions pertaining to the scope of the environmental assessment process had been requested by February 3, 2012.

GM-009-2012

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff to write a letter to the Environmental Assessment Office referring to the Gambier Trust Area Official Community Plan policies, and stating that the rezoning is in Islands Trust Jurisdiction; and further, that the Gambier Island Local Trust Committee would encourage the topics of noise and light impact to be included in the scoping of the Environmental Assessment.

CARRIED

14. BYLAWS

14.1 Bylaw Enforcement Notification System

14.1.1 Bylaw Enforcement Notification Brochure

14.1.2 Bylaw Violation Notice

14.1.3 Proposed Bylaw No. 116

Bylaw Enforcement Coordinator Drew discussed a housekeeping amendment to proposed Bylaw Enforcement Notification Bylaw No. 116.

Trustees Stamford and Hagedorn both emphasized the importance of communicating with the public to provide information about the bylaw and responding to inquiries before moving forward with the proposed bylaw.

GM-011-2012

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee rescind the October 26, 2011 Third reading to Proposed Bylaw No. 116, cited as Gambier Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 116, 2011.

CARRIED

GM-012-2012

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff to amend proposed Bylaw No. 116 by replacing Schedule B with the Schedule B as attached to the staff report dated January 18, 2012.

CARRIED

GM-013-2012

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request Bylaw Enforcement Coordinator Drew to send a letter to Gambier Island Trust Area residents informing them of the proposed Bylaw Enforcement Notification Bylaw.

CARRIED

15. ISLANDS TRUST WEBSITE

15.1 Gambier Page

The Gambier Island Trustees requested that staff add to the website rezoning and application reports discussed at this meeting.

16. CLOSED MEETING

GM-014-2012

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee closes the next part of the January 31, 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

17. RECALL TO ORDER

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

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

Brenda Hardisty
Camilla Berry
Dan Rogers
David Walker
Eric Holtz
Frank Colbourne
Joyce Clegg
Lee Martella
Roger Sweeney

Chair Graham requested that staff write letters to all candidates thanking them for their application, and to the nine Advisory Planning Commission appointees to provide them with information regarding a training session.

18. NEXT MEETING

18.1 Next Local Trust Committee Regular Business Meeting

The next Local Trust Committee meeting will be held on Thursday, March 1, 2012 at 10:15 am at Eric Cardinal Hall, at 930 Chamberlin Road, West Howe Sound.

19. ADJOURNMENT

The Gambier Island Local Trust Committee meeting was adjourned by consensus at 2:41 pm.

Recorder

Chair



Islands Trust

Print Date: Feb-21-2012

RWM From: January 24, 2012 To: February 21, 2012

Gambier Island

Resolution #	Action	Resolution Description	Resolution Date
2012-01	In Favour	"THAT the regular meetings of the Gambier Island Local Trust Committee for 2012, be scheduled on March 1, April 12, May 24, July 5, September 20, October 25, November 29, and December 13."	Jan 30, 2012



Islands Trust

Print Date: Feb-21-2012

Follow Up Action Report w/ Target Date

Gambier Island Jun-23-2010

No.	Activity	Responsibility	Target Date	Status
6	Archaeological Management - staff requested to contact Squamish First Nation in response to their invitation to arrange for a meeting to explore interim strategies to address management of archaeological 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

Oct-26-2011

No.	Activity	Responsibility	Target Date	Status
1	Staff to submit a completed nomination form to designate Merry Island Lighthouse as a heritage property. Forward to SCRD a copy of nomination form and request letter of support from planning staff.	Sonja Zupanec	Nov-30-2011	Done
1	Staff to enquire about the status of the HMCS Annapolis project in Halket Bay and report back to LTC via email.	Sonja Zupanec	Nov-30-2011	Done

Jan-31-2012

No.	Activity	Responsibility	Target Date	Status
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 Dan Rogers Lee Martella Roger Sweeney David Walker Frank Colbourne	Becky McErlean	Feb-10-2012	On Going
1	GM-DVP-2011.5 (Shane, Gambier Island). Close file and notify applicant that DVP was not issued by the LTC.	Becky McErlean	Feb-15-2012	Done
1	BURNCO Aggregate Extraction Proposal - staff to submit a letter to the Environmental Assessment Office regarding noise and light pollution considerations to be included inscope for the assessment.	Sonja Zupanec	Feb-29-2012	Done
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
1	Bring forward LTC meeting date, times and venue schedule to March LTC meeting for re-consideration.	Becky McErlean	Mar-01-2012	Done
1	GM-RZ-2011.1 (Camp Fircom, Gambier Is.) Staff to prepare two amending bylaws (OCP and LUB) and return to LTC for further consideration and public input.	Sonja Zupanec	Mar-01-2012	Done
1	GM-RZ-2011.2 (Thunderbird Yacht Club, Gambier Is.) Staff to prepare an amending bylaw to expand the YCO water zone and return the bylaw to the LTC for further consideration and public input.	Sonja Zupanec	Mar-01-2012	Done

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 2012-2014 Work Program. 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.

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 and APC
- Referral of proposed bylaw to First Nations and other agencies
- Review of natural hazard areas
- Implementation of home occupation regulations
- Consistency with RAR requirements where necessary

Out of Scope

- Review of density provisions explicit in the OCP and further supported by LTC Resolution Sept. 2011.
- Commercial / industrial land use designations
- Legalizing non conforming setbacks, height or uses.
- 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 budget
- LTC/staff provides clear and timely communication of project and opportunities for input to residents and property owners
- Cooperative environment supported by all stakeholders
- Ongoing Executive Committee Support

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			Stakeholders	
Name/Project Role	Duration	% FTE	Name	Representing
Sonja Zupanec/Island Planner	All	25%	Property owners and residents	Associated Islands
I.T. Victoria Mapping Department	Draft by-law prep	—	Squamish and others	First Nations
GMLTC	All	—	SCRD Building, Planning, Board	Regional District
Jacquie Hill/Planning Clerk	Legislative Process	5%	Advisory Planning Commission	Residents
			MOTI; Coastal Health; Others	Referral Agencies

Workplan Overview		Governance	
Deliverable/Milestone	Targeted Completion	Name/Project Role	Responsibility
Release of revised draft LUB	May 2012	GMLTC	Bylaw review, revisions, consideration and adoption.
Consultation with residents and private property owners on draft regulations and zones	May—September 2012	Executive Committee	Bylaw approval
Early Referral to SCRD prior to 1st reading	October 2012		
1st reading of draft bylaw—agency referrals	November 2012		
Community Information Meetings/Public Hearing	January 2013		
Submission to Executive Committee	February 2013		
Consideration of adoption of LUB	March 2013		

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 _____



STAFF REPORT

Date: February 17, 2012

File No.: GM-SUB-2010.1
(Ventureland
Management)

To: Gambier Island Local Trust Committee
For meeting of March 1, 2012

From: Sonja Zupanec, MCIP
Island Planner

**Re: Request for 10% Frontage Waiver for Proposed Lot 6, District Lot 477, NWD
Gambier Island**

Owner: Reel 17 Investments
Applicant: Jim Green
Location: Proposed subdivision of 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

Preliminary Report

The Islands Trust was referred subdivision file 2010-01632 from the Ministry of Transportation and Infrastructure in 2010. Staff worked with the applicant to address a number of issues related to the proposed 12-lot subdivision. A copy of the most recent subdivision referral report is attached.

Proposed Lot 6 does not comply with the 10% lot frontage requirements of both Provincial Law and Bylaw 86, section 8.6: *The frontage on a highway of any lot in a proposed subdivision shall be at least 10% of its perimeter, unless exempted by the Local Trust Committee. The applicant needs to either be granted exemption by resolution of the Local Trust Committee, or be asked to modify the plan of subdivision.*

The applicant is requesting that the Gambier Island Local Trust Committee waive the 10% frontage requirement for Proposed Lot 6.

RECOMMENDATIONS:

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 86.

Respectfully submitted by:

Sonja Zupanec, MCIP
Island Planner
Local Planning Services
February 17, 2012

Concurred in by:

Chris Jackson, MCIP
Regional Planning Manager
Northern Region
February 21, 2012

ATTACHMENT:

1. Applicant request for waiver dated February 17, 2012
2. Subdivision referral to MOTI dated March 16, 2011
3. Revised subdivision layout received February 16, 2012

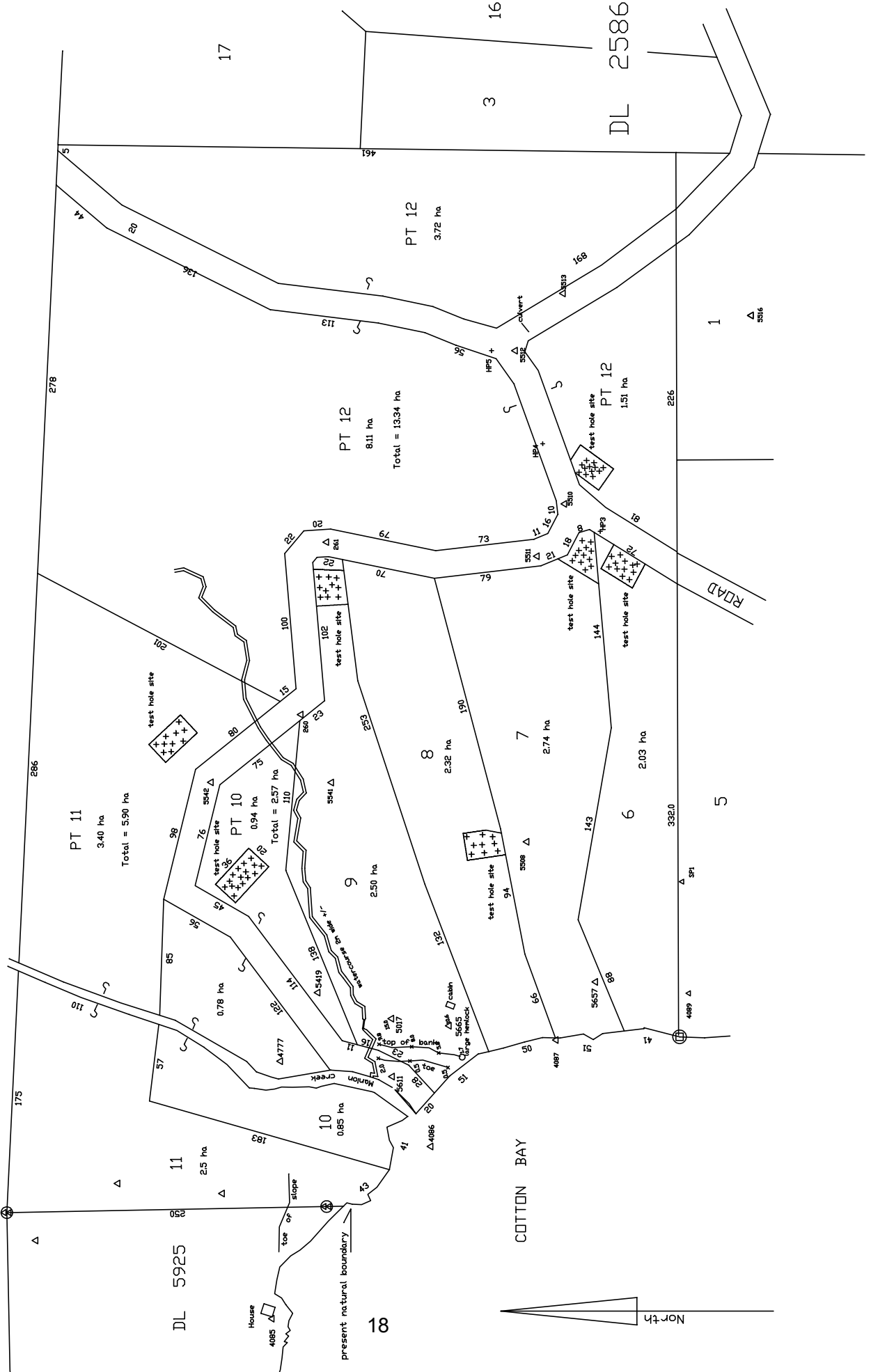
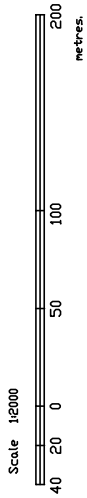
Attachment No.1

From: [Jim Green](#)
To: [Sonja Zupanec](#)
Cc: [Green, Jim](#)
Subject: 10% Waiver - Cotton Bay, proposed Lot 6
Date: February-17-12 11:25:15 AM

Hi Sonja - could you please process a 10% road frontage waiver for this proposed lot. Thank you.
Jim Green
604.603.3750

PROPOSED SUBDIVISION OF DL 477 NORTH

UNSURVEYED CROWN LAND





Islands Trust

March 16, 2011

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

Email northinfo@islandstrust.bc.ca

Web www.islandstrust.bc.ca

File Number: GM-SUB-2010.1 (Ventureland
Management/Reel 17 Property Investments)
Your File: 2010-01632

Patrick Hill, Area Development and Operations Technician
Ministry of Transportation
Sechelt Area Office
Box 950 Sechelt, BC V0N 3A0

Dear Mr. Hill:

Re: Proposed Subdivision of 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

REPORT SUMMARY

These are revised comments regarding the proposed subdivision and replace the comments submitted to you dated October 19, 2010. The applicant submitted a revised plan that is attached to this response. The following comments are in response to that revised subdivision plan and the following conditions should be considered as part of Preliminary Layout Approval.

1. A covenant restricting further subdivision must be registered for Proposed Lot 12.
2. At least 10% of every lot must front onto a road. Proposed Lot 6 is not compliant. The applicant should request relief of this requirement from the local trust committee.
3. As a condition of PLA, we require that road construction meet the Minor Rural road standards and Gravel standard as agreed to in the Ministry of Transportation/Islands Trust Letter of Agreement, 1992 as amended by Amendment Agreement dated 1996. Additional information is provided in the attached referral response form.
4. Mannion Creek is a noted watercourse that runs through some of the proposed lots. The applicant advises that as part of the Riparian Area Regulations, a Qualified Environmental Professional is assessing the development and will provide advice. The applicant should comply with the recommendation of the Qualified Environmental Professional.
5. An archaeological site is noted. This proposed subdivision should be referred to the Squamish First Nation and Archaeology Branch of the Province for comment.
6. Mannion Creek is designated as a development permit area. The applicant must obtain a development permit or qualify for an exemption from such a development permit requirement.

Additional Comments

- a. Zoning will not allow any dock access at the end of the water access location proposed for this subdivision.
- b. Islands Trust is concerned if the Ministry of Transportation and Infrastructure were to require or initiate any road development requirements at the proposed water access location that would contravene any development permit or covenant requirements that may be enacted. The focus is the protection of Mannion Creek and its estuary. The applicant must submit a

report pursuant to the Riparian Area Regulations and the subdivision layout should be addressed in response to the recommendations of the Qualified Environmental Professional

- c. Sufficient turn around space should be provided at the ends of any road construction.
- d. Discussions with the applicant have indicated a possible option of dedicating parkland for the 1.51 ha. area of proposed lot 12. While this is not a requirement of this subdivision, if the applicant is willing to provide such park, Islands Trust would like to consult with Sunshine Coast Regional District before such dedication occurs.
- e. The Islands Trust would like to initiate some discussion with the Ministry of Transportation and Infrastructure regarding the feasibility of clearing an area near the New Brighton ferry dock for parking for ferry patrons within existing highway right of way and we suggest that the applicant could be invited as part of those discussions, if equipment is brought onto the island for purposes of subdivision development, to potentially participate in site clearing for such parking.

Please quote file number GM-SUB-2010.1 in all correspondence related to this file.

This referral response is based upon the attached subdivision layout plan. Details of the application's compliance or non-compliance with specific bylaw regulations are Sonja Zupanec, Island Planner at the Islands Trust at (250) 247-2211 or by email at szupanec@islandstrust.bc.ca.

Sincerely,

Brodie Porter

cc: Gambier Island Local Trust Committee
Jim Green – Applicant
Sonja Zupanec, Island Planner
Chris Jackson, Regional Planning Manager

Attachment No. 3



Islands Trust

SUBDIVISION REFERRAL REPORT

700 North Road, Gabriola Island,
BC V0R 1X3
Telephone (250) 247-2063
Fax (250) 247-7514
E-mail: northinfo@islandstrust.bc.ca
Web: www.islandstrust.bc.ca

TO:	Patrick Hill	DATE:	February 23, 2011
TITLE:	Area Development & Operations Technician	I.T. FILE NO:	GM-SUB-2010.1 (Green)
		FILE NUMBER:	2010-01632

District Office: Sechelt Area Office

Applicant: Jim Green, Ventureland Management Ltd

Owner: Reel 17 Investments Inc

Legal Description: 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 – PID 015-980-324

Site Size: BC Assessment 33.8 ha (83.5 acres)

Proposal: To subdivide the property into seven (7) fee simple residential lots.

Attachments:

Property and lot lines for the proposed subdivision

Property Title Information: Covenant/Easement/Right-of-Way/Permits:

Legal Notations: BC Hydro and TELUS Covenant (Statutory Right of Way)

Comments: 2008 covenant registered on title for BC Hydro and Telus works.

OCP Information:

OCP Designation Bylaw No. 110 applies – designated “Residential” and “Nature Preservation Area” adjacent to stream. (Note: Gambier Island Official Community Plan Bylaw No. 73, 2001 does not apply to these lands).

Development Permit Area ☒ Yes DP Area No.1

Comments ☐ No
The applicant's property is located in a DP area adjacent to the creek. A DP is required for the subdivision to be approved, unless the applicant grants a covenant to the local trust committee that establishes that there will be no alteration to the land from that which existed prior to the subdivision.

Zoning Information:

Property is zoned Rural Residential (RR) zoning classification according to Gambier Island Zoning Bylaw No. 86, 2004;

Minimum permitted lot size is *Bylaw No. 86 Subdivision Lot Area Requirements*

The minimum lot area is 0.5 hectares.

Permitted average lot size is The minimum average lot area is 4 hectares

Comments Meets bylaw.

Lot Sizes:

Proposed lot sizes	Parent parcel: BC Assessment 33.8 ha (83.5 acres); with roads and dedications, total area of all proposed lots: 31.39 hectares (77.56 acres): Lot 6- 2.03 ha Lot 7- 2.74 ha Lot 8- 2.32 ha Lot 9- 2.50 ha Lot 10- 2.57 ha Lot 11- 5.9 ha Lot 12- 13.34 ha Average Lot Size: 31.39 / 7= 4.48 ha
compliance with lot size and density	☒ Complies ☐ Does Not Comply
Covenant required to restrict subdivision	☒ Yes ☐ No
Comments	Bylaw 86: <i>Where a subdivision is proposed that yields the maximum number of lots permitted by the applicable minimum average lot area specified by this Bylaw, and one or more of the lots being created has an area equal to or greater than twice the applicable minimum average lot area, the owner must grant a covenant in respect of every such lot prohibiting further subdivision of the lot.</i> A covenant restricting further subdivision must be registered for Proposed Lot 12. All other lots are less than twice the minimum average lot area.

Depth/Width Ratio:

Permitted minimum depth/width ratio Proposed lots – depth/width ratios	Bylaw 86: <i>No lot in a proposed subdivision may have a lot depth greater than five times its lot width, excluding panhandle strips.</i> Applicant's surveyor has confirmed that all lots comply with depth to width ratio.
compliance with depth/width ratio	☒ Complies ☐ Does Not Comply

Park Dedication:

Park dedication required	☐ Yes Amount required ☒ No
Comments	All lots over 2.0 hectares

Frontage Waiver:

Frontage waiver required	☒ Yes ☐ No
Comments	Proposed Lots 6 does not comply with the 10% lot frontage requirements of both Provincial Law and Bylaw 86, section 8.6: <i>The frontage on a highway of any lot in a proposed subdivision shall be at least 10% of its perimeter, unless exempted by the Local Trust Committee.</i> The applicant needs to either be granted exemption or modify the plan of subdivision.

Land Status:

Property is in the ALR	☐ Yes ☒ No
Comments	

Servicing Requirements:

Water supply	Bylaw No. 110 states: 7.7.1 A standard shall be established for each household of at least 1000 litres (220 gallons) of potable water per day year round.
Waste disposal	Section 7.2.2 from OCP states: Septic fields shall be at least 30 metres (98.44 feet) from any well, spring, stream, lake, or high water marks.
Drainage	N/A

Road Standards:

Roads to be constructed	☒ Yes ☐ No
Road Classification:	As a condition of PLA, we require that the road construction meet the following Minor Rural, road standards agreed to in the Ministry of Transportation/Islands Trust Letter of Agreement, 1992 as amended by Amending Agreement dated July 18, 1996: 1c) Minor Rural This classification of road applies to all designated islands within the Islands Trust, but does not include the undesignated islands. This classification of road will have a paved top width of 6.1m. Paved shoulders are not required unless identified in the cycle route plan. The bicycle route plan will designate road sections requiring adjustment of the shoulder width to safely accommodate cycling demands. Constructed top width for each bicycle shoulder lane can range from 0 to 1.2 metres on both sides in recognition of safety and travel demand requirements, as designated in Island specific cycle route plans. The posted speed shall not exceed 50 km/hr. The above referenced requirements are amended to allow a gravel road standard by clause 2 and 3 of agreement of July 18, 1996 that states: To deal equitably with minor developments where the cost of utilizing the usual pavement standard would be disproportionate, the Ministry of Transportation and Highways allows the developer the option of using a crushed gravel surface for construction of local (residential) road class, rather than the usual provision of pavement when the number of lots to be created is fewer than four and when all lot sizes are more than two hectares and there is no potential for the future connection to a further subdivision. This will be applicable for the local road class on all islands in the Trust Area. As well, on islands not served by car ferries, the lower level of car usage and the presence of gravel roads makes the use of gravel roads possible. For clarity these include islands such as Lasqueti, Gambier, Keats, Coal, DeCourcy, Moresby, Mudge, Piers, Valdes, Portland, Reid, Ruxton, Sidney, Thormanby, Wallace, and other lesser islands.

Comments | Road access to foreshore provided in proposed plan of subdivision.

Buildings and Structures:

Are there existing buildings and structures:	None identified on site plans or information provided by applicant.
Does subdivision create non-conformity with Bylaws:	No.

Environmental and Cultural Features:

Sensitive Environmental Features	☒ Yes	☐ Mannion Creek is a noted watercourse that runs through Lots 10 and 11. As part of the Riparian Area Regulations a Qualified Environmental Profession is required to assess the development and provide advice.
Archaeological Sites Comments	☒ Yes Archaeological sites are noted. This application should be referred to the Squamish First Nation and Archaeology Branch of the Province.	☐ No

Intrinsic Groundwater Susceptibility Mapping:

Susceptibility: | None

Boundary Adjustments Only:

Complies with boundary adjustment regulations	☐ Yes	☐ No
Comments	No regulations on boundary adjustments	

Panhandle Lots Only:

Complies with panhandle regulations	☐ Yes	☐ No
Comments	No regulations pertaining to panhandles.	

Split (Hooked) Lots Only:

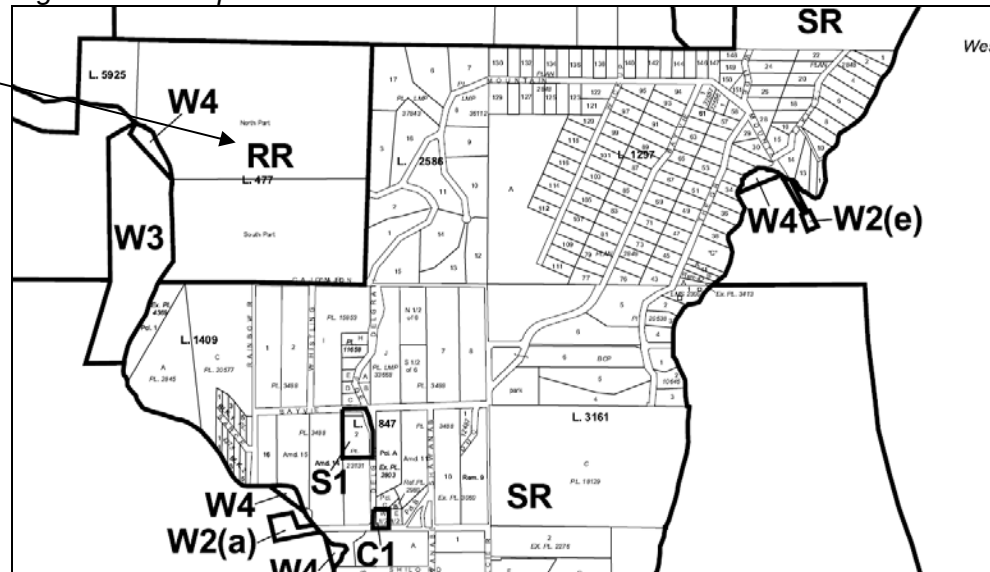
Complies with split lot regulations	☒ Yes	☐ No
-------------------------------------	---	-----------------------------

Comments

Bylaw 86: No lot which is divided into two or more portions by a highway or other lot may be created by subdivision, except where required to provide highway access within a water access subdivision.

Where a part of a parcel is separated from the main portion of the parcel by a road, watercourse, marine water or topographical feature, it may be consolidated with an adjacent parcel to which it may be more properly related without meeting other provisions of this Part, as long as the main portion of the parent parcel conforms to the provisions of this Part. regulations on split/hooked lots.

Subject Property



It is noted that the proposed roads that split Proposed Lot 12 is accessing a road in the south-eastern part of the property in order to connect to a road system that joins up with wharves. The road to the northeast, splitting Lot 12 is considered an extension of the water access up to the boundary with the crown land. Road development on upland lots without direct water access would not however be eligible to be split by road.

It is also noted that the proposed road that splits Proposed Lot 10 is accessing a water access location and two roads in the south and south-eastern parts of the property, in order to connect to road systems that join up with wharves in compliance with bylaw requirements.

Additionally, the waterfront and adjacent water areas for this property are zoned Marine Conservation (W4), and does not allow docks or other marine access.

Attachment:

1. Property and lot lines for the proposed subdivision

Doc. ID: 6259
Revision March 15, 2005
00000000 - 3700



STAFF REPORT

Date: February 14, 2012

File No.: GM-RZ-2011.1 (Camp Fircom, Gambier Island)

To: Gambier Island Local Trust Committee
For meeting of March 1, 2012

From: Sonja Zupanec, MCIP
Island Planner

Re: **Official Community Plan Amendment and Rezoning Application- Gambier Island, Camp Fircom**

Owner: BC Conference Property Development Council of the United Church of Canada
Applicant: Justen Harcourt, Colliers International
Location: Lot B, District Lot 836, Plan 21550, Gambier Island, PID 009-393-358

Supplemental Report

On January 31, 2012 the Gambier Island Local Trust Committee passed a resolution requesting staff to prepare draft bylaws to amend the Gambier Island Official Community Plan (OCP) and Land Use Bylaw (LUB) to change the designation and zoning of the subject property from residential to camp use. The purpose of this report is to introduce draft Bylaw No. 117 and draft Bylaw No. 118 for consideration of first reading.

DRAFT BYLAW NO 117

Draft Bylaw No. 117 is a bylaw to amend the Gambier Island Official Community Plan to re-designate the subject property from 'Settlement Residential' (SR) to 'Private Camps' (CMP) on 'Schedule B' of the OCP (Land Use Designation Map). No text amendments are required. This change is consistent with the Islands Trust Policy Statement and policies of the OCP. A copy of the draft bylaw is attached.

DRAFT BYLAW NO. 118

Draft Bylaw No. 118 is a bylaw to amend the Gambier Island Land Use Bylaw to rezone the subject property from 'Settlement Residential' (SR) to a site specific 'Recreation Service' (S3)(a) zone. The draft regulations permit recreation camp, assembly and accessory uses and limit development of camp infrastructure, density and subdivision potential. The bylaw amends the text portion of section 5.9 of the LUB as well as the Schedule B – Zoning Map. A copy of the draft bylaw is attached.

RECOMMENDATIONS:

THAT the Gambier Island Local Trust Committee:

1. *Give first reading to Bylaw No. 117 – cited as “Gambier Island Official Community Plan Bylaw No. 73, 2001, Amendment No. 1, 2012.”*
 2. *Give first reading to Bylaw No. 118 – cited as “Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 1, 2012.”*
 3. *Direct staff to proceed with bylaw referrals, public notification and scheduling of a community information meeting and public hearing on Gambier Island; and*
 4. *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.*
-

Respectfully submitted by:

Sonja Zupanec, MCIP
Island Planner
Local Planning Services
February 14, 2012

Concurred in by:

Chris Jackson, MCIP
Regional Planning Manager
Northern Region
February 15, 2012

ATTACHMENTS:

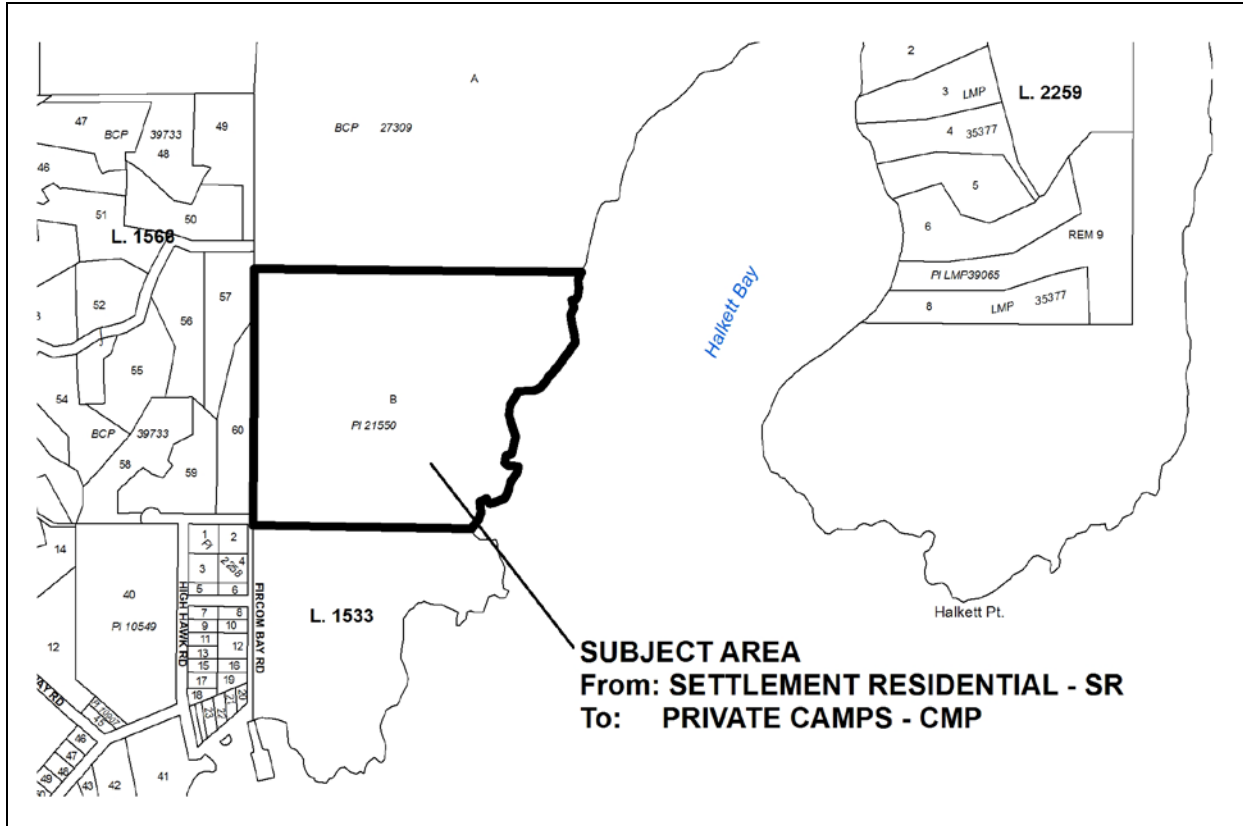
1. Draft Bylaw No. 117
2. Draft Bylaw No. 118

1

GAMBIER ISLAND LOCAL TRUST COMMITTEE

BYLAW No. 117

PLAN NO. 1



**DRAFT
GAMBIER ISLAND LOCAL TRUST COMMITTEE
BYLAW No. 118**

A BYLAW TO AMEND GAMBIER ISLAND LAND USE BYLAW 86, 2004

WHEREAS the Gambier Island Local Trust Committee is the Local Trust Committee having jurisdiction on and in respect of the Gambier Island Local Trust Area, pursuant to the *Islands Trust Act*;

AND WHEREAS Section 29 of the *Islands Trust Act* gives the Gambier Island Local Trust Committee the same power and authority of a Regional District under Part 26 except Sections 932 to 937 and 939 of the *Local Government Act*;

AND WHEREAS the Gambier Island Local Trust Committee wishes to amend Land Use Bylaw 86, 2004;

AND WHEREAS the Gambier Island Local Trust Committee has held a Public Hearing;

NOW THEREFORE the Gambier Island Local Trust Committee enacts in open meeting assembled as follows:

1. This Bylaw may be cited for all purposes as "Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 1, 2012."
2. Gambier Island Land Use Bylaw No. 86, 2004 is amended as follows:

- (1) Adding the following text under Part 5.9(11):

"Site Specific Regulations

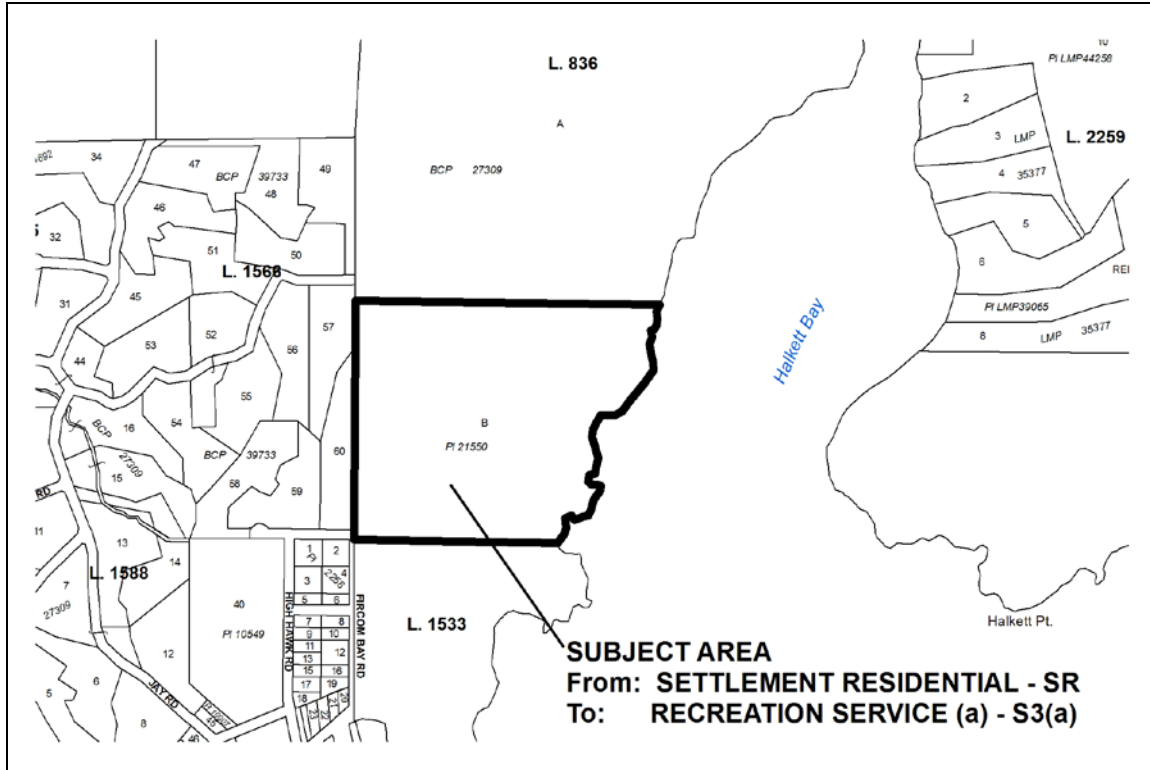
(12) The following table denotes a location where, despite or in addition to the regulations in this Section, specific regulations apply. In the first column, the zone abbreviation and the lower case letter reference the notation on the zoning map. The second column describes the location where the specific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

Table 5.9		
Site Specific Zone	Location Description	Site Specific Regulations
S3(a)	Lot 8, District Lot 836, Plan 21550, Halkett Bay, Gambier Island PID: 009-393-358	(1) Despite 5.9(1) recreation camp, assembly and accessory uses are the only permitted uses. (2) Despite 5.9(3) no residential caretaker dwelling unit accessory to recreational camp use is permitted. (3) Despite 5.9(4) the maximum lot coverage for all buildings and structures is 5%. (4) Despite 5.9(7) and 5.9(9) moorage is not permitted in the foreshore area adjacent to the S3(a) zone. (5) Despite 5.9(10) and (11) the minimum lot area and minimum average lot area

GAMBIER ISLAND LOCAL TRUST COMMITTEE

BYLAW No. 118

PLAN NO. 1





STAFF REPORT

Date: February 14, 2012

File No.: GM-RZ-2011.2
(Thunderbird Yacht Club, Gambier Island)

To: Gambier Island Local Trust Committee
For meeting of March 1, 2012

From: Sonja Zupanec, MCIP
Island Planner

Re: Rezoning Application- Gambier Island, Thunderbird Yacht Club

Owner: Thunderbird Yacht Club
Applicant: Les Morton
Location: Foreshore of Lot A, District Lot 2809, Explanatory Plan 8309, New Westminster District, Gambier Island, PID 015-896-129

Supplemental Report

On January 31, 2012 the Gambier Island Local Trust Committee passed a resolution requesting staff to prepare a draft bylaw to amend the Gambier Island Land Use Bylaw (LUB) to change the zoning of the water area adjacent to the Yacht Club from a marine zone to yacht club outstation use to accommodate expanded moorage facilities. The purpose of this report is to introduce draft Bylaw No. 119 for consideration of first reading.

DRAFT BYLAW NO. 119

Draft Bylaw No. 119 is a bylaw to amend the Gambier Island Land Use Bylaw to rezone the foreshore waters from 'Marine Park and Recreation' (P3) to the neighbouring 'Yacht Club Outstation' (YCO) zone. The bylaw amends the Schedule B – Zoning Map by expanding the current boundaries of the YCO zone to include the provincial lease lot boundaries. A copy of the draft bylaw is attached.

RECOMMENDATIONS:

THAT the Gambier Island Local Trust Committee:

1. *Give first reading to draft Bylaw No. Bylaw No. 119 – cited as "Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 2, 2012."*
2. *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*
3. *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.*

Respectfully submitted by:

Sonja Zupanec, MCIP
Island Planner
Local Planning Services
February 13, 2012

Concurred in by:

Chris Jackson, MCIP
Regional Planning Manager
Northern Region
February 15, 2012

ATTACHMENT:

1. Draft Bylaw No.119
2. Letter of support from Camp Latona

**DRAFT
GAMBIER ISLAND LOCAL TRUST COMMITTEE
BYLAW No. 119**

A BYLAW TO AMEND GAMBIER ISLAND LAND USE BYLAW 86, 2004

WHEREAS the Gambier Island Local Trust Committee is the Local Trust Committee having jurisdiction on and in respect of the Gambier Island Local Trust Area, pursuant to the *Islands Trust Act*;

AND WHEREAS Section 29 of the *Islands Trust Act* gives the Gambier Island Local Trust Committee the same power and authority of a Regional District under Part 26 except Sections 932 to 937 and 939 of the *Local Government Act*;

AND WHEREAS the Gambier Island Local Trust Committee wishes to amend Land Use Bylaw 86, 2004;

AND WHEREAS the Gambier Island Local Trust Committee has held a Public Hearing;

NOW THEREFORE the Gambier Island Local Trust Committee enacts in open meeting assembled as follows:

1. This Bylaw may be cited for all purposes as "Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 2, 2012."
2. Gambier Island Land Use Bylaw No. 86, 2004 is amended as follows:
 - (1) Schedule "B" (Zoning Map) is amended by changing the zoning of the areas indicated on Plan No. 1, attached to and forming part of this Bylaw, from Marine Park and Recreation (P3) zone to Yacht Club Outstation (YCO) zone.

READ A FIRST TIME this	day of	-	, 201x.
PUBLIC HEARING HELD this	day of		, 201x.
READ A SECOND TIME this	day of		, 201x.
READ A THIRD TIME this	day of		, 201x.
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST this	day of		, 201x.
ADOPTED this	day of		, 201x.

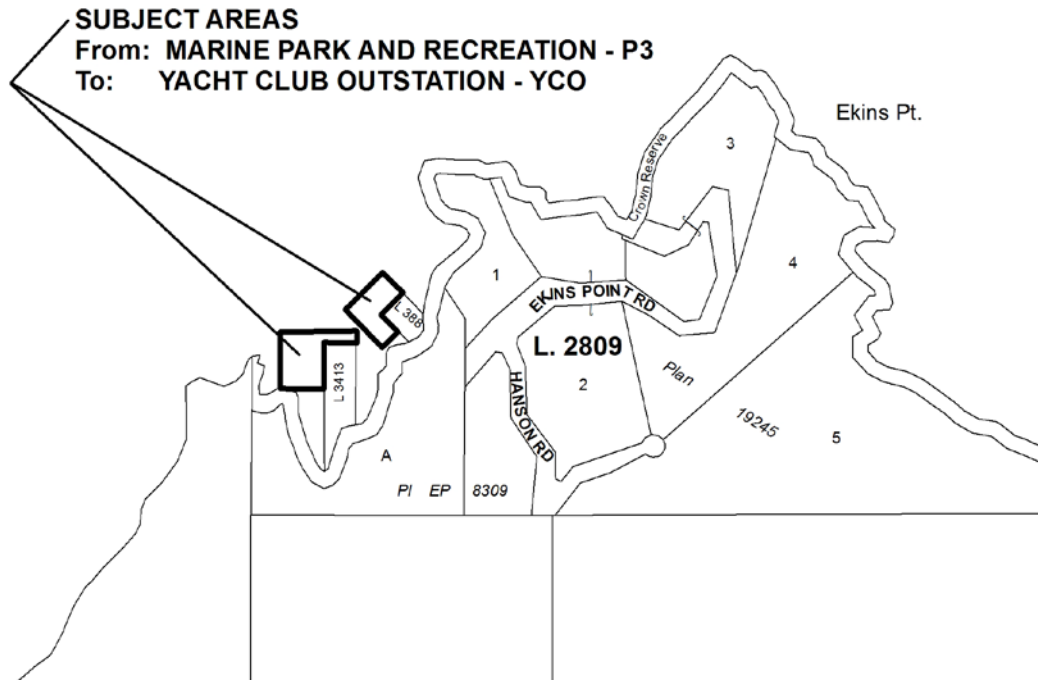
CHAIRPERSON

SECRETARY

GAMBIER ISLAND LOCAL TRUST COMMITTEE

BYLAW No. 119

PLAN NO. 1



Sonja Zupanec

From: Les Morton <les.morton@telus.net>
Sent: February-01-12 2:55 PM
To: Sonja Zupanec
Cc: Jan Hagedorn
Subject: FW: Thunderbird Yacht Club Re-Zoning Application

Below please note supporting email from Camp Latona. Better late than never!

Thanks,
 Les Morton

From: Camp Latona [<mailto:info@camplatona.com>]
Sent: Wednesday, February 01, 2012 1:48 PM
To: 'Les Morton'
Subject: RE: Thunderbird Yacht Club Re-Zoning Application

Hey Les,

I am so sorry for the delay, I was at camp for two weeks then have been swamped upon my return.

Camp Latona would be happy to support our neighbors, Thunderbird Yacht Club and the rezoning of there waterfront and docks.

Please feel free to contact me if you have any questions or concerns.

Laurie Hutchinson
 Manager

Camp Latona
 2792 Norland Avenue
 Burnaby, B.C. V5B 3A6
 Tel:(604)340-5634 Fax:(604)922-4049
www.camplatona.com

This email and any attachment may contain confidential and privileged information and is copyrighted. If you are not the intended recipient, please notify the sender immediately by return email, delete this email and destroy any copies. Any dissemination or use of this information by a person other than the intended recipient is unauthorized and may be illegal. Thank you.

From: Les Morton [<mailto:les.morton@telus.net>]
Sent: Monday, January 16, 2012 11:48 AM
To: info@camplatona.com
Subject: Thunderbird Yacht Club Re-Zoning Application

Hi Laura:

I have a meeting with Islands Trust on January 31st, regarding or application for an extension to our current zoned water property, and was wondering if you were able to present our request to your board, an if so, what was the response. We have a letter of support from our neighbours to the north, Burrard Yacht Club.

Please let me know.

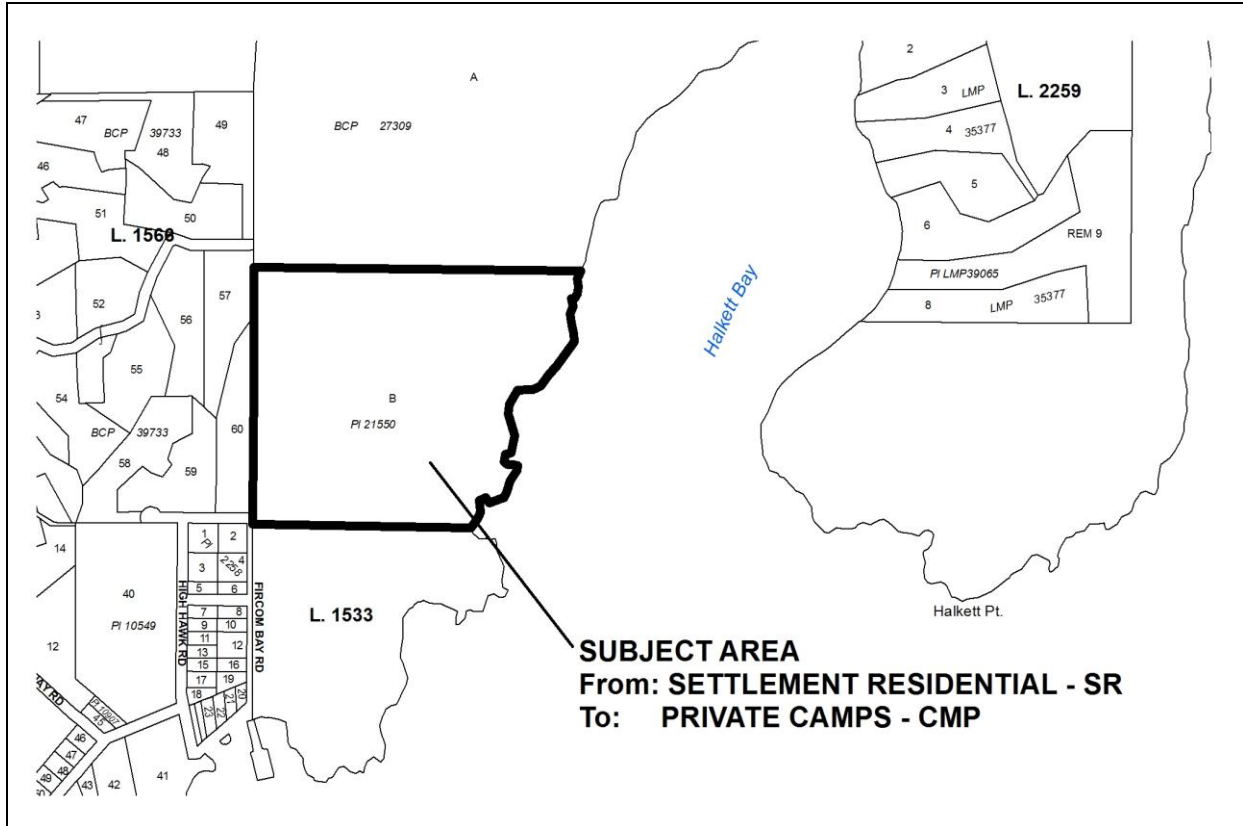
Thanks,

1

GAMBIER ISLAND LOCAL TRUST COMMITTEE

BYLAW No. 117

PLAN NO. 1



**DRAFT
GAMBIER ISLAND LOCAL TRUST COMMITTEE
BYLAW No. 118**

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“Site Specific Regulations

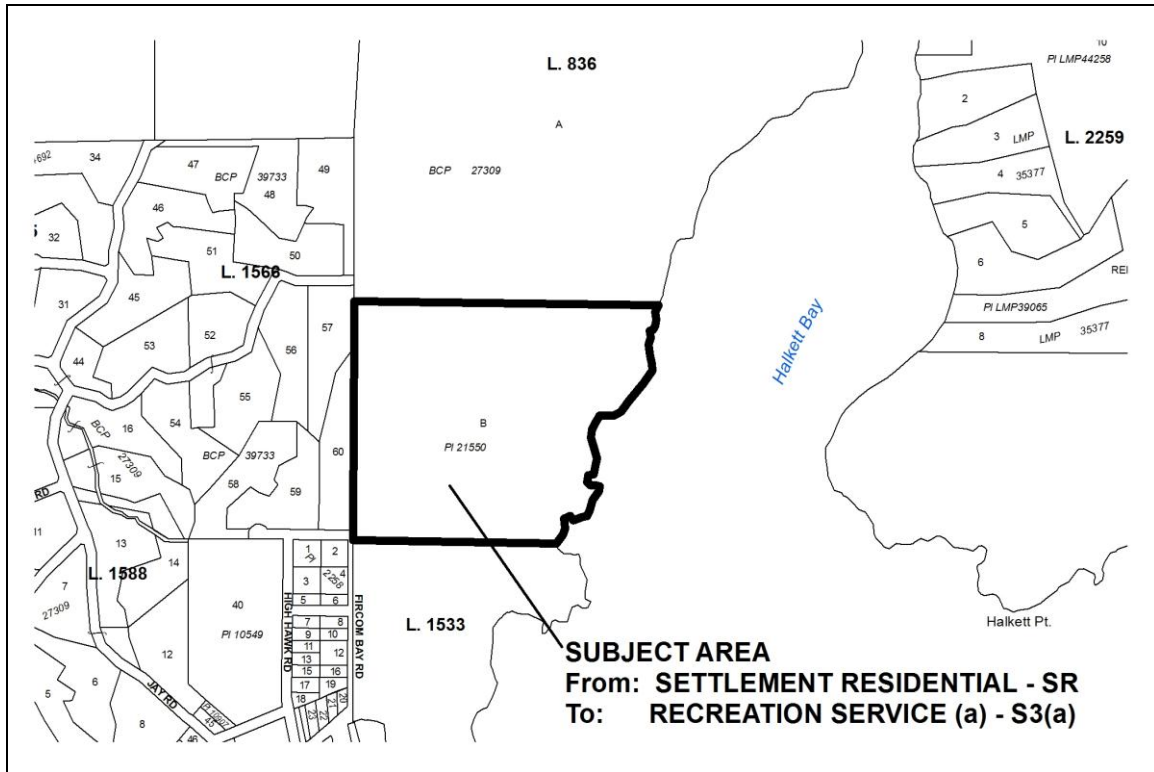
(12) The following table denotes a location where, despite or in addition to the regulations in this Section, specific regulations apply. In the first column, the zone abbreviation and the lower case letter reference the notation on the zoning map. The second column describes the location where the specific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

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GAMBIER ISLAND LOCAL TRUST COMMITTEE

BYLAW No. 118

PLAN NO. 1



**DRAFT
GAMBIER ISLAND LOCAL TRUST COMMITTEE
BYLAW No. 119**

A BYLAW TO AMEND GAMBIER ISLAND LAND USE BYLAW 86, 2004

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AND WHEREAS Section 29 of the *Islands Trust Act* gives the Gambier Island Local Trust Committee the same power and authority of a Regional District under Part 26 except Sections 932 to 937 and 939 of the *Local Government Act*;

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AND WHEREAS the Gambier Island Local Trust Committee has held a Public Hearing;

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2. Gambier Island Land Use Bylaw No. 86, 2004 is amended as follows:
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READ A FIRST TIME this	day of	-	, 201x.
PUBLIC HEARING HELD this	day of		, 201x.
READ A SECOND TIME this	day of		, 201x.
READ A THIRD TIME this	day of		, 201x.
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST			
this	day of		, 201x.
ADOPTED this	day of		, 201x.

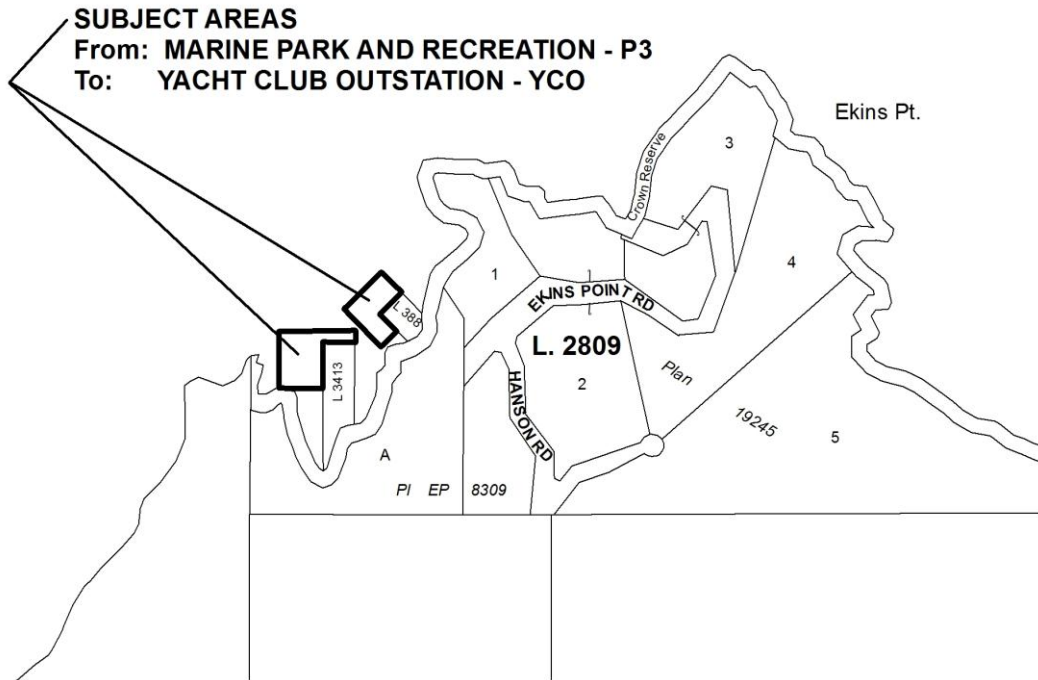
CHAIRPERSON

SECRETARY

GAMBIER ISLAND LOCAL TRUST COMMITTEE

BYLAW No. 119

PLAN NO. 1





Islands Trust

Print Date: Feb-21-2012

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 to protect foreshore areas from impacts of development within the local trust area through the use of existing land use planning tools.	Jan-31-2012			On Going



Islands Trust

Print Date: Feb-21-2012

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)		Jun-23-2010	On Going
	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.			
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



Islands Trust

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.	Jan-24-2002	Keats Island - Keats Camp cottage lots - siting variances DL 696
Planner: Sonja Zupanec			

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	May-13-2009	Gambier Island - workshop height variance (principal building on lot)
Planner: Linda Prowse			

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 pursuing 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 Transportation and Infrastructure and Department of Fisheries and Oceans restricting land clearing and other disturbance of land and vegetation 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.

Rezoning

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

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	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).
Planner: Sonja Zupanec			

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
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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 residential 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 Planner: Marnie Eggen	Jul-21-2011	Lot Line adjustment on Gambier Island
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) Planner: Sonja Zupanec	Jan-23-2012	Lot 10 Halkett Bay - Gambier Island 2 lot subdivision
Planning Status			

From: Nancy Rogers
Sent: January-25-12 7:24 AM
To: David Graham; Jan Hagedorn; Kate-Louise Stamford; Sonja Zupanec; Becky McErlean
Cc: Cindy Shelest; Craig Elder
Subject: Gambier expense report - Jan/12

		Budget	Spent	Balance
Invoices posted to JAN 23, 2012				
630 Gambier	65000 Trustee Expense	1,500.00	2,122.94	(622.94)
630 Gambier	65200 LTC Meetings	4,000.00	2,454.63	1,545.37
	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	2,973.43	2,526.57
630 Gambier	72300 OCP/LUB Expense	8,000.00	5,216.00	2,784.00

Thanks!

Nancy Rogers
 Finance Officer

Islands Trust
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 Victoria, B.C. V8R 1H8
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 Fax: (250) 405-5155
www.islandstrust.bc.ca

Preserving *island* communities, culture and environment

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Islands Trust

GAMBIER ISLAND LOCAL TRUST COMMITTEE

Visit Our Website:

www.islandstrust.bc.ca

Contact us:

northinfo@islandstrust.bc.ca

BUSINESS MEETING SCHEDULE – 2012

TUESDAY, JANUARY 31, 2012 – GAMBIER LIBRARY	10:30 AM
THURSDAY, MARCH 1, 2012 - ERIC CARDINAL HALL	10:30 AM
THURSDAY, APRIL 12, 2012 - ERIC CARDINAL HALL	10:30 AM
THURSDAY, MAY 24, 2012 – GAMBIER	10:30 AM
THURSDAY, JULY 5, 2012 – KEATS CAMP	10:30 AM
THURSDAY, SEPTEMBER 20, 2012 - GIBSONS	10:30 AM
THURSDAY, OCTOBER 25, 2012 - GIBSONS	10:30 AM
THURSDAY, NOVEMBER 29, 2012 - GIBSONS	10:30 AM
THURSDAY, DECEMBER 13, 2012 – GIBSONS	10:30 AM

**Eric Cardinal Hall
930 Chamberlain Road
Gibsons, BC**

THESE ARE REGULAR BUSINESS MEETINGS OF THE LOCAL TRUST COMMITTEE, WHERE ITEMS SUCH AS CORRESPONDENCE, APPLICATIONS AND BYLAWS WILL BE CONSIDERED.

ALL MEETINGS ARE OPEN TO THE PUBLIC



Population:
Approximately 313

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.

There are no latest news items at this time.

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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

- [October 2011](#)
- [June 2011](#)
- [February 2011](#)
- [October 2010](#)
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- [February 2010](#)
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Committee Links

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- [Meeting Agendas](#)
- [Meeting Minutes](#)
- [Resolutions-Without-Meeting](#)
- [Associated Islands](#)
- [Land Use Application Forms](#)