



A NOTICE OF A BUSINESS MEETING OF **THE GAMBIER ISLAND LOCAL TRUST COMMITTEE**
 to be held at 10:30 am on Thursday, April 11, 2013
 at West Vancouver Community Centre,
 780 22nd Street West Vancouver, BC

AGENDA

		Page No.	*Approx. Time*
1.	CALL TO ORDER		10:30 am
2.	APPROVAL OF AGENDA		
3.	MINUTES		
3.1	Local Trust Committee Meeting Minutes dated March 21, 2013 – <i>for adoption</i>	1-9	
3.2	Section 26 Resolutions Without Meeting - <i>none</i>		
3.3	Gambier Island Advisory Planning Commission Minutes - <i>none</i>		
4.	BUSINESS ARISING FROM MINUTES		10:40 am
4.1	Follow-up Action List dated April 3, 2013 - <i>attached</i>	10-11	
4.2	Email Reply dated March 29, 2013 from Al Hailey of the Gambier Island Advisory Planning Commission regarding Webinar Workshop - <i>attached</i>	12	
4.3	Letter dated October 19, 2012 to Honourable Terry Lake, Minister of Environment from David Graham, Chair, Gambier Island Local Trust Committee regarding the sinking of the former HMCS Annapolis at Halkett Bay Provincial Marine Park - <i>attached</i>	13-14	
5.	CHAIR'S REPORT		
6.	TRUSTEES' REPORT		
7.	DELEGATIONS		
8.	TOWN HALL SESSION		10:50 am
9.	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>		
10.	LOCAL TRUST COMMITTEE PROJECTS		11:10 am
10.1	GM-LUB-2011.2 Associated Islands Land Use Bylaw – <i>for discussion</i>		
11.	APPLICATIONS AND PERMITS		
11.1	GM-RZ-2012.1 (Reel 17 Investments Ltd.) Staff Report dated April 2, 2013 - <i>attached</i>	15-21	
	BREAK		

12.	BYLAWS	
12.1	Draft Bylaw No. 123 cited as “Gambier Island Local Trust Committee Land Use Bylaw No. 86, Amendment No. 1, 2013” - <i>for consideration of first reading</i>	22-24
13.	REPORTS	
13.1	Work Program Reports	
13.1.1	Top Priorities Report and Projects List dated April 3, 2013 - <i>attached</i>	25-27
13.2	Applications Log	
13.2.1	Report dated April 3, 2013 - <i>attached</i>	28-31
13.3	Trustee and Local Expenses	
13.3.1	Expenses posted to March 31, 2013 - <i>attached</i>	32
14.	NEW BUSINESS	
14.1	Renewable Energy Technologies in the Trust Area – Ocean Based Geo-Exchange Systems Memorandum dated February 25, 2013 - <i>attached</i>	33-41
14.2	Gambier Island Local Trust Committee - 2012/13 Annual Report Submission Memorandum dated April 2, 2013 - <i>attached</i>	42
15.	ISLANDS TRUST WEBSITE	
15.1	Gambier page – <i>attached</i>	43-44
16.	NEXT MEETING	
	Thursday, May 23, 2013 at 10:30 am at Gibsons Library, 470 South Fletcher Road, Gibsons, BC	
17.	ADJOURNMENT	

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

**MINUTES OF THE GAMBIER ISLAND LOCAL TRUST COMMITTEE
REGULAR BUSINESS MEETING
THURSDAY, MARCH 21, 2013 AT 10:30 AM
AT THE MANIL ROOM, GIBSONS PUBLIC LIBRARY
470 SOUTH FLETCHER, GIBSONS, BC**

Members Present:

Jan Hagedorn	Local Trustee
Kate-Louise Stamford	Local Trustee

Regrets:

David Graham	Chair
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Staff Present:

Sonja Zupanec	Island Planner
Diane Corbett	Recorder

Others Present:

Jim Green for GM-SUB-2012.2 (11:50 am-12:35 pm)

1. CALL TO ORDER

Trustee Hagedorn acted as Chair in the absence of Trustee Graham, who unexpectedly was unable to attend the meeting.

Chair Hagedorn called the meeting to order at 10:30 am and acknowledged that the meeting was happening in Traditional Coast Salish territory.

2. APPROVAL OF AGENDA

The agenda was adopted as amended by consensus:

- 10.3 Riparian Areas Regulation (RAR) mapping discussion
- Move items under 10.1 to 10.2: Greenshores Mapping, Keats Maps, Thormanby Maps

3. MINUTES

3.1 *Gambier Island Local Trust Committee Meeting Minutes dated January 31, 2013*

The minutes of the Gambier Island Local Trust Committee meeting dated January 31, 2013 were adopted as amended by consensus:

- Page 4, item 8, paragraph 2 – Add to end of second sentence: “because the current Sunshine Coast Regional District Zoning Bylaw does not permit accessory buildings to be constructed before a principal residence.”

- P. 12, item 16.2, second paragraph: change the date for the September business meeting to read: "September 26, 2013".

3.2 *Section 26 Resolutions Without Meeting*

None.

3.4 *Gambier Island Advisory Planning Commission Minutes*

None.

4. **BUSINESS ARISING FROM MINUTES**

4.1 *Follow-up Action List dated March 13, 2013*

The Follow-Up Action List dated March 13, 2013 was received for information.

Responding to an inquiry, Planner Zupanec indicated that there was no update on correspondence regarding the *Annapolis*, and that she believed the sinking of the vessel had been postponed. In light of some constituents' concerns regarding toxicity of the vessel's insulation, Trustee Hagedorn requested that staff bring relevant correspondence on this issue to the next meeting for consideration of possible follow-up.

Regarding possible options for the northern trust area to customize the southern islands' "Guide to Environmentally Friendly Building and Renovating", due to recent staff and organizational changes in the northern office, there was no further information at this time.

5. **CHAIR'S REPORT**

None.

6. **TRUSTEES' REPORT**

Trustee Stamford remarked that the Howe Sound Community Forum held in Lions Bay February 26, 2013 was a step forward regarding awareness and potential planning possibilities in the Howe Sound area. The purpose of the meeting was to examine how a strategic land plan could be implemented across the Howe Sound drainage area to capitalize on the environmental gains evident in the region since the Britannia mine site was rehabilitated. A future meeting is tentatively scheduled to happen in West Vancouver in June.

Trust Council on Thetis Island March 5 to 7, 2013 involved covering many topics, and included heated discussion. A primary activity was passing the budget; there was a 1.3% tax increase. Trustee Stamford attended a Trust Council Programs meeting by phone February 4, 2013. There has been ongoing discussion with Sunshine Coast Regional District on parks. The Gambier Conservancy appears to be

on an upswing and focused, with lots of potential.

Discussion ensued on supervision for children coming off Gambier ferry.

Trustee Hagedorn commented on the “Greening Our Shores” webinar held the previous evening, thanking staff members who assisted with that and noting the webinar format could be a really good tool in moving forward.

The Trustee announced that a “Sustainability Champions” training workshop is scheduled for April 26 and 27, 2013 in Vancouver, an opportunity for students in British Columbia aged 19 to 25 interested in sustainability to develop a sustainability project and help transform their community. Information: www.naturalstep.ca/impact-sustainability-champions-training/vancouver.

Trustee Hagedorn planned to meet in May with representatives from Passage Island and Maria Harris, Area A Director of Metro Vancouver, for discussion on taxes. Trustee Hagedorn indicated she would meet monthly with the Sunshine Coast Regional District, also for discussion on taxes.

7. DELEGATIONS

There were no delegations.

8. TOWN HALL SESSION

There was no Town Hall session.

9. CORRESPONDENCE

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

10. LOCAL TRUST COMMITTEE PROJECTS

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

Planner Zupanec discussed the staff report regarding Proposed Bylaw No. 120, 2013 (Gambier Associated Islands Land Use Bylaw), dated March 10, 2013, and reviewed the feedback on agency referrals received to date, including one item received after the agenda package was sent out.

Planner Zupanec responded to Trustees’ questions on the bylaw process and discussed plans for communications with property owners and the public for the community information meeting and public hearing on the Land Use Bylaw scheduled for April 10, 2013 in West Vancouver. An information binder for public viewing would be made available at the end of March at the Gibsons and West Vancouver Public Libraries.

Trustee Hagedorn requested the opportunity to sit in on any technical meetings at which hereditary chiefs would be attending. The trustee thanked

staff for following up on referrals.

GM-013-2013

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff to flag the concerns expressed by Vancouver Coastal Health for Local Trust Committee consideration at second reading regarding:

- a. Need for a definition of a 'community water system';
- b. Updating the reference to sewage disposal regulation on page 14; and
- c. Including an information note stating that drinking water systems that service more than one single-family dwelling must comply with the *Drinking Water Protection Act* and Drinking Water Protection Regulation.

CARRIED

GM-014-2013

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee considers the consultation for the Gambier Associated Islands Land Use Bylaw review project pursuant to Section 879 of the *Local Government Act* to be sufficient and that staff be requested to schedule a community information meeting and public hearing and notify property owners within the plan area by mail out.

CARRIED

10.2 *Greenhores Mapping, Keats Maps, Thormanby Maps*

Maps for Keats and Thormanby Islands presenting shoreline types, energy and sediment movement, and shoreline values and vulnerability were received for information. Trustees considered with the Planner Zupanec the utilization of the Green Shores mapping.

GM-015-2013

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff to report back to the Local Trust Committee regarding identifying next steps and opportunities to use and advance the shoreline mapping in the Gambier Islands Trust Area.

CARRIED

10.3 *Riparian Areas Regulation (RAR) Mapping Discussion*

Responding to a question about alternative and economical approaches to Riparian Areas Regulation mapping in light of the large numbers of watersheds in the Gambier Trust Area, Planner Zupanec provided an update on developments at the Islands Trust Northern Office on Riparian Areas Regulation mapping. A Riparian Areas Regulation team lead by a newly hired planner would be operative by the summer.

The Director of Local Planning Services and the Regional Planning Manager would submit a report on this topic soon. Trustees agreed to await the staff report for further discussion.

11. APPLICATIONS AND PERMITS

11.1 *GM-RZ-2012.1 (Reel 17 Investments Ltd.)*

Planner Zupanec reviewed the staff report dated March 8, 2013 to introduce Draft Bylaw No. 123 to rezone to permit community dock access and a neighbourhood dock for consideration of first reading.

Trustee Stamford reported she had visited the Cotton Bay site with Mr. Green where she observed the build on Lot 4, the rock wall and the community dock area, and got a sense of the potential of the site and, if docks were permitted, where they would go. The trustee was looking at a possible restrictive covenant on proposed Lot 11, closest to the community dock.

No historical photos were available from the applicant.

Trustee Stamford clarified that the rock wall was holding up a driveway and that this fell within the current regulations for the 15-metre setback. Planner Zupanec noted it also was the access point for the dock.

Trustee Hagedorn inquired if it was appropriate to go ahead with first reading if the development variance permit and/or a covenant were not in place.

Planner Zupanec indicated, if a restrictive covenant were requested, that a community information meeting and public hearing would be held off until the covenant and the properties it applies to were sorted out.

Regarding the process for the development variance permit, the planner noted that, at the last meeting, the Local Trust Committee supported the intent of the zoning change for a community dock. The use was core to this application at this time. This was a good opportunity to advance the bylaw to get input from agencies.

The applicant was invited to comment.

Jim Green inquired about the list of referral agencies and about possible amendments to the Marine General (W1) and Local Service Area (S2) zones. Mr. Green commented on the Local Service Zone permitted uses. He did not think it would be appropriate, with its modest footprint, to put boat storage at this site; nor would it be appropriate to put in a barge ramp, which would imply there would be alteration to the foreshore above and below the high water line. He also thought boat launching was not appropriate there.

Mr. Green commented further on permitted buildings and structures. He proposed S2 Zone items (1) (b), (e) and (f), and (2) (c) and (d) could be eliminated.

Creation of a site-specific zone for that area was discussed.

Under Marine General Zone, Mr. Green was concerned about the opportunity for the dock to become too large. He noted there is relationship between the numbers of lots it would service, and taking that number and making the size

of the dock a multiple of the dock, which would put in an oversized facility. Mr. Green thought it should be more modest, with some consideration for some expansion in the future to some modest extent. He did not see it as being a marina, nor a multiple of the number of lots being serviced.

Planner Zupanec explained that, if not permitting other docks in that area, the one area that is already disturbed ideally would be the receiver of any additional docks to take pressure off other foreshore access points. The footprint is a rectangle around the existing dock, not a big water area. There is potential for limited expansion because of the footprint and the nature of the number of possible lots that could be developed.

Trustees discussed possible referral of the application to the Advisory Planning Commission and the value of a public forum to hear input on the issue of community versus private docks.

Trustee Stamford had spoken informally with residents about a community dock versus several docks. She noted the focus of the community was the pressure on New Brighton dock, in terms of parking and driving. The trustee noted she could see community benefits for both a community dock versus several docks, and that there would be impacts on New Brighton and the developer that need to be considered.

Trustee Stamford acknowledged that development of Cotton Bay had been a point of discussion for a while and was a polarizing issue in the local community. There were concerns about access to the estuary. The trustee noted the opportunity to look at larger questions to get a better sense of priorities of the community regarding small docks and public parking at New Brighton.

Trustee Stamford remarked that the community was looking at the bigger picture and wanted to look at what the community dock would service in the long term, numbers of buildings that would be served, how it would impact the community in New Brighton area. There was a lot of interest in the overall pattern of Cotton Bay and its impact on the New Brighton community.

Planner Zupanec explained to Trustees the options available at this point regarding the draft bylaw and the public process. She also advised that she would not recommend first reading if there were changes in use, as draft zoning should reflect the intended use. There also would be changes required on the mapping with a change in use.

GM-016-2013

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff to amend Draft Bylaw No. 123 cited as "Gambier Island Local Trust Committee Land Use Bylaw No. 86, 2004, Amendment No. 1, 2013" by creating a site specific S2 Zone that permits ramp access to the neighbourhood dock only.

CARRIED

Chair Hagedorn recessed the meeting at 12:35 pm.

Chair Hagedorn reconvened the meeting at 12:50 pm.

12. BYLAWS

- 12.1 Draft Bylaw No. 123 cited as “Gambier Island Local Trust Committee Land Use Bylaw No. 86, Amendment No. 1, 2013”*

Consideration of first reading of Draft Bylaw No. 123 was postponed until the next meeting.

- 12.2 Draft Bylaw No. 124, 2013, cited as “Gambier Island Local Trust Committee Development Procedures Bylaw No. 50, Amendment No. 1, 2013” – Development Procedures Bylaw*

Planner Zupanec reviewed the staff report dated March 8, 2013.

GM-017-2013 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff to amend Draft Bylaw No. 124 to remove references to the word “Local” from “Gambier Island Local Trust Committee”.

CARRIED

GM-018-2013 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee give first, second and third reading to Draft Bylaw No. 124 cited as “Gambier Island Trust Committee Development Procedures Bylaw No. 50, Amendment No. 1, 2013” and refer the proposed bylaw to the Executive Committee of the Islands Trust for approval.

CARRIED

- 12.3 Draft Proposed Bylaw No. 116 (Bylaw Enforcement Notification)*

Planner Zupanec reviewed the staff report dated February 26, 2013 regarding adoption of Bylaw Enforcement Notification Bylaw No. 116.

GM-019-2013 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee adopt proposed Bylaw No. 116 cited as “Gambier Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 116, 2011”.

CARRIED

GM-020-2013 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee appoints the Bylaw Enforcement Assistant, the Bylaw Enforcement Coordinator and the Regional Planning Manager as Screening Officers pursuant to Gambier Island Local Trust Area Bylaw Enforcement Notification Bylaw No. 116, 2011.

CARRIED

GM-021-2013 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee adopt the Bylaw Enforcement Notification Bylaw Screening Officers' Powers and Duties Policy attached to the staff report dated February 26, 2013.

CARRIED

GM-022-2013 It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee stipulates that the Bylaw Violation Notice attached to the staff report dated February 26, 2013 is the form of violation notice to be used pursuant to the Bylaw Enforcement Notification Bylaw No. 116, 2011.

CARRIED

13. REPORTS

13.1 Work Program Reports

Planner Zupanec reviewed the Top Priorities Report and Projects List dated March 13, 2013.

13.2 Applications Log

Planner Zupanec responded to Trustees' questions regarding the Applications Log Report dated March 13, 2013.

13.3 Trustee and Local Expenses

The expenses report posted to February 28, 2013 was received for information.

Planner Zupanec noted the trustees' request that staff provide more detail in the expense report, especially around local expenses, with a tally of monthly expenses. There was also a request for clarification regarding travel expense allocation.

GM-023-2013 It was **MOVED** and **SECONDED** that Gambier Island Local Trust Committee request staff to print and laminate one copy of Keats Island recent shoreline mapping, and one copy of Thormanby Island recent shoreline mapping, for a total of six maps, and release up to \$100 from local expense Special Projects.

CARRIED

14. NEW BUSINESS

14.1 Sunshine Coast Agricultural Area Plan Background Report

The Sunshine Coast Agricultural Area Plan Background Report was received for information. Staff commented on the excellent information in the

background report, and noted it is possible in the online version of the report on the Sunshine Coast Regional District website to do a search for information on agriculture on Keats and Gambier Islands.

Planner Zupanec announced that the Sunshine Coast Regional District was getting ready for the next phase of the Sunshine Coast Agricultural Area Plan.

Trustee Hagedorn volunteered to serve as contact person for the Local Trust Area to invite people to attend public forums related to the Agricultural Area Plan.

15. ISLANDS TRUST WEBSITE

Trustee Stamford noted there were linking issues she had experienced on the Gambier website.

Planner Zupanec noted she would update the latest news and add Mr. Green's information.

16. NEXT MEETING

16.1 Next Local Trust Committee Regular Business Meeting

The next Gambier Island Local Trust Committee business meeting is scheduled for Thursday, April 11, 2013 at the West Vancouver Community Centre, 6262 Marine Drive, West Vancouver, BC.

17. ADJOURNMENT

The Gambier Island Local Trust Committee meeting was adjourned by consensus at 1:50 pm.

Recorder

Chair



Islands Trust

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 First Nations 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

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).	Sonja Zupanec	May-27-2011	On Going

Jul-05-2012

No.	Activity	Responsibility	Target Date	Status
1	GMLTC Resolution: That the GMLTC request the Northern Regional Planning Manager investigate the options to customize the southern islands' "Guide to Environmentally Friendly Building and Renovating" for the northern trust area and report back to the GMLTC. Nov. 2012 update: RMP investigating grant options, waiting to hear back from grants administrator on CAEE funding.	Courtney Simpson	Aug-31-2012	On Going

Mar-21-2013

No.	Activity	Responsibility	Target Date	Status
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1	Proposed Bylaw No. 124 given first, second and third readings. Update database and forward to EC for approval.	Lisa Webster-Gibson Sonja Zupanec	Mar-29-2013	Done
1	BEN Bylaw: Resolutions to advance all staff recommendations provided. Final adoption of Bylaw 116.	Stephanie Somers	Mar-29-2013	On Going
1	LTC resolution to release up to \$100 from special projects to print and laminate six shoreline maps for Keats and Thormanby Island.	Sonja Zupanec	Mar-29-2013	Done
1	Request Finance to provide Gambier LTC with Trustee expense breakdown reports monthly for LTC agendas, as was done in previous terms. Detailed information on expenses would be helpful to LTC and public.	Nancy Roggers	Mar-30-2013	On Going
1	GM-RZ-2012.1 - Draft Bylaw 123 to be revised to have a site specific S2 zone which permits only ramp access to neighbourhood dock and fire protection use. Return to LTC for consideration.	Sonja Zupanec	Apr-05-2013	Done
1	LTC resolution requesting staff to report back to the LTC identifying possible next steps and opportunities to use and advance the shoreline mapping information in the Gambier Trust Area.	Sonja Zupanec	Apr-30-2013	On Going
1	LTC request staff/RPM to update the LTC on next steps relating to the RAR implementation for Gambier and possible timeline this fiscal.	Courtney Simpson	Apr-30-2013	On Going

----- Original Message -----

From: "Sonja Zupanec" <szupanec@islandstrust.bc.ca>

To: APC Members

Cc: "Jan Hagedorn" <jhagedorn@islandstrust.bc.ca>; "Kate-Louise Stamford" <kstamford@islandstrust.bc.ca>; "David Graham" <dgraham@islandstrust.bc.ca>

Sent: 2/7/2013 3:19:20 PM

Subject: Referral to the Gambier APC

The Gambier Island Local Trust Committee passed a resolution at their January 31, 2013 regular business meeting requesting that staff notify the Gambier Advisory Planning Commission members' to save the date **March 20th, 2013 6:30 pm – 8:30 pm** to individually participate in an upcoming web based workshop entitled 'Greening our Shores'.

The intended purpose of the APC individual member participation is to provide feedback on the structure of the workshop and comment on the future use of the web based technology for information meetings in the Trust area. Trustees request individual APC comments to be received by staff no later than April 5th 2013. Attached is a staff memorandum containing additional details. If you have any questions please contact staff directly.

Sonja Zupanec, RPP

Island Planner (Gambier and Hornby Island Local Trust Committees)

Islands Trust

700 North Road, Gabriola Island, B.C. V0R 1X3

Ph: [250.247.2211](tel:250.247.2211) or toll free [1.800.663.7867](tel:1.800.663.7867)

Fx: [250.247.7514](tel:250.247.7514)

www.islandstrust.bc.ca

*Preserving **Island** communities, culture and environment*

From: Al Hailey [mailto:alhailey@dccnet.com]

Sent: March-29-13 1:26 AM

To: Sonja Zupanec; franciscolbourne@hotmail.com; jaclegg@primesignal.com; camilla.berry@gmail.com; holtzeric@gmail.com; bhardisty@termonn.ca; rogersweeny@telus.net; leimarttala@hotmail.com; davidnwalker@shaw.ca

Cc: Jan Hagedorn; Kate-Louise Stamford; David Graham

Subject: Re: Referral to the Gambier APC

Hello everyone,

I found the Webinar on Mar. 20 very interesting. The information provided was very informative and I learned a lot from it.

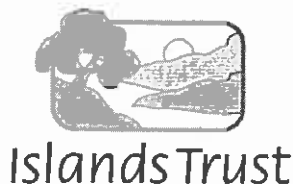
I found it easy to set up to participate in the Webinar. This is a very useful tool to get everyone to take part without having to be present in one location. The ability to ask a question and have it answered was useful. It would be interesting to try a Webinar with two way communication for a portion of the meeting.

the Webinar is a useful tool for future presentations of this type and it could also be used to hold meetings without everyone having to travel to one place.

Thank you

Al

3320-20



200 -1627 Fort Street, Victoria BC V8R 1H8
 Telephone (250) 405-5151 Fax (250) 405-5155
 Toll Free via Enquiry BC in Vancouver 604.660-2421 Elsewhere in BC 1.800.663.7867
 Email information@islandstrust.bc.ca
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October 19, 2012

File No.: 0420-20

Honourable Terry Lake
 Minister of Environment
 PO BOX 9047 STN PROV GOVT
 Victoria BC V8W 9E2

Via Email: env.minister@gov.bc.ca

Dear Minister Lake:

Re: Recent Press Release from Artificial Reef Society of BC

I am writing to you on behalf of the Gambier Island Local Trust Committee to seek information about the province's role in the planned sinking of former HMCS Annapolis in Halkett Bay Marine Provincial Park. I am seeking an explanation for how the Ministry of Environment is demonstrating responsibility for fish habitat protection while supporting the sinking of former HMCS Annapolis in Halkett Bay Marine Provincial Park.

The Province of British Columbia's commitment to protecting fish habitat was demonstrated with the passing of the Riparian Areas Regulation (RAR), enacted under Section 12 of the *Fish Protection Act* in July 2004. This regulation 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). As a result of this legislation, local governments are diligently amending land use bylaws to protect fish habitat and surrounding ecosystems, including in the Gambier Local Trust Area. Private landowners considering projects that might impact riparian areas are now responsible to seek costly permits to comply with these new regulations.

On August 16, 2011, you replied to a letter from Sheila Malcolmson, Islands Trust Chair about the proposed sinking of former HMCS Annapolis and stated:

*I appreciate the information you provided but must inform you that I remain committed to the proposal to sink the ship in Halkett Bay Marine Provincial Park as an artificial reef, **pending** [emphasis added] final approval by the federal government undertaking a Canadian Environmental Assessment."*

With the cancellation of the federal environmental assessment, it seems reasonable that the Province of British Columbia would take responsibility for an environmental assessment. Please advise what current provincial environmental assessment processes and criteria are in place for projects such as this one that involve disposal of vessels at sea.

I would also appreciate your answers to the questions below so the Gambier Island local trustees can convey the information to their constituents.

- What are the baseline and toxicity studies that have been done on this site before the proposed sinking to preserve and protect the surrounding ecosystem, critical fish habitat, species at risk, public, residents and campers of the local area?
- What are the plans (budget and staffing) for on-going toxicity monitoring?
- Will the results of any on-going toxicity monitoring be made public?

Honourable Terry Lake
October 19, 2012
Page 2

Due to the great unpredictability in the sinking of a vessel of this size, there is a chance that the HMCS Annapolis will land out of the Halkett Bay Marine Provincial Park boundary within the jurisdiction of the Gambier Island Local Trust Committee. For this reason, I am also requesting copies of all inspection reports/permits required by the Artificial Reef Society of British Columbia, including those submitted to Environment Canada around the criteria addressing disposal of vessels at sea. Community members are interested in seeing the reports and permits to ensure this project has met the formal criteria and it is deemed safe, before the proposed sinking date.

In light of recent news releases from the Artificial Reef Society of British Columbia indicating that the proposed sinking is imminent I would appreciate a timely response so the reports/permits can be distributed to the public prior to the sinking.

On behalf of the Gambier Island Local Trust Committee, thank you for your attention to this letter.

Yours sincerely,



David Graham
Chair, Gambier Island Local Trust Committee

cc: Gambier Island Local Trust Committee
Islands Trust Executive Committee
Sheila Malcolmson, Islands Trust Council Chair
John Weston, MP, West Vancouver, Sunshine Coast–Sea to Sky Country
Nicolas Simons, MLA, Powell River-Sunshine Coast
Peter Scholefield, Gambier Island Conservancy
Dan Rogers, Keats Island Conservancy
Sean Standing, Environment Canada
Bruce Clark, Fisheries and Oceans Canada
Robert C. Austad, BC Parks
Howard Robins, Artificial Reef Society of BC
Nick Majendie, Save Halkett Bay
Doug Goodwin, United Church of Canada
Bernard Handby, Georgia Straight Alliance
Ramona de Graaf, Marine Biologist and Forage Fish Specialist



STAFF REPORT

Date: April 2, 2013
For meeting of April 11, 2013

Application No.: GM-RZ-2012.1 (Reel
17 Investments,
Gambier Island)

To: Gambier Island Local Trust Committee

From: Sonja Zupanec, Island Planner

Copy: Courtney Simpson, Regional Planning Manager

**Re: Rezoning application for Lot 1, District Lot 477, Group 1, NWD Plan
BCP41717**

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

BACKGROUND:

The purpose of this supplemental staff report is to introduce the most recent amendments to draft bylaw No.123 for consideration of first reading.

On March 21, 2013 the Gambier Island Local Trust Committee (LTC) requested staff to amend draft bylaw No. 123 to create a site specific Local Service (S2) zone for the upland portion of the subject property. The previous draft had the upland portion of the subject property being rezoned to the pre-existing S2 zone and the LTC instructed the draft bylaw to be amended to create a site specific zone to permit only neighbourhood dock access and a fire fighting storage facility instead of the longer list of permitted uses in the S2 zone.

DRAFT BYLAW NO. 123:

A copy of draft bylaw No. 123 is attached for LTC consideration of first reading.

The draft bylaw proposes to amend Schedule 'B' - Zoning Map of the Gambier Island Land Use Bylaw as shown on the subject area map below (Figure 1.) which is based on the site plan provided by the applicant.

No amendments to the text of Land Use Bylaw No. 86 are required for the Marine General (W1) zone. A site specific Local Service (S2) zone would apply in order to permit only neighbourhood dock access and a fire fighting storage facility.

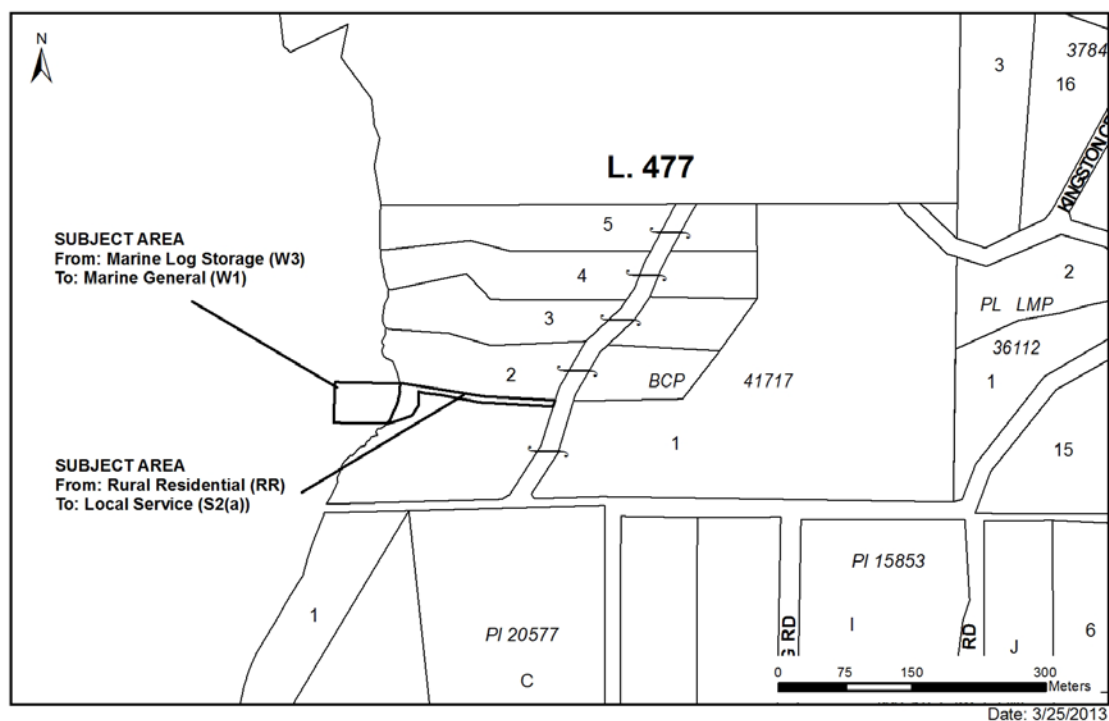


FIGURE 1. Subject Area Map for Draft Bylaw No. 123

Staff recommends first reading of draft bylaw No. 123 at this time in order to solicit input from select referral agencies. Upon first reading, the bylaw will be considered 'proposed' and should be referred to the following agencies and First Nations for comment:

Islands Trust Fund

Islands Trust – Bylaw Enforcement

Ministry of Transportation and Infrastructure

Ministry of Environment

Bowen Island Municipality

Fisheries and Oceans Canada

Tswwassen First Nation

Semiahmoo First Nation

Seabird Island Band

Shxw'ow'hamel First Nation

Skawahlook First Nation

Soowahlie Indian Band

Sto:lo Tribal Council

Squamish First Nation

Shishalh (Sechelt) First Nation

Hul'quimi'num Treaty Group

Cowichan Tribes

Halalt First Nation

Penelakut Tribe

Lake Cowichan First Nation

Lyackson First Nation

Stz'uminus First Nation

Te'Mexw Treaty Association

Snaw'Naw'As Nation

Tsleil-Waututh Nation

Musqueam Nation

Agencies and First Nations will be given a minimum of thirty days to comment on the proposed bylaw and responses will be presented to the LTC for further consideration.

After first reading, the LTC can also refer the proposed bylaw and background information to the Advisory Planning Commission (APC) to solicit general or specific recommendations on any aspect of the proposal deemed relevant by the LTC.

The LTC passed a resolution at the January 31, 2013 meeting advising the applicant to enter into a cost recovery agreement with the Islands Trust to draft a restrictive covenant for the parcels in the Cotton Bay area benefiting from access to the community dock. The covenant would be registered on the title of the benefiting parcels and would limit the number of private docks in Cotton Bay. Staff has advised the applicant that the LTC will not consider scheduling a community information meeting or public hearing until a draft covenant has been reviewed by the LTC.

The LTC also passed a resolution at the last meeting advising the applicant that a development variance permit (DVP) requesting authorization for the siting of the existing rock retaining wall and the width of the walkway pier on the existing dock is required prior to the LTC's final consideration of any amending bylaws relating to the subject property. The applicant has not yet applied for a DVP.

RECOMMENDATIONS:

THAT the Gambier Island Local Trust Committee:

- 1) give first reading to draft bylaw No. 123, cited as "Gambier Island Trust Committee Land Use Bylaw No. 86, 2004, Amendment No. 1, 2013"; and
- 2) request staff to refer proposed bylaw No. 123 to the referral agencies and First Nations listed in the staff report dated April 2, 2013 for comment and present the referral responses to the LTC prior to the consideration of scheduling a community information meeting and public hearing.

Prepared and Submitted by:

Sonja Zupanec

April 2, 2013

Sonja Zupanec, RPP
Island Planner

Date

Concurred in by:

Courtney Simpson

April 3, 2013

Courtney Simpson, RPP
Regional Planning Manager

Date

Attachments:

1. Draft Bylaw No. 123

DRAFT

Gambier Island Trust Committee

Bylaw No. 123

A BYLAW TO AMEND THE GAMBIER ISLAND LAND USE BYLAW NO. 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 as "Gambier Island Local Trust Committee Land Use Bylaw No. 86, 2004, Amendment Bylaw No.1, 2013.
2. Gambier Island Land Use Bylaw No. 86, 2004 is amended as follows:
 - (1) Schedule "A" (Land Use Bylaw Text) is amended by inserting the following text and table after subsection 5.8(10):

"Site-Specific Regulations

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

DRAFT

Table 5.8		
Site-Specific Zone	General Location	Site Specific Regulations
S2(a)	Cotton Bay - DL 477, Group 1, NWD Plan BCP 41717	Despite 5.8(1) the only permitted uses in the S2(a) zone are: (a) Fire Protection Facilities; and (b) Ramp access to neighbourhood dock.”

- (2) Schedule "B" (Zoning Map) is amended by changing the zoning of the water area indicated on Plan No. 1, attached to and forming part of this Bylaw, from Marine Log Storage (W3) zone to Marine General (W1) zone; and
- (3) Schedule "B" (Zoning Map) is amended by changing the zoning of the upland area indicated on Plan No. 1, attached to and forming part of this Bylaw, from Rural Residential (RR) zone to site specific Local Service (S2(a)) zone.

READ A FIRST TIME this day of ,2013

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

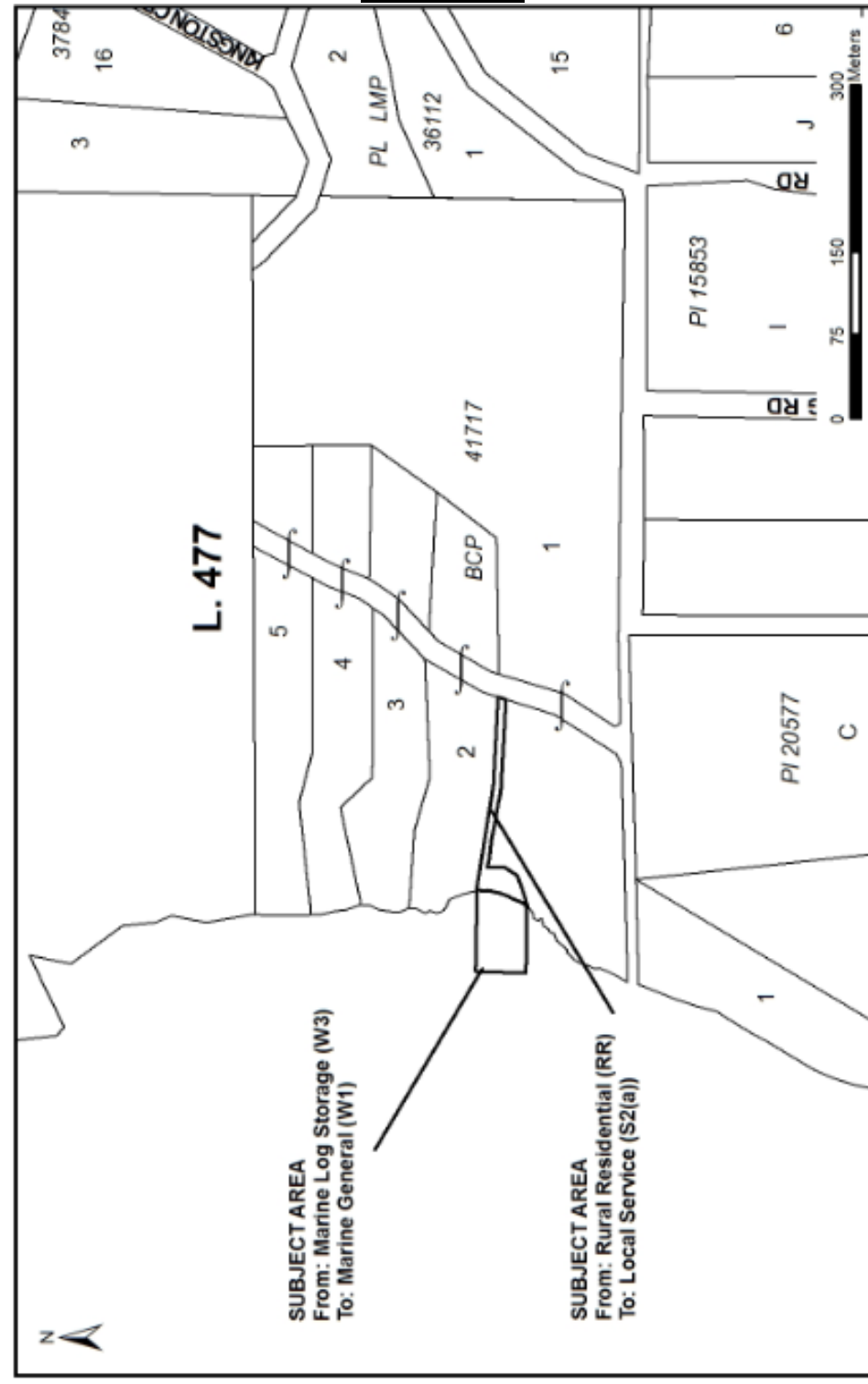
Secretary

Chairperson

DRAFT
GAMBIER ISLAND LOCAL TRUST COMMITTEE

BYLAW No. 123

PLAN NO. 1



DRAFT**Gambier Island Trust Committee****Bylaw No. 123**

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day of _____, 201x

ADOPTED this day of , 201x

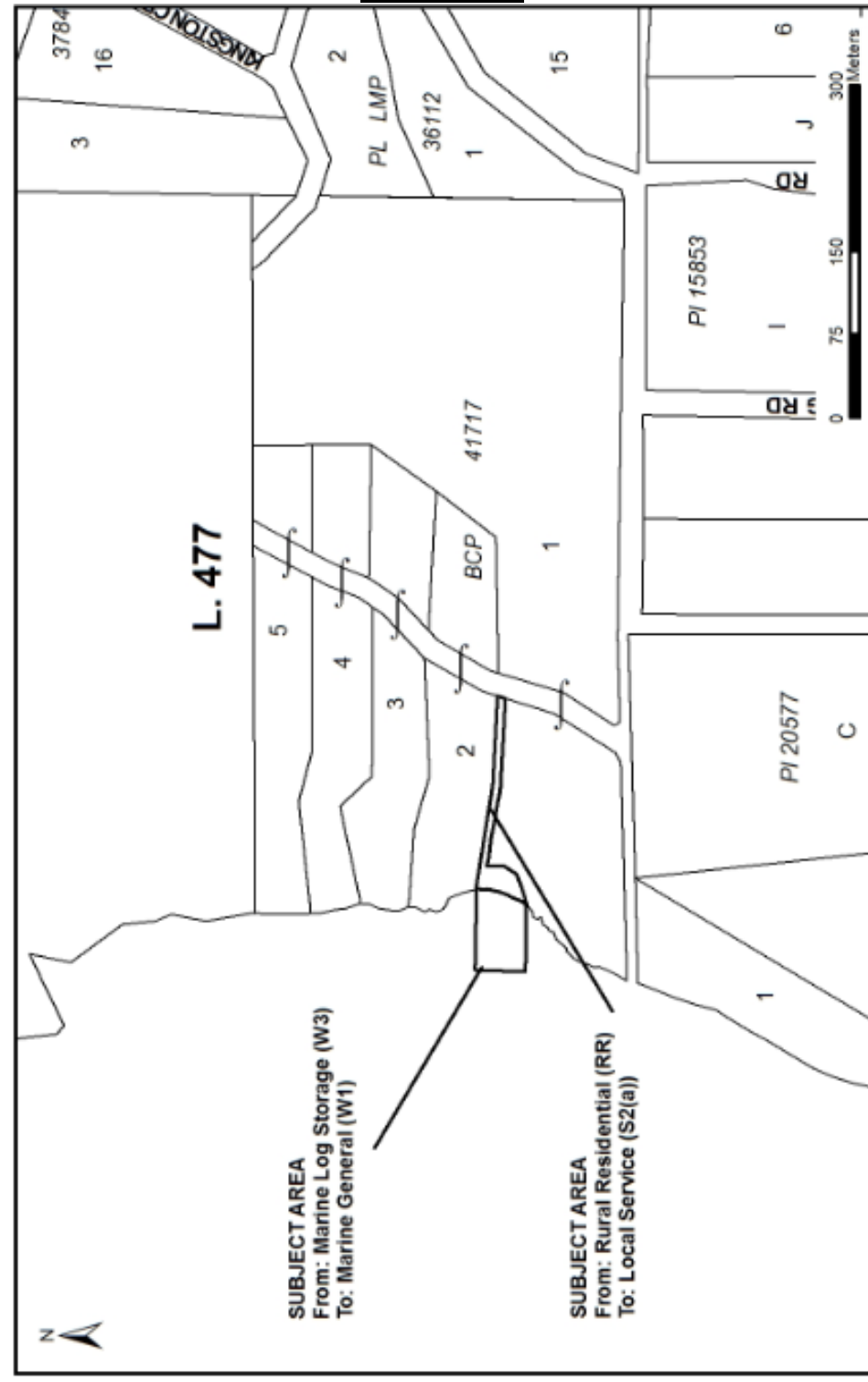
Secretary

Chairperson

DRAFT
GAMBIER ISLAND LOCAL TRUST COMMITTEE

BYLAW No. 123

PLAN NO. 1





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/stewardship and clarity; implementation of Development Approval Information Bylaw (DAI) or Development Permit Areas (DPA's).	Investigate and recommend options for protection/stewardship within the local trust area through the use of existing land use planning tools.	Jan-31-2012			On Going



Projects

Gambier Island

No.	Description	Activity	Received/Initiated	Status
1	Keats Island OCP Map Amendment - add trail map used during public process developing OCP.		Mar-08-2007	On Going
1	Staff to prepare an issues outline with respect to Gambier Island Comprehensive Land Use Planning Project. (Address community planning and environmental protection issues) Gambier dp and comprehensive planning - subject to alternate funding and resources. To include: 1. Road issues - road network, and parking issues 2. Gambier forest tenure and reallocation - Gambier Island Crown lands. Gambier LUB follow-up: Definition of recreation in Area 3, CD1 Zone. Subdivision and use of common property in a bare land strata plan. Legal non-conforming - information note. ssociated secondary dwelling - definition and use. Potable water requirements.		Jun-23-2010	On Going
1	Consider a mechanism to recognize authorizations of additional dwellings as permitted by s. 4.4.10 of Keats LUB		Aug-04-2010	On Going
1	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
1	Sustainability Checklist in consultation with Sunshine Coast Regional District.		Feb-03-2011	On Going

1	Food Security: Based on the November 2010 'Exploring Food Security in the Islands Trust Area' - explore opportunities to implement policies and regulations to address food security in the Gambier Trust Area.		On Going
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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



Applications w/ Status - Gambier Island Status: Open

Applications

Development Variance Permit

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

Planning Status

Status Date: Apr-10-2008

still on hold pending rezoning

Status Date: Aug-13-2007

on hold pending rezoning application

Status Date: May-16-2006

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

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

Planning Status

Status Date: Oct-19-2012

New owners working with planning staff to provide further information

Status Date: Jan-06-2012

No change.

Status Date: May-04-2011

Awaiting further info from applicant.

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2013.1	Singleton Urquhart LLP	Mar-14-2013	366 Mary Road (007-295-928 - Crompton) Variance to setback of the cottage from the east side lot line. Variance to setback of the deck Variance to setback of the cottage annex from south natural boudary of the sea

Planner: Marnie Eggen

Planning Status

Rezoning

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

Planner: 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-2012.1	Jim Green	Jun-27-2012	Rezoning a portion of Lot 1 from Residential to S2 zone and rezoning a portion of the marine area from W3 to W1

Planner: Sonja Zupanec

Planning Status

Status Date: Jan-04-2013

Supplemental report prepared for Jan 31, 2013 LTC meeting.

Status Date: Oct-25-2012

Preliminary report to LTC; request supplemental information from applicant and qualified professional.

File Number	Applicant Name	Date Received	Purpose
GM-RZ-2013.1	Rob Langford	Mar-20-2013	007-041-616 Trident Foreshore Lands (Burrard Yacht Club) to rezone from P3 to YCO to allw the placement of two floating breakwaters to protect our existing facilities at Ekins Point from strom damage

Planner: Marnie Eggen

Planning Status

Subdivision

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

Planner: Sonja Zupanec

Planning Status

Status Date: Jun-06-2007

On hold pending rezoning application.

Status Date: May-16-2006

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

Status Date: Dec-21-2005

MOT issues Prelim Layout NOT APPROVED with conditions.

File Number	Applicant Name	Date Received	Purpose
GM-SUB-2009.1	Don Smith	Aug-10-2009	2 lot subdivision. District Lot 847, Gambier Island.

Planner: Linda Prowse

Planning Status

Status Date: Feb-01-2013

Received RAR report today. Sent Ministry and applicant a copy of the Islands Trust Subdivision Report, the proposed subdivision plan, and the RAR report. E-mail to Ministry of Transportation noted that if the subdivision is the same as the plan initially sent to the Islands Trust, then our bylaw requirements have been met.

Status Date: Dec-20-2012

This subdivision is still on hold as the applicant has not provided a RAR report to comply with legislative requirements. As well, Ministry of Transportation and Infrastructure requires a number of conditions in their Preliminary Layout approval of to be met prior to their approval of the subdivision.

Status Date: May-01-2012

Applicant is disputing the requirement for a RAR report or a 30 metre covenant. e-mails being sent between applicant and staff planner, with cc's to Island Planner and LTC.

File Number	Applicant Name	Date Received	Purpose
GM-SUB-2010.1	Venture Management Ltd	May-25-2010	PID: 015-980-324 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-2011.2	EDWARD TRAFF Planner: Marnie Eggen	Jul-21-2011	014-111-888 and 014-111-896 Lot Line adjustment on Gambier Island

Planning Status

Status Date: Oct-12-2012

Requires DVP to permit lot size; awaiting further info from MOTI and Health Authority

Status Date: Oct-31-2011

Referral Report to MOTI

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

Planning Status

Status Date: Oct-03-2012

Referral response sent to MOTI and applicant

From: Nicole Ranger

Sent: March-26-13 11:48 AM

To: David Graham; Jan Hagedorn; Kate-Louise Stamford; Sonja Zupanec; Becky McErlean

Cc: Nancy Roggers

Subject: Gambier Expense Report - March 2013

<i>Islands Trust</i> LTC EXP SUMMARY REPORT F2012 Invoices posted to March 31, 2013				
630 Gambier	Invoices posted to March 31, 2013	Budget	Spent	Balance
65000 630	LTC "Trustee Expenses"	1,200.00	3,330.39	(2,130.39)
65200 630	LTC Local Exp LTC Meeting Expenses	4,000.00	3,197.11	802.89
65210 630	LTC Local Exp APC Meeting Expenses	200.00	-	200.00
65220 630	LTC Local Exp Communications	200.00	-	200.00
65230 630	LTC Local Exp Special Projects	400.00	-	400.00
65240 630	LTC Local Exp Miscellaneous	700.00	-	700.00
TOTAL LTC Local Expense		5,500.00	3,197.11	2,302.89
73001 630 2003	Gambier Associated OCP/LUB	8,000.00	3,148.61	4,851.39
73001 630 3003	Gambier RAR	4,000.00	3,187.75	812.25
TOTAL Project Expense		12,000.00	6,336.36	5,663.64

Nicole Ranger

Finance Clerk

Islands Trust

200-1627 Fort Street

Victoria, BC V8R 1H8

Phone: (250) 405-5152

Fax: (250) 405-5155

*Preserving **Island** communities, culture and environment*



Please consider the environment before printing this email



Memorandum

Date February 25, 2013 **File Number** FILE

To Local Trust Committees

From Local Planning Committee

Re Renewable Energy Technologies in the Trust Area – Ocean Based Geo-Exchange Systems

At its meeting on February 7, 2012, the Local Planning Committee passed a resolution requesting that the attached report be circulated to all Local Trust Committees for information.

The report outlines the ocean loop geo-exchange technology and how it is being permitted currently within the Trust Area. It includes background information on ocean loop geo-exchange systems, the possible impacts and benefits of their use and briefly outlines what is currently being done or proposed on some of the Islands (i.e. North Pender, Saturna, Executive Islands, Galiano, Mayne, Salt Spring, South Pender and Thetis) in accommodating ocean loop geo-exchange systems.

Attachment: Renewable Energy Technologies in the Trust Area – Ocean Loop Geo-Exchange Systems Report

REQUEST FOR DECISION

To: Local Planning Committee

For the Meeting of: February 7, 2013

From: Kris Nichols, Island Planner

Date: January 31, 2013

SUBJECT: RENEWABLE ENERGY TECHNOLOGIES IN THE TRUST AREA - OCEAN LOOP GEO-EXCHANGE SYSTEMS

RECOMMENDATION:

That the Local Planning Committee circulate this report, *Renewable Energy Technologies in the Trust Area - Ocean Loop Geo-Exchange Systems*, dated January 31, 2013, to all Local Trust Committees and planning staff so that they are aware of the implementation options for ocean loop geo-exchange systems and their status in other Local Trust Areas.

CHIEF ADMINISTRATIVE OFFICER COMMENTS: N/A

IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL: Adoption of bylaws to accommodate the utilization of geo-exchange systems will enable owners to implement heating and cooling technology that reduces Greenhouse Gas Emissions and is therefore environmentally responsible.

FINANCIAL: Staff time would be required to develop and implement bylaws or amend existing bylaws to accommodate ocean loop geo-exchange systems.

POLICY: There are six (6) Trust Policy statements to be considered with the accommodation of ocean loop geo-exchange systems into Local Trust Area (LTA) bylaws. All LTA OCPs should contain targets, policies and actions to reduce greenhouse gas emissions (GHG) as a result of changes to the *Local Government Act* and the implementation of bylaws to permit ocean loop geo-exchange supports this.

IMPLEMENTATION/COMMUNICATIONS: The LTC and staff would work with clients to educate them on the options available to accommodate the use of geo-exchange systems within their Local Trust Area.

BACKGROUND

Description of Issue:

At the last Committee meeting a briefing report was reviewed outlining the ocean loop geo-exchange technology and how it is being permitted within the Trust Area currently. The Committee requested some further clarification on the use the ocean loop geo-exchange systems presenting a critical overview of the ocean based geo-exchange approaches being used.

This report will expand on the previous report considered at the November 7, 2012 meeting, presenting background information on ocean loop geo-exchange systems, the possible impacts

and benefits of their use and briefly outlining what is currently being done or proposed on some of the Islands (i.e. North Pender, Saturna, Executive Islands, Galiano, Mayne, Salt Spring, South Pender and Thetis) in accommodating ocean loop geo-exchange systems.

The report is not to be interpreted as an endorsement of this type of system versus the more conventional forms of heating and cooling that are being used based on climate change or any other environmental efficiency or cost saving. The fact is that these systems are becoming more frequent and will likely continue to be so in the future and Local Trust Committees will have to find a way to consider accommodating these new technologies within the current land use regulations. Many of the islands are already accommodating them as the systems are introduced or as bylaws are being updated.

REPORT:

Local Planning Committee has on its Work Program List: "1. Encouraging Green Technologies" with the intent that LPS staff will develop model policy and regulatory wording to address ocean based geo-exchange and draft an RFD for the LPC.

Changes to technology and an increasing demand for the use of this technology has resulted in an increase in proposals within the Islands Trust Area to install ocean based geo-exchange systems, typically for new construction. An ocean based geo-exchange system uses temperature gradients in the ocean to provide heating and cooling. The infrastructure typically consists of pipes containing a heat transfer fluid that are anchored to the seabed and connected to a structure (typically a house, but commercial properties may look at this as well) on the upland property.

Although geo-exchange heating, using latent heat from the ground, and heat pumps using heat from the air, is not new, these systems are typically located on the same lot as the building and thus have not been an issue with respect to zoning. These systems are infrastructure accessory to building (the principal use) and are permitted outright in all zones on the same lot as the principal use (in the same way a septic field would be accessory). Ocean-based loops, however, differ in that the foreshore is generally in a different zone and therefore, that portion of the system is not located on the same lot as the building and thus would not meet the definition of an accessory use. Being partially located on the ocean floor also requires a Crown lease as any dock would.

Technology

The terminology preferred by the industry for this type of installation is a geo-exchange system. The term 'geothermal' is now reserved for larger, higher temperature systems (e.g. neighbourhood heating). These systems are similar to air source heat pumps but geo-exchange systems extract heat from the ground or water and transfer it to the air within a building.

Types of systems include:

- Closed loop vs. open loop:
 - o Open loop uses a conventional well to extract water, which after the heat is extracted the water is then returned to a pond, stream or other well.
 - o Closed loops circulate a heat transfer fluid.
- Vertical vs. horizontal
 - o Horizontal systems typically bury pipes 1.8 to 2.4 metres either below ground or below the winter ice level in a water body or the low tide mark in the ocean
 - o Vertical systems use boreholes 45 to 60 metres. Boreholes for geothermal wells are regulated by the *BC Water Act* and must be constructed by a qualified well driller

Accreditation and Certification of the Technology

The Canadian Geo-exchange Coalition has an accreditation and certification program called the “CGC Global Quality Geo-exchange Program”. CGC ranges from training, to accreditation of an individual, company qualification, and certification of systems. To be accredited there is both the required training and have positive field experience confirmed by customers and manufacturers/distributors recommendations.

‘Certification of systems’ means the system has been designed by an accredited designer, installed by an accredited installer, and any borehole work has involved an accredited vertical loop installer. The system must also meet CSA standard C-448-02, use ISO/CSA approved equipment, and engage such best practices as providing ‘as-builts’, and proper labelling of all pipes and valves.

By meeting the standards established the installation would include meeting Department of Fisheries and Oceans (DFO) guidelines. DFO, typically, does not play a direct role in the approvals of these systems.

The Industry Training Authority (ITA) also provides a Domestic/Residential Certified Geothermal Technician program, which takes approximately 2 years to complete. The International Ground Source Heat Pump Association (IGSHPA) based in the US also provides training to be a ‘Certified Geo-exchange Designer’ (CGD). In addition to taking the required courses and passing an exam, to be eligible for certification one must be:

- An engineer or architect with 3 years of experience in commercial geothermal heat pump, or heating, ventilation and air conditioning (HVAC) experience
- Have a four year non-technical degree with 5 years of experience
- Have a two –year technical degree with 8 years of experience
- Have 10 or more years of experience

KEY ISSUES:

Potential Impacts

This technology is relatively new, but is becoming more popular as residents and businesses look for alternative heating and cooling systems that are less reliant on conventional methods with a desire to be more environmentally responsible.

There are a number of considerations in contemplating changes to regulations to permit ocean loop geo-exchange systems on the foreshore:

1. Use of geo-exchange systems results in reduced Greenhouse Gas (GHG) emissions, particularly as the ocean-based systems are often installed in conjunction with new construction of larger waterfront homes which would otherwise have significant conventional heating and/or cooling requirements. In addition, as passive systems they provide greater local resilience in the sense that owners are not dependant on off-island fuel sources (e.g. propane, oil). From the homeowners’ perspective, they can also provide cost savings over the long term, although usually require additional upfront costs.
2. Although the amount of work on the foreshore is usually minimal, disturbance of sensitive areas such as eelgrass beds or other habitat may be a concern. The Islands Trust has been improving its mapping of the foreshore areas and therefore disturbances become less likely. Guidelines established by DFO also have to be followed. Some islands have DPAs along the foreshore offering another level of protection.
3. Similarly, work required to bury lines immediately upland or in the intertidal area could also result in alteration of existing shorelines or use of materials such as concrete.

Installing systems in conjunction with existing or proposed docks would minimize these impacts.

4. On-going maintenance and concerns over leaks is an issue: the systems are complex and require regular inspection and maintenance by qualified professionals. The type of heat transfer fluid used is also sometimes raised as a concern. Some new systems use water only, as in the system recently approved on North Pender, or use an anti-freeze within the closed loop. The propylene glycol type of fluid sometimes used in these systems is the same as that used as moisturizer in medicines, cosmetics, food, toothpaste and mouthwash and has low toxicity, is highly soluble in water, and readily metabolized by microbes and marine life¹. Higher levels of toxicity have been found from propylene-based Airplane De-icing Fluids (ADF) as a result of additives used in those applications only.
5. Concerns over damage to systems by wave or tides. This is a concern. Proper instalment by a certified installer following established guidelines and procedures. There may be some areas (e.g. narrow channels) where it is impractical to lay a system on the ocean floor due to the flow and tide action.

Potential Benefits:

There is a great deal of research literature that explains the many benefits (e.g. cost, GHG reductions, flexibility, air quality, availability of grants, efficiency, environmentally responsible, etc.) of utilizing these types of systems instead of the conventional methods. If more buildings utilized this type of heating/cooling system the island's electrical system/supply could service a greater number of buildings without requiring costly upgrades. Also, there would be less propane, oil and wood deliveries required, which would reduce wear-and-tear on the road infrastructure. Fewer fuel delivery trucks also reduce transportation GHG emissions, noise and traffic. Two of the most common benefits are listed here:

1. Increased Efficiency and Cost Savings: It is stated through several sources (e.g. www.geoexchange.com , www.earthpointenergy.com , www.geo-exchange.ca) that with these systems two thirds of the energy supplied is from the solar energy stored in the earth/water and 1/3 of the energy is used for servicing the system generally the circulating pump. A large cost of energy supplied to residences is the expense of getting it there – electrical transmission lines, gas lines, oil pipelines, trucks, ferries. These have both direct and indirect costs associated with them. These costs are significantly reduced if not eliminated when using a geo-exchange system. This results in a 25%-50% lower utility bills than conventional systems.

The geo-exchange system used in the North Pender house is a type of water-source heat pump system. It was pointed out in the North Pender example by the engineer (Weir Design and Engineering) the efficiency of these systems as follows:

Heating Efficiency:

The efficiency of a heating system can be defined as the ratio of heat output to energy input. There are many types of heating systems that utilize different equipment with different energy sources. The following is a list of heating systems commonly used in residential applications and their estimated efficiency:

- Wood fireplace - 30 to 50%
- Oil furnace or boiler - 65 to 85%
- Natural gas furnace or boiler - 80 to 95%

¹ Canadian Council of Ministers of the Environment, 2007. Canadian Soil Quality Guidelines for Propylene Glycol: Environmental and Human Health. www.ccme.ca/assets/pdf/1394_pg_rationale_e.pdf
US Environmental Protection Agency Office of Pesticide Programs. Reregistration Eligibility Decision for Polypropylene Glycol. www.epa.gov/oppsrrd1/REDs/propylene_glycol_red.pdf

Propane furnace or boiler - 80 to 95%
Electric heaters or furnace - 100%
Air-source heat pump - 200 to 300%
Water-source heat pump - 300 to 400%

Cooling Efficiency:

This geo-exchange system (used in North Pender) has been designed with “free cooling” where by all cooling will be provided without the use of the heat pumps (the heat pumps only operate when heating is required). This is possible due to the temperature of the ocean during the summer, which sufficiently cools the heat transfer fluid without the use of heat pumps.

Similar to above, the efficiency of a cooling system (air conditioning system) can be defined as the ratio of cooling output to energy input. Cooling efficiency is typically not expressed as a percentage but rather in the form of an Energy Efficiency Ratio (EER). However, for the purpose of comparison within the context of this discussion, the estimated EER for some common residential cooling systems have been converted to percentage:

Air-source heat pump / air conditioner - 300 to 400%
Water-source heat pump (without free cooling) - 400 to 500%
Water-source heat pump (with free cooling) - 3000% or greater

2. Reduced CO2 Emissions: According to data supplied by the Natural resources Canada, a typical residential geo-exchange system produces an average of about one pound less CO2 per hour of use than a conventional system. To put it into perspective if just 100,000 homes converted to geo-exchange, Canada would reduce its CO2 emissions by 880,000,000 pounds.

Another example is for every 2.5 hours of use, a geo-exchange system produces one kilogram less CO2 than a conventional HVAC (heating, ventilation, and air conditioning) system.

RELEVANT POLICY:

Trust Policy Statement: Relevant Directive policies include:

- 3.1.3 - the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area
- 3.1.5 – 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
- 3.4.4 - the protection of sensitive coastal areas
- 3.4.5 – the planning for and regulation of development in coastal regions to protect natural coastal processes
- 4.5.10 – the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments
- 5.1.3 – the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic values of the Trust Area

OCP Policy: policies within the OCPs could be updated as part of the basis of the GHG reduction policies if not already accommodated through general wording in these sections. In addition some OCPs specifically mention using a DPA to manage energy conservation in commercial development. Designation of a DPA to regulate installation of the system could be considered both on the grounds of protection of the natural environment and energy conservation and therefore could be made applicable in a shoreline or foreshore DPA. By requiring a DP it would ensure safe and appropriate installation. As an example, the North Pender OCP contains a requirement that an environmental report be submitted to indicate that there is no impact to the foreshore.

Local Government (Green Communities) Statutes Amendment Act (Bill 27, 2008), which amended the Local Government Act, introduced changes that enable local governments to address climate action in their communities. Among the changes is a requirement for local governments to have targets, policies and actions to reduce GHG emissions. Therefore all OCPs must contain these targets and policies for GHG emission reduction. The Bill 27 also allows for development permit areas that promote energy and water conservation, and reduce greenhouse gases at the single family dwelling level.

Zoning options: amending zoning bylaws to permit ocean loop geo-exchange systems as a permitted use in one or more of the current marine zones or as some islands have permitted in all zones would be required. This would vary depending on the zoning. A recent amendment to the zoning on a site-specific basis in the North Pender LUB provided for both the use and a definition. This use and definition, with relevant modifications, would provide a good basis for a suitable amendment to a zoning bylaw. Currently, zoning is the main tool for regulating use.

Building Inspection: for those islands that have building inspection, ocean loop geo-exchange systems are not subject to building inspection. However, building inspection does currently require that an engineer certify the HVAC system where an ocean loop geo-exchange system provides heating and cooling.

Crown tenure: ocean loop geo-exchange systems are required to obtain approval from the province for tenure over the foreshore. The applications are referred to the Islands Trust for review of zoning compliance.

Climate Change Adaptation and Mitigation: use of renewable or other energy sources that are an alternative to fossil fuels is a recognized mitigation strategy. Ocean loop geo-exchange systems could, depending upon the type of conventional heating and size of the dwelling, provide significant emission reductions. See the previous discussion on potential benefits and CO2 reductions.

CURRENT LOCAL TRUST AREA IMPLEMENTATION

Island Updates

Eight of the 13 Islands Trust Islands have begun or completed implementing changes to their land use bylaws to accommodate the use of ocean loop geo-exchange systems.

Mayne Island: Supports ocean loop geo-exchange through its OCP Policy dealing with Climate Change (4.7.9) which states: *"The LTC should consider amending zoning regulations to permit or facilitate small scale renewable energy production, such as solar collectors, wind turbines and geothermal heating."* The LUB permits ocean loop geothermal in all zones except the W1 zone.

North Pender Island: Has permitted a site specific rezoning for a water based ocean loop geo-exchange.

South Pender Island: Is considering permitting ocean loop geo-exchange in all zones. They are holding a CIM to discuss this and other land use bylaw amendments in February.

Saturna Island: The LTC has given reading to a bylaw that would amend the Land Use Bylaw to include a definition of ocean loop geo-exchange systems and to add ocean loop geo-exchange systems as a permitted use in the marine zones. It is scheduled for a public hearing in February.

Galiano Island: Staff have been directed to draft an OCP amendment to alter the existing DPA (Shoreline and Marine DPA) to provide for guidelines for ocean loop geo-exchange. As a complement staff have also been requested to review the zoning bylaw to permit the ocean loop geo-exchange structures within the Marine zones and the setback to the sea for private residential use.

Thetis Island: In June 2012, the APC was directed to consider a couple of options to add to the work program a review of OCP policies and LUB regulations and in the meantime that any requests for ocean loop geo-exchange be dealt with as a rezoning. Subsequently, the Thetis LTC has dropped this issue and it appears it may have been application driven and no application has been made.

Ballenas-Winchelseas: The draft OCP contains the wording to permit the use of geo-exchange for individual dwellings. Within the proposed Shoreline Development Permit Area there are guidelines for the installation of ocean loop geo-exchange systems:

Ocean-loop geo-exchange systems will only be considered if they are closed-loop systems using only freshwater as the circulating heat transfer fluid; if they meet or exceed the Canadian CSA design standards CAN/CSA-448-02; and if they are designed and installed by a Registered System Designer.

The draft LUB permits an ocean loop geo-exchange within the Residential zone and the Marine General zones and contains the definition:

"Ocean-loop geo-exchange" means a renewable geothermal heat exchange system that utilizes the naturally occurring temperature of the ocean for heating and cooling that:

- a. is a closed-loop system using only freshwater as the circulating heat transfer fluid,*
- b. meets or exceeds the Canadian CSA design standards CAN/CSA-448-02, as amended from time to time, and*
- c. is designed and installed by a Registered System Designer accredited by the Canadian Geo-exchange Coalition, or the International Ground Source Heat Pump Association.*

Salt Spring Island: In the LUB's Shoreline Zones geothermal heating equipment is permitted in tidal water only.

SUMMARY

Currently, eight (8) of the 13 Local Trust Committees either have regulations and policies or have them proposed to permit ocean loop geo-exchange systems. The proposals by the LTCs to accommodate geo-exchange loops are considered for the main islands and not for their associated islands currently. The approach enacted or proposed is varied and tailored to meet the needs for the Island or as a result of a specific application or the desire of the LTC to be proactive in anticipating the need. Most contain policies that permit the geo-exchange systems either in general in the OCP (GHG policies) or through specific DPA guidelines. Complementary to that would be changes to the LUB to permit the use within specific zones and to define the use.

In addressing their implementation, the two primary concerns are to ensure that the systems are installed professionally by a certified installer and that any impacts on sensitive shoreline or foreshore ecosystems are addressed.

Building Inspection has the authority to establish standards for installation of the systems and to carry out inspections or obtain certifications, but most have not included these systems in the scope of their building bylaws. This could change, as some jurisdictions are becoming involved in permitting and inspecting land based systems. Conventionally, Fisheries and Oceans Canada has reviewed all foreshore applications for impacts on habitat however, changes to staffing and to the legislation seem to be reducing that agency's role and ability to respond to referrals. They have established guidelines which all installers are to follow.

The use of a clear and specific definition for the use can address some of the concerns that the systems meet specified standards for example using fresh water within the closed loop system as is stated in the North Pender bylaw. Impacts on habitat could be addressed through the designation of a DPA; however, it would have to be general in many areas as there is not

currently mapping available that identifies sensitive shoreline and foreshore features such as eelgrass beds, although such mapping should be available in the future.

There are three basic ways for a Local Trust Committee to address the ability of residents to utilize this new technology:

1. Site specific rezoning (e.g. North Pender)
2. Permit their use but regulate (e.g. OCP through DPs)
3. Permit their use outright (e.g. Saturna, Salt Spring Island, Mayne)

DESIRED OUTCOME:

It is recommended that an Islands Trust model bylaw or policy not be established. Eight of the 13 Local Trust Committees already have amended bylaws or are contemplating regulations or policies related to ocean loop geo-exchange systems. Each LTC has a unique set of bylaws to which model provisions may or may not be applicable. For instance, some may not have DPAs currently and may want to address this issue through other forms regulation. Some may want to deal with amendments on a site specific basis thereby not contemplate any new regulations or policies. The current approach by LTCs appears to be working well based on demand and the desire of LTCs to add it to their work programs as a proactive measure. There are a range of options already developed at the LTC level and which are summarized in this report. It is recommended that this report be circulated to ensure that all LTCs and planners are aware of the issues and the options that are being used to address the potential use of these systems by a number of LTCs.

RESPONSE OPTIONS

Recommended:

That the Local Planning Committee circulate this report, *Renewable Energy Technologies in the Trust Area - Ocean Loop Geo-Exchange Systems*, dated January 31, 2013, to all Local Trust Committees and planning staff so that they are aware of the implementation options for ocean loop geo-exchange systems and their status in other Local Trust Areas

Alternative:

That the Local Planning Committee receive the report as information and take no further action.

Prepared By: Kris Nichols, Island Planner

Reviewed By/Date: David Marlor, Director of Local Planning Services
February 1, 2013

Linda Adams, Chief Administrative Officer



Memorandum

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Date April 2, 2013

File Number 3030-1 Gambier

To Gambier Island Local Trust Committee

From Sonja Zupanec, Island Planner

Re 2012/13 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 2012/13 Annual Report.

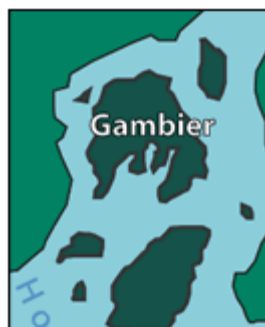
"The Gambier Island Local Trust Committee held 11 regular business meetings, 1 public hearing, 2 community information meetings and 2 special meetings, ranging in location from Gibsons, Vancouver, and Gambier Island. A new Land Use Bylaw for the Gambier Associated Islands was given first reading and is expected to be adopted by fall of 2013. A pilot web based shoreline mapping presentation was delivered to residents and property owners and the event was successful at engaging the largest number of participants for the presentation in the Trust area. The Bylaw Enforcement Notification system was adopted for the Gambier Local Trust Area after considerable review."

Copy: Courtney Simpson, Regional Planning Manager



Islands Trust

Preserving **island** communities, culture and environment.

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Population (2011):

Approximately 275

Size:

6,893 hectares (17,032 acres)

Location:

10 kilometres north of Horseshoe Bay in Howe Sound.

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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.

March 2013

- [Greening our Shores: Gambier Webinar. Recorded March 20, 2013. View Here!](#)
- [Greening our Shores - follow up information](#)
- [Community Information Meeting for the Associated Islands Land Use Bylaw – April 10, 2013](#)
- [Greening our Shores Workshop Program](#)
- [Register for "Greening Our Shores: Gambier Island Webinar"](#)
- [Greening our Shores Webinar – Integrated Shoreline & Watershed Maps - Gambier](#)
- [Greening Our Shores Webinar - Integrated Shoreline and Watershed Maps – Keats and Thormanby Islands](#)

February 2013

- [Proposed Bylaw No. 120 Gambier Associated Islands Land Use Bylaw was given first reading on January 31, 2013](#)

[^ top](#)

Gambier Island Local Trust Committee Projects

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

- [Project Charter – April 2012](#)
- [Communications Plan – April 2012](#)
- [Letter to Property Owners – May 2012](#)

Staff Reports

- [Staff Report - January 2013](#)
- [Staff Report - December 2012](#)
- [Staff Report - October 11, 2012](#)
- [Staff Report - August 29, 2012](#)
- [Staff Report - June 29, 2012](#)
- [Staff Report - September 2011](#)
- [Staff Report - January 2011](#)

Draft Land Use Bylaw

- [Staff Report - March 2013](#)

Advisory Planning Commission - Minutes

- [May 23, 2012](#)

Applications

GM-RZ-2012.1 (Reel 17 Investments Ltd., Cotton Bylaw,

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

Gambier Island)

- [Staff Report - March 2013](#)
- [Staff Report - January 2013](#)
- [Staff Report -October 10, 2012](#)

Trustee Newsletters

- [Trustee Newsletter – November 2012](#)
- [Trustee Newsleterr - July 2012](#)
- [Trustee Newsletter - February 2012](#)

Shoreline Management Resources

- [Coastal Shores Stewardship](#)
- [Caring for our Shores](#)
- [Greenshores](#)

[^ top](#)