Gambier Island Local Trust Committee
Regular Meeting Agenda

Date:	November 19, 2015
Time:	10:30 am
Location:	Gleneagles Community Centre 6262 Marine Drive, West Vancouver, BC

			Pages
1.	CALL TO ORDER	10:30 AM - 10:35 AM	
2.	APPROVAL OF AGENDA		
3.	TOWN HALL AND QUESTIONS	10:35 AM - 10:45 AM	
4.	COMMUNITY INFORMATION MEETING - none		
5.	PUBLIC HEARING - none		
6.	MINUTES	10:45 AM - 10:50 AM	
6.1	Local Trust Committee Meeting dated October 1, 2015 - for adoption		4 - 12
6.2	Section 26 Resolutions-Without-Meeting - none		
6.3	Advisory Planning Commission Minutes - none		
7.	BUSINESS ARISING FROM MINUTES	10:50 AM - 11:15 AM	
7.1	Follow-up Action List dated November 10, 2015		13 - 13
7.2	Community to Community Forum Meeting with Squamish and Tsleil-Waututh Nations - for discussion		
8.	DELEGATIONS		
9.	CORRESPONDENCE		
	(Correspondence received concerning current applications or projects is posted to the LTC webpage)		
10.	APPLICATIONS AND REFERRALS		
11.	LOCAL TRUST COMMITTEE PROJECTS	11:15 AM - 12:15 PM	
11.1	Riparian Areas Regulation for Keats Island		
11.1.1	Staff Report dated October 29, 2015		14 - 34

11.2 Riparian Areas Regulation for Bowyer and Anvil Islands

11.2.1 Staff Report dated October 26, 2015 35 - 64

11.3 Riparian Areas Regulation for Gambier Island - for discussion

11.4 Gambier Island Official Community Plan Review

11.4.1 Staff Report dated November 2, 2015 65 - 84

12. BREAK 12:15 PM - 12:35 PM

13. REPORTS 12:35 PM - 12:45 PM

13.1 Work Program Reports

13.1.1 Top Priorities Report dated November 10, 2015 85 - 85

13.1.2 Projects List Report dated November 10, 2015 86 - 86

13.2 Applications Report dated November 10, 2015 87 - 89

13.3 Trustee and Local Expense Report dated October, 2015 90 - 90

13.4 Adopted Policies and Standing Resolutions 91 - 91

13.5 Local Trust Committee Webpage

13.6 Chair's Report

13.7 Trustee Reports

13.8 Electoral Area Director's Report

13.9 Trust Fund Board Report dated October, 2015 92 - 92

14. NEW BUSINESS 12:45 PM - 1:30 PM

14.1 2016 Local Trust Committee Meeting Dates - Proposed

14.1.1 Memorandum dated November 2, 2015 93 - 93

14.2 Meeting with Metro Vancouver Planning Staff and Electoral Area "A" Director - for discussion

14.3 Letter to Member of Parliment, Pamela Goldsmith-Jones - for discussion

14.4 Coastal Douglas-Fir Conservation Strategy

14.4.1 Briefing Report - November 10, 2015 94 - 119

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Tentatively Scheduled for Thursday, January 21, 2016 at 10:30 am. Location to be announced.

16. TOWN HALL

17. CLOSED MEETING 1:30 PM - 1:35 PM

17.1 Motion to Close the Meeting

That the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1)(d) for the purpose of adoption of In-Camera Meeting Minutes dated February 12, 2015 AND that the recorder and staff attend the meeting.

17.2 Recall to Order

17.3 Rise and Report

18. ADJOURNMENT 1:35 PM - 1:35 PM

Gambier Island Local Trust Committee
Minutes of Regular Meeting

Date: **October 1, 2015**
Location: **Gibsons and District Public Library**
470 South Fletcher Road, Gibsons, BC

Members Present: Susan Morrison, Chair
Dan Rogers, Local Trustee
Kate-Louise Stamford, Local Trustee

Staff Present: Aleksandra Brzozowski, Island Planner
Teresa Rittemann, Planner 1 *(via teleconference 10:47 a.m.-11:20 a.m.)*

Also Present:
Diane Corbett, Recorder
Members of the Public – 5

1. CALL TO ORDER

Chair Morrison called the meeting to order at 10:31 a.m. She acknowledged that the meeting was being held in the traditional territory of the Coast Salish First Nations. The Chair noted that former Trust Council Chair Kim Benson was present in the audience, and thanked members of the public for coming.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- Add 14.2 Fixed Link discussion
- Move 10.1 to after 6.3
- Move 12.1 to after 9.0

By general consent the agenda was approved as amended.

3. TOWN HALL AND QUESTIONS

Kim Benson, Keats Island, requested an update and information on the current status regarding District Lot 696 applications for the Land Use Contract and rezoning.

Island Planner Brzozowski advised that draft legal documents for Salmon Rock and the trail right-of-way from the dock to the reserve were received recently for review by

Islands Trust. The expectation is it will fulfill what is in the Land Use Contract. This will come to the Local Trust Committee before being signed. A subdivision application is being worked on by the proponent, and has not yet been seen by Islands Trust staff.

Ms. Benson remarked how the subdivision would have implications for amendments to current zone boundaries; previous bylaws would have to be amended. Her concern was with the build-out of the camp and its impact on the island in terms of infrastructure. She wanted a current update on what was being proposed and advocated for opportunities for people to learn more and provide input on what is being proposed.

Island Planner Brzozowski indicated that the file was under review by the Ministry of Transportation and Infrastructure (MoTI) and that a referral had not yet been received by Islands Trust.

4. COMMUNITY INFORMATION MEETING – none

5. PUBLIC HEARING – none

6. MINUTES

6.1 Local Trust Committee Meeting dated August 6, 2015

By general consent the Local Trust Committee meeting minutes of August 6, 2015 were adopted.

6.2 Section 26 Resolutions-Without-Meeting Report dated September 23, 2015

Received.

6.3 Advisory Planning Commission Minutes – none

Planner Rittemann joined the meeting at 10:48 a.m via phone call.

10. APPLICATIONS AND REFERRALS

10.1 GM-DVP-2015.3 (Viau – 1508 Taki-Te-Si Road, Gambier Island)

Planner Rittemann reviewed the staff report on a request to relax the siting and setback exception in subsection 3.4(1)(a) of the Gambier Island Land Use Bylaw No. 86 to permit a roof overhang projection up to 1.0 metre into the setback from the natural boundary of the sea.

Two late items of correspondence from the public in support of the variance were distributed at this meeting to attach to the staff report.

Applicant Rosann Youck commented on aspects of the Islands Trust policy statement and objectives in the Official Community Plan (OCP)/Bylaw No. 73, and stated that the proposed roof overhang would have no impact on foreshore protection and access, nor visual aspects such as views of neighbours and the scenic value of the area. Ms. Youck noted the neighbour support for the application.

Points raised by Trustees included:

- Development variance permit application is a "one-off". There is no precedent set; it does not have to follow a pattern.
- It is a very minor setback.
- It is an unusual area on Gambier, with a geological bench.
- Steepness of the area and the value of having an outdoor area where kids can play safely.

GM-2015-043
It was MOVED and SECONDED,
that the Gambier Island Local Trust Committee issue GM-DVP 2015.3.

CARRIED

Planner Rittemann departed the meeting at 11:20 a.m.

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated September 23, 2015

Regarding the March 26, 2015 Local Trust Committee (LTC) resolution with respect to joining the Bowen Island Board of Variance, Island Planner Brzozowski remarked that Bowen Island Municipality has also dissolved its Board of Variance. She inquired if the LTC wished to continue to have a conversation with Bowen to establish a joint Board of Variance, or to join the Northern Region Board of Variance.

Trustees expressed interest in following up with Bowen Island to see if there would be an interest in establishing a joint Board of Variance. Island Planner Brzozowski indicated she would look at available resources.

7.2 Annual Meeting With Sunshine Coast Regional District Follow Up

Trustees and planning staff met on September 14, 2015 for the annual meeting with Sunshine Coast Regional District Directors (SCRD) and key staff. Trustees

Stamford and Rogers will follow up on issues regarding Langdale float, commercial water taxis and fire protection. There was a motion to explore a joint bylaw enforcement strategy between SCRD and Islands Trust. There continue to be issues regarding ongoing funding of government docks.

Trustee Stamford commented she would bring further information to the next meeting pertaining to potential collaboration between SCRD and the LTC in a parks and trails working group, in advance of the OCP review for Gambier Island and the SCRD's Parks and Recreation review in 2017.

Discussion of a motion related to bylaw enforcement was postponed to later in the meeting.

7.3 Community to Community Forum

The Island Planner and Local Trustees discussed organizing a meeting with the Squamish Nation and the Tsleil-Waututh Nation. Island Planner Brzozowski will follow up on possible next steps.

8. DELEGATIONS – none

9. CORRESPONDENCE

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

12. LOCAL TRUST COMMITTEE PROJECTS

12.1 Riparian Areas Regulation - Keats Island

12.1.1 Staff Report dated September 22, 2015

Island Planner Brzozowski distributed information on the *Riparian Areas Regulation* (RAR) and reviewed the staff report of September 22, 2015 regarding implementation of RAR. Discussion ensued.

Members of the public were invited to comment.

Curt Shepard, Plumper Cove, Keats Island, remarked that he was surprised at the *RAR* designation on his property and said he planned to seek professional advice regarding the matter.

Kim Wilkinson and Phil Erickson of Camp Barnabas, Keats Island, who do environmental preservation education, conveyed concern about a

stream on the property. They were concerned that the need for different permits and assessments could hold back their environmental objectives.

There was extensive discussion on details and potential amendments of the draft bylaws No. 129 and No. 130.

GM-2015-044
It was MOVED and SECONDED,
that the Gambier Island Local Trust Committee request staff to consider amendments to the draft Bylaw Nos. 129 and 130 and refer this matter back to the November 19 Local Trust Committee meeting.

CARRIED

Chair Morrison recessed the meeting at 12:34 p.m. and re-convened the meeting at 12:51 p.m.

10.2 GM-RZ-2015.1 Reel 17 Investments

10.2.1 Staff Report dated September 17, 2015

Island Planner Brzozowski reviewed the staff report dated September 17, 2015 regarding a request for site-specific rezoning to permit a 4.0 square metre rock wall under an existing neighbourhood dock in the W1 zone in order to bring the structure into full compliance with Gambier Island Land Use Bylaw No. 86.

GM-2015-045
It was MOVED and SECONDED,
that the Gambier Island Local Trust Committee give First Reading to Bylaw No.128, cited as “Gambier Island Land Use Bylaw 86, 2004, Amendment No. 1, 2015”.

CARRIED

GM-2015-046
It was MOVED and SECONDED,
that the Gambier Island Local Trust Committee request staff to set a date for a public hearing after the referral period.

CARRIED

11. BREAK

12. LOCAL TRUST COMMITTEE PROJECTS

12.2 Gambier Island Official Community Plan Review

There was discussion on initiation of the Gambier OCP review. There was consensus that information regarding the review should be put out to the community as well as a questionnaire inviting community feedback on the scope and topics of the review. Staff distributed for information examples of survey work done by Islands Trust on recent projects. Staff will follow up with Trustee Stamford on a survey draft.

Chair Morrison called for a motion on the concept of working together with the SCRD on bylaw enforcement.

GM-2015-047
It was MOVED and SECONDED,
that the Gambier Island Local Trust Committee supports in principle the concept of the Islands Trust bylaw enforcement team developing a Letter of Understanding with the Sunshine Coast Regional District bylaw enforcement team, to assist each other in bylaw enforcement issues.

CARRIED

12.3 Foreshore Protection

Trustee Rogers inquired with staff regarding a conversation with the Bylaw Enforcement Coordinator on bylaw infraction complaints reported on foreshore activities.

GM-2015-048
It was MOVED and SECONDED,
that the Gambier Island Local Trust Committee request bylaw enforcement to proceed with foreshore infringement complaints despite the fact that foreshore protection remains on the Gambier Island Local Trust Committee's Top Priorities List.

CARRIED

13. REPORTS

13.1 Work Program Reports

13.1.1 Top Priorities Report dated September 23, 2015

Received.

13.1.2 Projects List Report dated September 23, 2015

Received.

13.2 Applications Report dated September 23, 2015

Received. Trustee Rogers committed to make public if the DL696 application gets re-activated.

13.3 Trustee and Local Expense Report dated August, 2015

Received.

13.4 Adopted Policies and Standing Resolutions

Received.

13.5 Local Trust Committee Webpage

A trustee newsletter will be released and posted soon.

13.6 Chair's Report

Chair Morrison is involved with the CAO Hiring Committee. She will attend a meeting with the Agricultural Land Commissioner in the next week. The Chair discussed a meeting with Minister Todd Stone regarding BC Ferries at the recent Union of BC Municipalities (UBCM) conference.

13.7 Trustee Reports

Trustee reports are available on the Islands Trust website at www.islandstrust.bc.ca/islands/local-trust-areas/Gambier/local-trustee-corner.aspx.

Trustee Rogers commented on the potential for the Local Trust Committee to work together with Bowen Island.

It was noted that Maria Harris, Metro Vancouver Electoral Area A Director, wishes to meet with the LTC.

13.8 Electoral Area Director's Report – none

13.9 Trust Fund Board Report dated August 2015

Received.

14. NEW BUSINESS

14.1 Coastal Douglas Fir Conservation Partnership

Island Planner Brzozowski announced the Coastal Douglas Fir Conservation Partnership has completed their 2015 strategy, which is available on their website. They will be holding a workshop on October 8, 2015 in Sidney, BC. Interested parties are welcome to attend.

14.2 Fixed Link discussion

It was noted the Ministry of Transportation and Infrastructure had announced it would be conducting a Sunshine Coast fixed link study. Discussion ensued.

GM-2015-049
It was MOVED and SECONDED
that the Gambier Island Local Trust Committee requests the Chair to write a letter to the Minister of Transportation, copied to Jordan Sturdy, Parliamentary Secretary for Energy, Literacy and the Environment, requesting that the Gambier Island Local Trust Area be specifically consulted with regard to the Sunshine Coast fixed link study, including but not limited to a public meeting to be held within the Local Trust Area.

CARRIED

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Thursday, November 29, 2015 at 10:30 am at Gleneagles Community Centre, 6262 Marine Drive, West Vancouver, BC

It was confirmed that the next regular LTC meeting is scheduled for Thursday, November 19, 2015 at 10:30 a.m. at Gleneagles Community Centre, 6262 Marine Drive, West Vancouver, BC

16. TOWN HALL – none

17. CLOSED MEETING – none

18. ADJOURNMENT

By general consent the meeting was adjourned at 2:32 pm.

_____
Susan Morrison, Chair

Certified Correct:

_____
Diane Corbett, Recorder

Print Date: Nov-10-2015

Follow Up Action Report w/ Target Date

Gambier Island
Nov-29-2013

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

Oct-01-2015

No.	Activity	Responsibility	Target Date	Status
1	Request Bylaw Enforcement to process foreshore enforcement complaints for the foreseeable future until active work begins on draft regulations for priority project #3.	Aleksandra Brzozowski	Oct-30-2015	Done
1	Issue GM-DVP-2015.3 (Viau)	Becky McErlean Teresa Rittemann	Oct-30-2015	Done
1	Refer Proposed Bylaw 128 to noted agencies, as LTC gave First Reading to Bylaw 128 (RZ-2015.1) on October 1. Staff to schedule a Public Hearing following the end of the referral period.	Aleksandra Brzozowski Becky McErlean	Oct-30-2015	Done
1	Staff to revise Draft Bylaws 129 and 130 (Keats RAR) and present a follow up report at the November 19 LTC meeting.	Aleksandra Brzozowski	Nov-19-2015	Done
1	Staff to work with trustees to prepare draft survey questionnaire, to be presented to LTC at the November 19 LTC meeting.	Aleksandra Brzozowski Kate-Louise Stamford	Nov-19-2015	On Going
1	Should the logistics be simpler, staff to coordinate 2 separate C2C meetings with the Squamish and TWN Nations.	Aleksandra Brzozowski	Nov-19-2015	On Going
1	Explore possibility of a joint Board of Variance with Bowen Island Municipality.	Lisa Webster-Gibson	Jan-31-2016	On Going

STAFF REPORT

Date: October 29, 2015 **File No:** 6500-20 (Gambier RAR Implementation)

To: Gambier Island Local Trust Committee
For the meeting of November 19, 2015

From: Aleksandra Brzozowski
Island Planner

CC: Ann Kjerulf, Regional Planning Manager

Re: Implementation of Riparian Areas Regulation

Supplemental Report

The purpose of this report is to follow up on questions raised at the last LTC meeting regarding Draft Bylaws No. 129 and No. 130 which aim to implement the Provincial *Riparian Areas Regulation* (RAR).

Project Objectives

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

Project Background

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

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

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

Please refer to the following staff reports for background information:

- April 5, 2012 (RAR and implementation options for Islands Trust local trust areas);
- May 26, 2015 (Summary of LTC discussions and decisions since 2012 regarding RAR mapping and implementation options).
- September 22, 2015 (Summary of the first versions of Draft Bylaws No. 129 and No. 130).

On October 1, 2015, the LTC received the first versions of the Draft Bylaws and identified areas for further research and clarification. The property owner from the Plumper Creek watershed and representatives from Camp Barnabas also attended the LTC meeting to express their concerns. Staff was asked to explore possible amendments to the Draft Bylaw Nos. 129 and 130 regarding the points brought up at the meeting.

Staff Comments

Answers to queries raised over the last two months are noted below.

1. Institutional activities as exempt activities

   A question arose regarding which institutional activities could be exempted from requiring RAR assessments and, additionally, whether the demonstration farming activities desired for Camp Barnabas could be considered an institutional activity.

   Upon review of the RAR itself, advice from *BC Planning Law and Practice*, and speaking with staff from FLNRO, private institutional operations are considered to be "commercial activities" under the RAR. This distinction will apply to privately-operated Camp Barnabas, as demonstration farming activities would be considered ancillary commercial activities.

2. Farming activities as exempt activities

   A question arose regarding which farming activities are exempt from requiring RAR assessments and, additionally, whether the demonstration farming activities desired for Camp Barnabas could be considered a farming activity.

   The *Farm Practices Protection Act* defines "farm operation" as any number of activities involved in carrying on a farm business; however, as this activity is not part of carrying on a farm business, the activity cannot be included under this exemption.

3. Raised garden beds as possible activity not subject to RAR

   As part of the conversation with FLNRO staff, it was suggested that raised garden beds placed on top of the soil rather than disturbing the soil could be considered under clauses 9.1.3(n) and 9.1.3(o) of Draft Bylaw No. 130 and thus exempt from requiring a RAR assessment.

4. Pre-determination of a Streamside Protection and Enhancement Area (SPEA)

   Staff from FLNRO have suggested that should a property owner know the activities for an area to occur in a Riparian Assessment Area, that the SPEA setback could be pre-determined at the outset and reflected in the bylaw schedule. This could be established one of two ways: the first would be to conduct a detailed assessment establishing SPEA setbacks and other protective measures; the second, to have a third party QEP review the mapping conducted by Madrone to confirm that the SPEAs suggested would be correct in relation to the activities desired by the property owner.

   Both approaches will bear the same costs and assessments in the long-term; however, pre-establishing the SPEA could provide early certainty to the property owner of the RAR-applicable stream. At this time, detailed assessments do not expire so long as the

development activities outlined in the assessment do not change. It is unknown whether assessments will continue to stand in perpetuity or whether there will be changes to the implementation process resulting from the recommendations outlined in FLNRO's compliance report coming out in 2016.

5. Clarification regarding Riparian Assessment Areas for ravines

   The problematic phrasing regarding Riparian Assessment Areas for ravines has been corrected as part of the second version of Draft Bylaw No. 129.

6. Clarification regarding small accessory buildings

   The examples previously noted in Draft Bylaw No. 130 have been removed to provide a more direct exemption.

A second version of Draft Bylaws No. 129 and 130 are attached reflecting the above answers. Staff recommends that possible further modifications to the guidelines or mapping can occur after First Reading.

Project Charter

A revised Project Charter reflecting modest timeline revisions is included as Attachment 4.

Resources and Roles

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

Communications

Staff and Trustees are currently in direct communication with the affected property owners on Keats Island.

Next Steps

The next step for the LTC is to consider whether further modifications are required before the Draft Bylaws can be given First Reading.

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

Summary of Planning Recommendations

Staff recommends that the LTC give First Reading to Draft Bylaws No. 129 and 130. Further modifications to the guidelines or mapping can occur after First Reading.

Recommendations

THAT the Gambier Island Local Trust Committee:

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

Prepared and Submitted by:

Aleksandra Brzozowski	October 30, 2015
Island Planner	Date

Concurred in by:

Ann Kjerulf	October 30, 2015
Ann Kjerulf, RPP, MCIP, Regional Planning Manager	Date

Attachments:

1. Draft Bylaw No. 129 v. 2 (amending Keats Official Community Plan)
2. Draft Bylaw No. 130 v. 2 (amending Keats Land Use Bylaw)
3. Policy Directives Checklist for Bylaws No. 129 and No. 130
4. Revised RAR Project Charter - November 19, 2015

DRAFT

GAMBIER ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 129

A BYLAW TO AMEND KEATS ISLAND

OFFICIAL COMMUNITY PLAN, 2002

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

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

1. Bylaw No. 77, cited as "Keats Island Official Community Plan, 2002" is amended as shown on Schedule 1.

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

READ A FIRST TIME THIS	TH	DAY OF	, 201
PUBLIC HEARING HELD THIS	TH	DAY OF	, 201
READ A SECOND TIME THIS	TH	DAY OF	, 201
READ A THIRD TIME THIS	TH	DAY OF	, 201
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS			
	TH	DAY OF	, 201
ADOPTED THIS	TH	DAY OF	, 201

SECRETARY **CHAIRPERSON**

GAMBIER ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 129

SCHEDULE 1

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

2.1 PART A – ADMINISTRATION AND INTERPRETATION is amended as follows:

a) A new Subsection is inserted after Section 4. AMENDING THE OFFICIAL COMMUNITY PLAN, Subsection Update and Revision, as follows:

"Development Approval Information – Circumstances and Special Conditions

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

2.2 PART B – GOALS, OBJECTIVES AND POLICIES, Section 3. ECOSYSTEM PRESERVATION AND PROTECTION, is amended as follows:

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

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

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

b) To Subsection **Coastal and Marine Ecosystems**, policy P 3.19 is renumbered to be "P 3.20".

2.3 SCHEDULE A – OFFICIAL COMMUNITY PLAN TEXT is amended by adding a new PART C, immediately following PART B – GOALS, OBJECTIVES AND POLICIES, as follows:

"PART C - DEVELOPMENT PERMIT AREAS

BACKGROUND

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

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

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

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

1. DEVELOPMENT PERMIT AREA 1: RIPARIAN AREAS

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

The Riparian Areas Development Permit Area (DPA-1) is designated as an area for which development approval information may be required as authorized by Section 920.01 of the *Local Government Act*. Development approval information in the form of a report from a qualified environmental professional (QEP) or another professional may be required.

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

Location

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

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

For a stream that is not located in a ravine, the development permit area is a 30 metre (98.4 feet) strip on both sides of the stream measured from the high water mark;

For a stream located within a ravine that is less than 60 metres (197 feet) wide, the development permit area is a strip on both sides of the stream measured from the high water mark to a point that is 30 metres (98.4 feet) beyond the top of the ravine bank;

For a stream located within a ravine that is 60 metres(197 feet) wide or greater, the development permit area is a strip on both sides of the stream measured from the high water mark to a point that is 10 metres (32.8 feet) beyond the top of the ravine bank;

For a lake, wetland or other water body, the development permit area is 30 metres (98.4 feet) around the water body measured from the high water mark of the water body;

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

Justification

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

Riparian ecosystems perform a number of valuable services to humans, plants and animals alike. They support a diversity of plants and animals, provide important refuges and migration routes for birds and wildlife, and support fish life processes. Vegetation in riparian areas moderates the volume and rate of water flowing through the watershed and stabilizes stream banks by holding soil in place. Plant root systems enhance the soil's ability to absorb water by making it more porous. This allows water to be stored and released slowly into the watercourse, reducing potential for erosion and flooding. Soils also filter impurities and sediment from runoff water, improving water quality in the stream channel.

Riparian vegetation provides food and shelter for fish. Shade from trees within the riparian area regulates water temperatures within the stream, which is critical for salmon, trout and other fish species that need cool water to survive. Logs and other woody debris fall into streams from the riparian area influencing stream channel morphology, dissipating the stream's

natural erosive energy and providing habitat for a diverse range of species. Land use practices, including land clearing, road building, construction of buildings and structures, and location of septic systems in or near riparian areas, can jeopardize these habitats and water quality. Protection of riparian vegetation and watercourses is therefore necessary to protect the natural environment, ecosystems and biological diversity of Keats Island.

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

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

Objectives:
The objectives of this development permit area are as follows:

OBJ 1.1 TO PROTECT THE BIOLOGICAL DIVERSITY AND HABITAT VALUES OF RIPARIAN AND AQUATIC ECOSYSTEMS;

OBJ 1.2 TO PROTECT THE NATURAL ENVIRONMENT NECESSARY TO CONSERVE PRODUCTIVE FISH HABITAT, INCLUDING BOTH STREAMS AND THE ADJACENT LAND AND VEGETATION; AND

OBJ 1.3 TO MINIMIZE ADVERSE IMPACTS OF LAND USE PRACTICES ON WILDLIFE HABITATS AND PLANT HABITATS IN RIPARIAN AREAS.

Development Approval Information

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

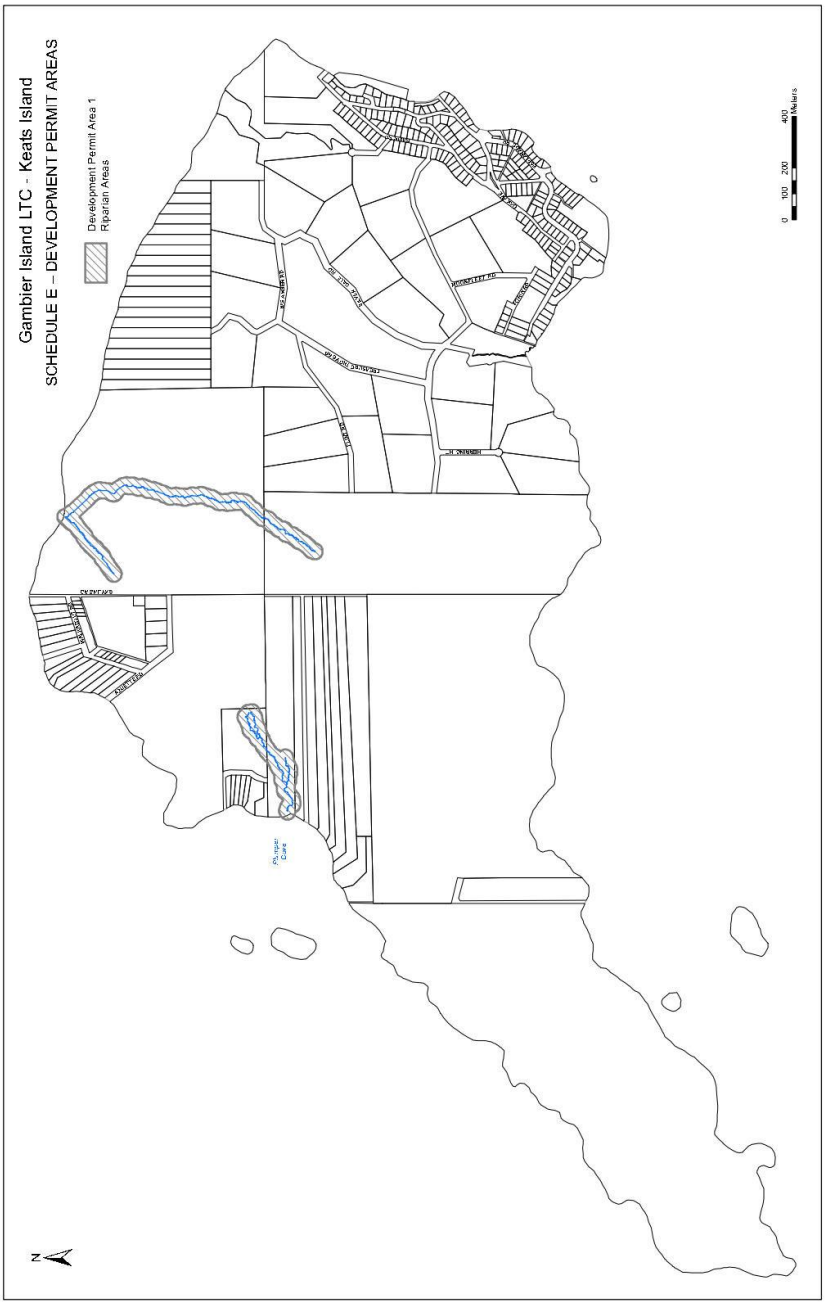
"*Information Note: Development Permit Area Guidelines for DP-1 Riparian Areas are in the Keats Island Land Use Bylaw." "*

2.4 A new schedule is inserted titled "**SCHEDULE E – DEVELOPMENT PERMIT AREAS**", as shown in Plan 1, which is attached to and forming part of this bylaw.

GAMBIER ISLAND LOCAL TRUST COMMITTEE

BYLAW No.129

PLAN NO. 1



DRAFT

GAMBIER ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 130

A BYLAW TO AMEND KEATS ISLAND LAND USE BYLAW, 2002

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

1. Citation

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

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

2.1 PART 1 – ADMINISTRATION AND INTERPRETATION, Section 1.2 INTERPRETATION, Subsection 1.2.1 Referencing is amended by deleting the text of this section and replacing with the following:

"Referencing

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

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

2.2 PART 1 – ADMINISTRATION AND INTERPRETATION, Section 1.5 DEFINITIONS, Subsection 1.5.1 is amended by inserting the following new definition in alphabetical order:

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

2.3 SCHEDULE A – LAND USE BYLAW TEXT is amended by adding a new PART 9, immediately following "PART 8 – PERMITS", as follows:

"PART 9 – DEVELOPMENT PERMIT AREA GUIDELINES

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

9.1 DP-1 RIPARIAN AREAS

Definitions

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

Applicability

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

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

Exemptions

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

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

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

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

d) the removal of trees that have been examined by an arborist and certified in writing to pose an immediate threat to life or property;

e) With the exception of trees and vegetation containing nests protected under Section 34 of the *Wildlife Act*, cutting of vegetation and trees more than 15 metres (49.32 feet) from the stream's high water mark or the top of the ravine bank, provided the cutting is not a precursor to development, roots and stumps are left in the ground, and the cutting does not result in land alteration;

f) gardening and yard maintenance activities, not involving the application of artificial fertilizer, pesticides or herbicides, within a pre-existing landscaped area, including mowing, pruning, planting, and minor soil disturbance that does not alter the general contours of the land;

g) manual removal of invasive species and manual planting of native vegetation conducted in accordance with best management practices;

h) pruning of not more than two trees in one growing season in accordance with the standards and recommendations of the International Society of Arboriculture, which does not involve: the lift pruning of lower limbs to the extent that the live crown ratio is less than 50%, the removal of more than 25% of the crown in one growing season, topping, or the pruning or removal of a structural root within the critical root zone;

i) ecological restoration or enhancement projects undertaken or authorized by a public body;

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

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

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

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

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

l) The construction of a fence if no native trees are removed and the disturbance of native vegetation is restricted to 0.5 metres (1.6 feet) on either side of the fence, or 1.5 metres (4.9 feet) on either side of the fence in agricultural areas;

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

   i. The trail is 1 metre (3.28 feet) wide or less;

   ii. No native trees are removed;

   iii. The surface of the trail is pervious;

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

   v. Where the trail parallels the stream, the trail is more than 5 metres (16.4 feet) away from the high water mark of a stream.

n) Disturbance of soils more than 15 metres (49.32 feet) from the stream's high water mark or the top of the ravine bank if the total area of soil disturbance is less than 5 metres (1.6 feet) squared;

o) The constructing of a small accessory building more than 15 metres from the stream's high watermark or the top of the ravine bank if the building is located within an existing landscaped area and the total area of small accessory building is less than 10 metres (32.8 feet) squared.

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

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

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

Guidelines

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

a) In general, all development in this development permit area (DPA) should be undertaken in a manner that restores or maintains the proper function and condition of the riparian area, water bodies and ecosystems. Where a Qualified Environmental Professional (QEP) or other professional has made recommendations for mitigation measures, enhancement or restoration in order to lessen impacts on the riparian area and ecosystems, the Local Trust Committee may impose permit conditions, including a requirement for security in the form of an irrevocable letter of credit, to ensure the restoration and/or protection of riparian areas and ecosystems is consistent with the measures and recommendations described in the report.

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

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

d) If the nature of the proposed project within the DPA changes after the professional report has been prepared such that it is reasonable to assume that the professional's assessment of the impact of the development may be affected, the Local Trust Committee may require the applicant to have the professional update the assessment at the applicant's expense and development permit conditions may be amended accordingly.

e) The Local Trust Committee may consider variances to the subdivision, siting or size regulations of this Bylaw where the variance may result in enhanced protection of a SPEA, riparian buffer or riparian ecosystem in compliance with recommendations of a professional's report."

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

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

	_____	DAY OF	_____	20____
ADOPTED THIS	_____	DAY OF	_____	20____

_____ _____

Chair **Secretary**

POLICY STATEMENT DIRECTIVES ONLY CHECK LIST

Bylaw and File No: GM BL 129 & 130

PURPOSE

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

POLICY STATEMENT

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

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

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

DIRECTIVES ONLY CHECK LIST

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

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

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

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

N/A if the policy is not applicable.

Part III Policies for Ecosystem Preservation and Protection

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

PART IV: Policies for the Stewardship of Resources

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

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

		protection of productive soils.

PART V: Policies for Sustainable Communities

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

CONSISTENT	NO.	DIRECTIVE POLICY

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

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

Riparian Areas Regulation Implementation - Project Charter

Gambier Island Local Trust Committee

Date: May 22, 2014
Revised: June 18, 2015; November 19, 2015

Purpose

This project will improve the protection of fish and fish habitat in the Gambier Local Trust Area (LTA) by improving stream mapping and amending the Official Community Plan and Land Use Bylaw to come into compliance with the Riparian Areas Regulation (RAR) of the provincial Fish Protection Act.

Background

Strategy 1.3 of the Islands Trust Council's 2011-2014 Strategic Plan is to "Protect fish habitat by implementing Riparian Areas Regulation". All watersheds (~150) in the LTA are unverified for RAR applicability. Implementation of the provincial Riparian Areas Regulation (RAR) has been a priority project of the GMLTC work program for the 2011-2014 term, pending funding for mapping necessary to establish which watersheds and streams would be applicable to the RAR.

Objectives

- Improve the protection of riparian habitat on islands in the Gambier LTA
- Become compliant with the RAR
- Ongoing notification and effective engagement with property owners, residents and First Nations in the area.

Scope & Deliverables

- Determination of RAR applicability in areas of the Gambier Island LTA permitting residential, commercial, or industrial use.
- Community information dissemination to communicate mapped data and next steps
- Community Information Meetings to present draft bylaws – Keats and Associated Islands
- Adoption of development permit areas to protect riparian areas in the Gambier, Keats, and Associated Islands OCPs.

Workplan Overview

Deliverable/Milestone	Date
Mapping of relevant watersheds and streams on Gambier & assoc. islands	Winter/Spring 2015
Communicate information to public about mapped data and next steps	Summer/Fall 2015
Draft regulation for Gambier, Keats, Anvil, Bowyer Islands	Fall 2015 / Winter 2016
Mapping of relevant watersheds and streams on Thormanbys	Winter 2016
Draft regulation for Thormanby Islands	Spring 2016
Public Hearings	Spring/Summer 2016
Bylaw adoption	Fall 2016

Project Team

Aleksandra Brzozowski, Island Planner	Project Manager
Marnie Eggen, Planner	RAR Advisor
Barb Dashwood, GIS Technician	Mapping support
Penny Hawley, Office Admin Assistant	Meeting Logistics
Becky McErlean, A/ Legislative Clerk	Referrals and Public Hearing

Budget

Budget Source: Mapping — RAR project and ; Communications - LTC local expenses; Public Hearing—program

Fiscal	Item	Cost
14/15	RAR Mapping (Gambier and Howe Sound Islands)	$43,850
14/15	Communications	$1,500
15/16	RAR Mapping (Thomanbys)	$13,740
15/16	Public Hearing	$1,500
	Total	**$60,590**

RPM Approval: *Courtney Simpson*
Date: May 9, 2014

LTC Endorsement/Amendments:

May 22, 2014 (GM-2014-034)
June 18, 2015 (GM-2015-031)
November 19, 2015

STAFF REPORT

Date: October 26, 2015 **File No:** 6500-20 (Gambier RAR Implementation)

To: Gambier Island Local Trust Committee
For the meeting of November 19, 2015

From: Aleksandra Brzozowski
Island Planner

CC: Ann Kjerulf, Regional Planning Manager

Re: Implementation of Riparian Areas Regulation

Supplemental Report

The purpose of this report is to present three Draft Bylaws amending the Gambier Associated Islands Official Community Plan (Bylaw No. 109), the Gambier Associated Islands Land Use Bylaw (Bylaw No. 120) and the Bowyer and Passage Islands Land Use Bylaw (Bylaw No. 114) in order to implement the Provincial *Riparian Areas Regulation* (RAR).

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

Project Objectives

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

Project Background

Implementation of the RAR is a LTC Top Priority Work Program item.

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

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

Please refer to the April 5, 2012 Staff Report for background information regarding the *RAR* and general options for the Islands Trust local trust areas.

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

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

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

A communications letter was mailed out to affected property owners on Keats, Bowyer, and Anvil Islands (Attachment 5). Trustees visited Anvil Island to tour affected properties. Staff and Trustees received feedback from property owners on affected Anvil and Bowyer property owners.

Analysis

Madrone Environmental Services mapped five watersheds on Bowyer Island and determined that one watershed, the Orchid Creek watershed, is RAR applicable.

Madrone Environmental Services mapped two watersheds on Anvil Island and determined that one watershed, the Champside Creek watershed, is RAR applicable.

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

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

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

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

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

2. There were questions regarding the qualifications of the author of the Madrone Environmental Services mapping report.

   The awarding of a contract to assess and map RAR-applicable streams in the Gambier Island Local Trust Area was the result of a Request for Proposals in December 2014. The successful candidate, Madrone Environmental Services, provided certifications as a

Qualified Environmental Professional (QEP) with demonstrable experience using the assessment methodology prescribed by the RAR.

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

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

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

   Staff has created a flowchart to help residents anticipate the process for development activities in a RAR DPA (Attachment 6).

4. There were questions about what the regulation would consider to be "institutional" activity and therefore not subject to the RAR.

   Upon review of the RAR itself, advice from *British Columbia Planning Law and Practice*, and speaking with staff from FLNRO, the distinction of "institutional" activities depends upon whether the operator is a public body or a private body. Private institutional operations are considered to be "commercial activities" under the RAR.

The attached Draft Bylaws No. 131, No. 132, and No. 133 present the details of what a DPA for riparian areas on Anvil and Bowyer Islands would comprise. These draft bylaws are based on recently-adopted amendments in other Local Trust Areas as well as information garnered from the *Review of Local Government Implementation of the Riparian Areas Regulation* report produced by FLNRO in September 2015.

Included in Draft Bylaw No. 132 (for Anvil Island) and No. 133 (for Bowyer Island) are the list of activities deemed to be applicable to the RAR, and the activities that are deemed to be exempt from requiring a RAR assessment. These lists have been vetted by FLNRO, the Provincial ministry responsible for the RAR. Modifications to these lists can be proposed to FLNRO but the agency must agree to the modifications as the LTC does not have the authority to regulate the RAR contrary to the Provincial legislation.

Should the LTC wish to propose modifications to the exemptions, it would be advisable to consider changes to the Draft Bylaws before First Reading.

In addition to the Draft Bylaws, the Policy Directives Checklist has been reviewed by Staff to ensure compliance with the Islands Trust Policy Statement (Attachment 4). This standard checklist is presented to the LTC for confirmation at the time of First Reading.

Project Charter, Scope and Timeline

A revised Project Charter reflecting modest timeline revisions is attached to the Staff Report regarding the Keats RAR bylaws, which is also included in the November 19, 2015 LTC agenda.

Resources and Roles

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

Communications

In August, a letter drafted and signed by Trustee Rogers was mailed out to the impacted property owners on Keats, Bowyer, and Anvil Islands (Attachment 5). Trustee Rogers received feedback from property owners on conducted a site visit of Anvil Island.

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

Next Steps

The next step for the LTC is to consider whether modifications are required before the Draft Bylaws can be given First Reading.

Once Draft Bylaws are given First Reading, they become Proposed Bylaws and can be referred out to relevant Provincial agencies, Regional Districts, First Nations, and to the general public for formal public comment. A referral and comment period of approximately three to four months will take place before a public hearing is held on the Proposed Bylaws.

Summary of Planning Recommendations

Should the LTC wish to modify the Draft Bylaws at this time, Staff recommends that the LTC make such amendments before giving First Reading to Draft Bylaws No. 131, 132, and 133.

Should no modifications be suggested at this time, Staff recommends that the LTC give First Reading to Draft Bylaws No. 131, 132, and 133.

Recommendations

THAT the Gambier Island Local Trust Committee:

1. Amend the Draft Bylaws No. 131, 132, and 133 in advance of First Reading;

   OR

2. Give First Reading to Draft Bylaw No. 131 cited as "Gambier Associated Islands Official Community Plan, Bylaw 109, 2010, Amendment No. 1, 2015" , Draft Bylaw No. 132 cited as "Gambier Associated Islands Land Use Bylaw, Bylaw 120, 2013, Amendment No. 1, 2015", and Draft Bylaw No. 133 cited as "Bower and Passage Islands Land Use Bylaw, Bylaw 114, 2011, Amendment No. 1, 2015"; and,
3. Refer Proposed Bylaws No. 131, No. 132, and No. 133 to the *Islands Trust Fund, Islands Trust – Bylaw Enforcement, Ministry of Transportation and Infrastructure, Ministry of Forests, Lands, and Natural Resource Operations – Ecosystems Branch*, *Agricultural Land Commission, Sunshine Coast Regional District, Bowen Island Municipality, Fisheries and Oceans Canada, Squamish Nation, and Tsleil-Waututh Nation.*

Prepared and Submitted by:

Aleksandra Brzozowski	October 30, 2015
Island Planner	Date

Concurred in by:

Ann Kjerulf	November 2, 2015
Ann Kjerulf, RPP, MCIP, Regional Planning Manager	Date

Attachments:

1. Draft Bylaw No. 131 (amending the Gambier Associated Islands Official Community Plan)
2. Draft Bylaw No. 132 (amending the Gambier Associated Islands Land Use Bylaw)
3. Draft Bylaw No. 133 (amending the Bowyer and Passage Land Use Bylaw)
4. Policy Directives Checklist for Bylaws No. 131 - 133
5. Communications letter to Keats, Bowyer, and Anvil Island residents from Trustee Dan Rogers
6. Flowchart of anticipated RAR DPA application process

DRAFT

GAMBIER ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 131

A BYLAW TO AMEND GAMBIER ASSOCIATED ISLANDS

OFFICIAL COMMUNITY PLAN, 2009

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

1. Bylaw No. 109, cited as "Gambier Associated Islands Official Community Plan, 2009" is amended as shown on Schedule 1.

2. This bylaw may be cited for all purposes as "Gambier Associated Islands Official Community Plan, 2009, Amendment No. 1, 2015".

READ A FIRST TIME THIS	TH	DAY OF	, 201
PUBLIC HEARING HELD THIS	TH	DAY OF	, 201
READ A SECOND TIME THIS	TH	DAY OF	, 201
READ A THIRD TIME THIS	TH	DAY OF	, 201
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS			
	TH	DAY OF	, 201
ADOPTED THIS	TH	DAY OF	, 201

SECRETARY **CHAIRPERSON**

GAMBIER ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 131

SCHEDULE 1

Gambier Island Local Trust Committee Bylaw No. 109, cited as "Gambier Associated Islands Official Community Plan, 2009" is amended as follows:

2.1 SCHEDULE A – Policy Document, Part 3 OBJECTIVES AND POLICIES, Section 3.12 SENSITIVE ECOSYSTEM POLICIES, is amended as follows:

a) To replace the text of Policy 3.12.5 with the following text:

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

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

2.2 SCHEDULE A – Policy Document, Part 6 DEVELOPMENT PERMIT AREAS, TEMPORARY USE PERMITS AND DEVELOPMENT APPROVAL INFORMATION, Section 6.1 *DEVELOPMENT PERMIT AREAS*, is amended as follows:

a) The following text is inserted prior to Section 6.2 TEMPORARY USE PERMITS:

"<u>Background</u>

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

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

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

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

Development Permit Area 1: Riparian Areas

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

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

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

Location

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

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

For a stream that is not located in a ravine, the development permit area is a 30 metre (98.42 feet) strip on both sides of the stream measured from the high water mark;

For a stream located within a ravine that is less than 60 metres (196.8 feet) wide, the development permit area is a strip on both sides of the stream measured from the high water mark to a point that is 30 metres (98.42 feet) beyond the top of the ravine bank;

For a stream located within a ravine that is 60 metres (196.8 feet) wide or greater, the development permit area is a strip on both sides of the stream measured from the high water mark to a point that is 10 metres (32.8 feet) beyond the top of the ravine bank;

For a lake, wetland or other water body, the development permit area is 30 metres (98.42) around the water body measured from the high water mark of the water body;

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

Justification

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

Riparian ecosystems perform a number of valuable services to humans, plants and animals alike. They support a diversity of plants and animals, provide important refuges and migration routes for birds and wildlife, and support fish life processes. Vegetation in riparian areas moderates the volume and rate of water flowing through the watershed and stabilizes stream banks by holding soil in place. Plant root systems enhance the soil's ability to absorb water by making it more porous. This allows water to be stored and released slowly into the watercourse, reducing potential for erosion and flooding. Soils also filter impurities and sediment from runoff water, improving water quality in the stream channel.

Riparian vegetation provides food and shelter for fish. Shade from trees within the riparian area regulates water temperatures within the stream, which is critical for salmon, trout and other fish species that need cool water to survive. Logs and other woody debris fall into streams from the riparian area influencing stream channel morphology, dissipating the stream's natural erosive energy and providing habitat for a diverse range of species. Land use practices, including land clearing, road building, construction of buildings and structures, and location of septic systems in or near riparian areas, can jeopardize these habitats and water quality. Protection of riparian vegetation and watercourses is therefore necessary to protect the natural environment, ecosystems and biological diversity of the Gambier Associated Islands.

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

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

Objectives:

The objectives of this development permit area are as follows:

6.1.1 To protect the biological diversity and habitat values of riparian and aquatic ecosystems;

6.1.2 To protect the natural environment necessary to conserve productive fish habitat, including both streams and the adjacent land and vegetation; and

6.1.3 To minimize adverse impacts of land use practices on wildlife habitats and plant habitats in riparian areas.

Development Approval Information

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

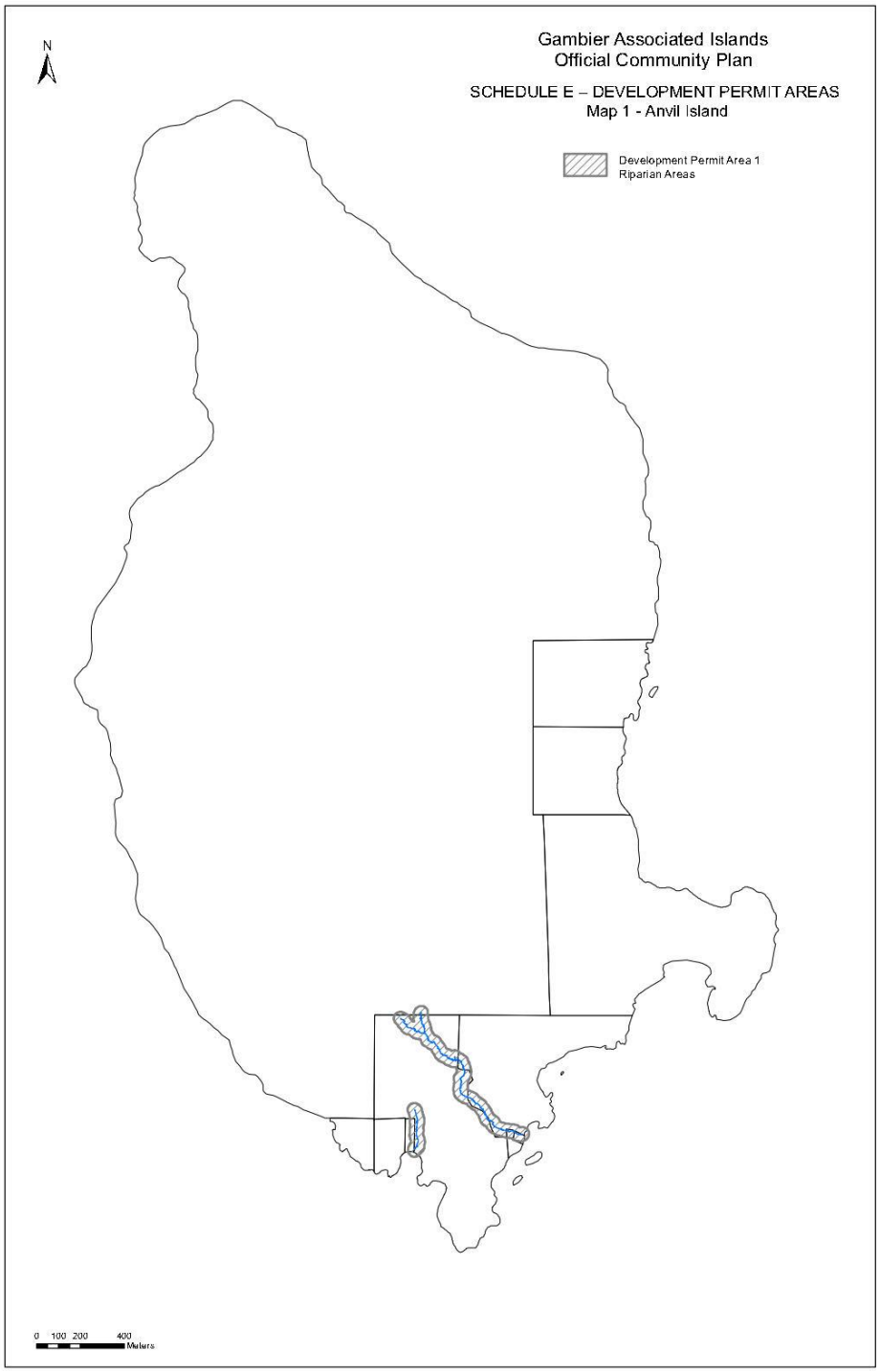
"*Information Note: Development Permit Area Guidelines for DP-1 Riparian Areas are in the Gambier Associated Islands Land Use Bylaw and the Bowyer and Passage Islands Land Use Bylaw."*

2.3 Two new schedule maps are inserted titled "SCHEDULE E – DEVELOPMENT PERMIT AREAS", as shown in Plan 1 and Plan 2, which are attached to and form part of this bylaw.

GAMBIER ISLAND LOCAL TRUST COMMITTEE

BYLAW No.131

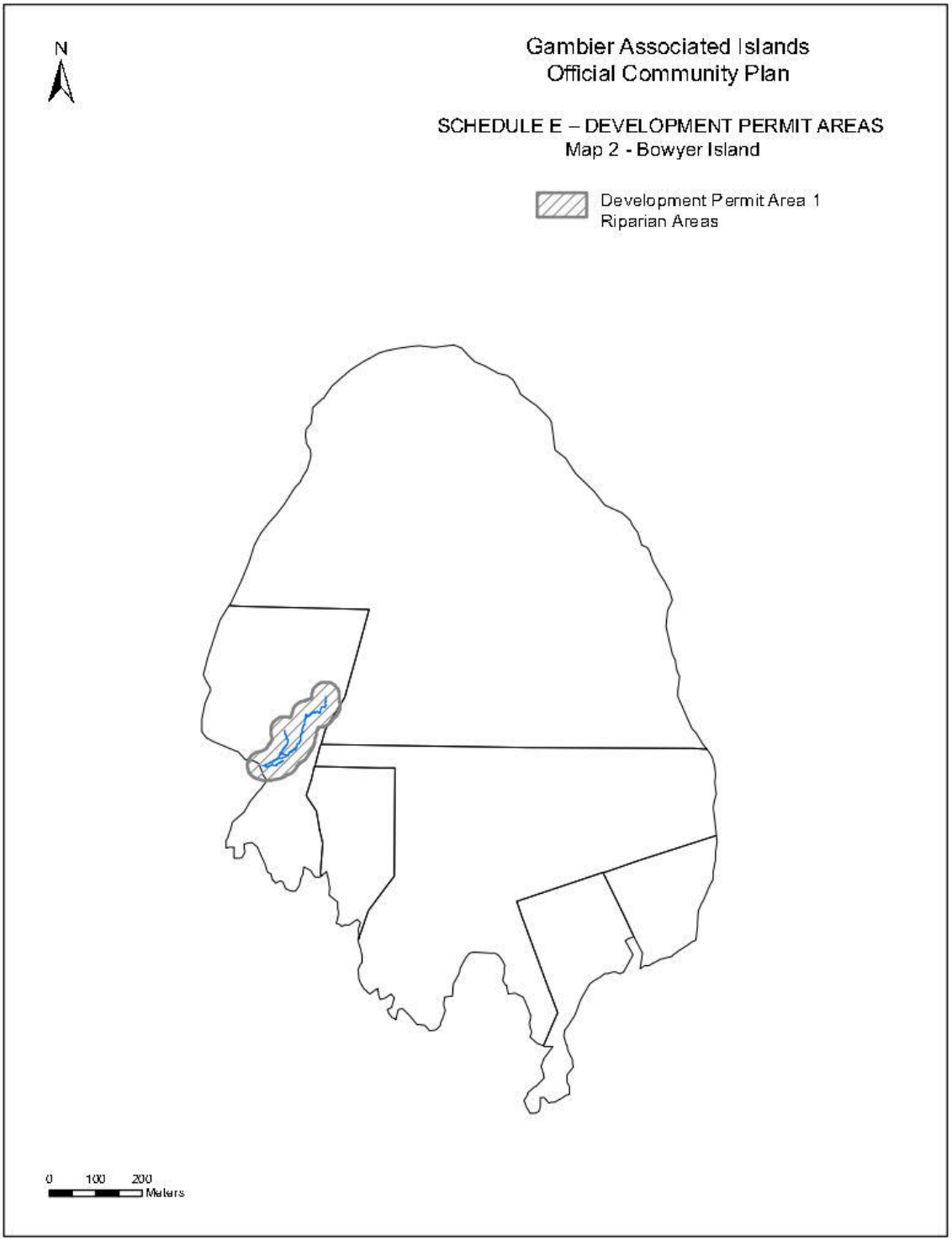
PLAN NO. 1



GAMBIER ISLAND LOCAL TRUST COMMITTEE

BYLAW No.131

PLAN NO. 2



DRAFT

GAMBIER ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 132

A BYLAW TO AMEND GAMBIER ASSOCIATED ISLANDS LAND USE BYLAW, 2013

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

1. Citation

   This bylaw may be cited for all purposes as "Gambier Associated Islands Land Use Bylaw, 2013, Amendment No. 1, 2015".

2. Gambier Island Local Trust Committee Bylaw No. 120, cited as "Gambier Associated Island Land Use Bylaw, 2013," is amended as follows:

2.1 PART 1 – INTERPRETATION, Section 1.1 – Definitions, is amended by inserting the following new definition in alphabetical order:

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

2.2 SCHEDULE A – LAND USE BYLAW TEXT is amended by adding a new PART 9, immediately following PART 8 SUBDIVISION REGULATIONS, as follows:

"PART 9 DEVELOPMENT PERMIT AREA GUIDELINES

Information Note: Development Permit Areas are designated and described in Section 6 of the Gambier Associated Islands Official Community Plan and their locations are shown on Schedule E of that Plan.

9.1 DP-1 RIPARIAN AREAS

Definitions

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

Applicability

(2) The following activities shall require a development permit whenever they occur within the Development Permit Area (DPA), unless specifically exempted under Subsection 9.1(3):

(a) subdivision of land
(b) construction of, addition to, or alteration of a building or other structure
(c) removal, alteration or destruction of vegetation
(d) disturbance of soils
(e) creation of non-structural, impervious or semi-impervious surfaces

(f) application of artificial fertilizer, pesticides or herbicides

(g) any other development, as that term is defined under the Provincial *Riparian Areas Regulation*

Exemptions

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

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

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

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

(d) the removal of trees that have been examined by an arborist and certified in writing to pose an immediate threat to life or property;

(e) With the exception of trees and vegetation containing nests protected under Section 34 of the *Wildlife Act*, cutting of vegetation and trees more than 15 metres (49.32 feet) from the stream's high water mark or the top of the ravine bank, provided the cutting is not a precursor to development, roots and stumps are left in the ground, and the cutting does not result in land alteration;

(f) gardening and yard maintenance activities, not involving the application of artificial fertilizer, pesticides or herbicides, within a pre-existing landscaped area, including mowing, pruning, planting, and minor soil disturbance that does not alter the general contours of the land;

(g) manual removal of invasive species and manual planting of native vegetation conducted in accordance with best management practices;

(h) pruning of not more than two trees in one growing season in accordance with the standards and recommendations of the International Society of Arboriculture, which does not involve: the lift pruning of lower limbs to the extent that the live crown ratio is less than 50%, the removal of more than 25% of the crown in one growing season, topping, or the pruning or removal of a structural root within the critical root zone;

(i) ecological restoration or enhancement projects undertaken or authorized by a public body;

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

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

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

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

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

(l) The construction of a fence if no native trees are removed and the disturbance of native vegetation is restricted to 0.5 metres (16.4 feet) on either side of the fence, or 1.5 metres (4.9 feet) on either side of the fence in agricultural areas;

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

i. The trail is 1 metre (1.6 feet) wide or less;

ii. No native trees are removed;

iii. The surface of the trail is pervious;

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

v. Where the trail parallels the stream, the trail is more than 5 metres (16.4 feet) away from the high water mark of a stream.

(n) Disturbance of soils more than 15 metres (49.32 feet) from the stream's high water mark or the top of the ravine bank if the total area of soil disturbance is less than 5 metres (16.4 feet) squared;

(o) The constructing of a small accessory building more than 15 metres (49.32 feet) from the stream's high watermark or the top of the ravine bank if the building is located within an existing landscaped area and the total area of small accessory building is less than 10 metres (32.8 feet) squared.

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

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

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

Guidelines

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

(a) In general, all development in this Development Permit Area (DPA) should be undertaken in a manner that restores or maintains the proper function and condition of the riparian area, water bodies and ecosystems. Where a Qualified Environmental Professional (QEP) or other professional has made recommendations for mitigation measures, enhancement or restoration in order to lessen impacts on the riparian area and ecosystems, the Local Trust Committee may impose permit conditions, including a requirement for security in the form of an irrevocable letter of credit, to ensure the restoration and/or protection of riparian areas and ecosystems is consistent with the measures and recommendations described in the report.

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

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

(d) If the nature of the proposed project within the DPA changes after the professional report has been prepared such that it is reasonable to assume that the professional's assessment of the impact of the development may be affected, the Local Trust Committee may require the applicant to have the professional update the assessment at the applicant's expense and development permit conditions may be amended accordingly.

(e) The Local Trust Committee may consider variances to the subdivision, siting or size regulations of this Bylaw where the variance may result in enhanced protection of a SPEA, riparian buffer or riparian ecosystem in compliance with recommendations of a professional's report."

READ A FIRST TIME THIS TH DAY OF _____ 20____

PUBLIC HEARING HELD THIS TH DAY OF _____ 20____

READ A SECOND TIME THIS TH DAY OF _____ 20____

READ A THIRD TIME THIS TH DAY OF _____ 20____

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

TH DAY OF _____ 20____

ADOPTED THIS TH DAY OF _____ 20____

_____ _____

Chair **Secretary**

DRAFT

GAMBIER ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 133

A BYLAW TO AMEND BOWYER AND PASSAGE ISLANDS LAND USE BYLAW, 2011

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

1. Citation

   This bylaw may be cited for all purposes as "Bowyer and Passage Islands Land Use Bylaw, 2011, Amendment No. 1, 2015".

2. Gambier Island Local Trust Committee Bylaw No. 114, cited as "Bowyer and Passage Islands Land Use Bylaw, 2011" is amended as follows:

   2.1 PART 1 INTERPRETATION, Section 1.1 Definitions, is amended by inserting the following new definition in alphabetical order:

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

   2.2 SCHEDULE A – LAND USE BYLAW TEXT is amended by adding a new PART 8, immediately following PART 7 SUBDIVISION REGULATIONS, as follows:

   "PART 8 DEVELOPMENT PERMIT AREA GUIDELINES

   Information Note: Development Permit Areas are designated and described in Section 6 of the Gambier Associated Islands Official Community Plan and their locations are shown on Schedule E of that Plan.

   8.1 DP-1 RIPARIAN AREAS

   Definitions

   (1) Terms used in Section 8.1 that are defined in the Provincial *Riparian Areas Regulation* have the same meaning as the definition given in the *Regulation*.

   Applicability

   (2) The following activities shall require a development permit whenever they occur within the Development Permit Area (DPA), unless specifically exempted under Subsection 8.1(3):

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

Exemptions

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

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

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

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

(d) the removal of trees that have been examined by an arborist and certified in writing to pose an immediate threat to life or property;

(e) With the exception of trees and vegetation containing nests protected under Section 34 of the *Wildlife Act*, cutting of vegetation and trees more than 15 metres (49.32 feet) from the stream's high water mark or the top of the ravine bank, provided the cutting is not a precursor to development, roots and stumps are left in the ground, and the cutting does not result in land alteration;

(f) gardening and yard maintenance activities, not involving the application of artificial fertilizer, pesticides or herbicides, within a pre-existing landscaped area, including mowing, pruning, planting, and minor soil disturbance that does not alter the general contours of the land;

(g) manual removal of invasive species and manual planting of native vegetation conducted in accordance with best management practices;

(h) pruning of not more than two trees in one growing season in accordance with the standards and recommendations of the International Society of Arboriculture, which does not involve: the lift pruning of lower limbs to the extent that the live crown ratio is less than 50%, the removal of more than 25% of the crown in one growing season, topping, or the pruning or removal of a structural root within the critical root zone;

(i) ecological restoration or enhancement projects undertaken or authorized by a public body;

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

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

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

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

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

(l) The construction of a fence if no native trees are removed and the disturbance of native vegetation is restricted to 0.5 metres (16.4 feet) on either side of the fence, or 1.5 metres (4.9 feet) on either side of the fence in agricultural areas;

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

iv. The trail is 1 metre (3.2 feet) wide or less;

v. No native trees are removed;

vi. The surface of the trail is pervious;

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

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

(n) Disturbance of soils more than 15 metres (49.32 feet) from the stream's high water mark or the top of the ravine bank if the total area of soil disturbance is less than 5 metres (16.4 feet) squared;

(o) The constructing of a small accessory building more than 15 metres (49.32 feet) from the stream's high watermark or the top of the ravine bank if the building is located within an existing landscaped area and the total area of small accessory building is less than 10 metres (32.8 feet) squared.

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

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

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

Guidelines

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

(a) In general, all development in this Development Permit Area (DPA) should be undertaken in a manner that restores or maintains the proper function and condition of the riparian area, water bodies and ecosystems. Where a Qualified Environmental Professional (QEP) or other professional has made recommendations for mitigation measures, enhancement or restoration in order to lessen impacts on the riparian area and ecosystems, the Local Trust Committee may impose permit conditions, including a requirement for security in the form of an irrevocable letter of credit, to ensure the restoration and/or protection of riparian areas and ecosystems is consistent with the measures and recommendations described in the report.

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

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

(d) If the nature of the proposed project within the DPA changes after the professional report has been prepared such that it is reasonable to assume that the professional's assessment of the impact of the development may be affected, the Local Trust Committee may require the applicant to have the professional update the assessment at the applicant's expense and development permit conditions may be amended accordingly.

(e) The Local Trust Committee may consider variances to the subdivision, siting or size regulations of this Bylaw where the variance may result in enhanced protection of a SPEA, riparian buffer or riparian ecosystem in compliance with recommendations of a professional's report."

READ A FIRST TIME THIS TH DAY OF _____ 20____

PUBLIC HEARING HELD THIS TH DAY OF _____ 20____

READ A SECOND TIME THIS TH DAY OF _____ 20____

READ A THIRD TIME THIS TH DAY OF _____ 20____

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

TH DAY OF _____ 20____

ADOPTED THIS TH DAY OF _____ 20____

_____ _____

Chair **Secretary**

POLICY STATEMENT DIRECTIVES ONLY CHECK LIST

Bylaw and File No: GM BL 131, 132, 133

PURPOSE

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

POLICY STATEMENT

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

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

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

DIRECTIVES ONLY CHECK LIST

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

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

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

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

N/A if the policy is not applicable.

Part III Policies for Ecosystem Preservation and Protection

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

PART IV: Policies for the Stewardship of Resources

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

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

		protection of productive soils.

PART V: Policies for Sustainable Communities

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

CONSISTENT	NO.	DIRECTIVE POLICY

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

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

Dan Rogers
Gambier Island Local Trustee

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

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

Insert Date

Insert name and address

Dear XX:

Re: Riparian Area Regulations for Anvil Island

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

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

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

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

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

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

Yours sincerely,

Dan Rogers
Gambier Island Local Trustee

Attach: Map of RAR-applicable watershed on Anvil Island

cc Islands Trust Northern Office

Preserving Island communities, culture and environment

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

RIPARIAN AREAS REGULATION FLOWCHART

DO YOU NEED TO APPLY FOR A RAR DEVELOPMENT PERMIT?

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

YES → Is it an applicable activity listed in the DPA regulations?

NO → **You do NOT need to obtain a Development Permit.**

Is it an applicable activity listed in the DPA regulations?

YES → Is it an exempted activity listed in the DPA regulations?

NO → **You do NOT need to obtain a Development Permit.**

Is it an exempted activity listed in the DPA regulations?

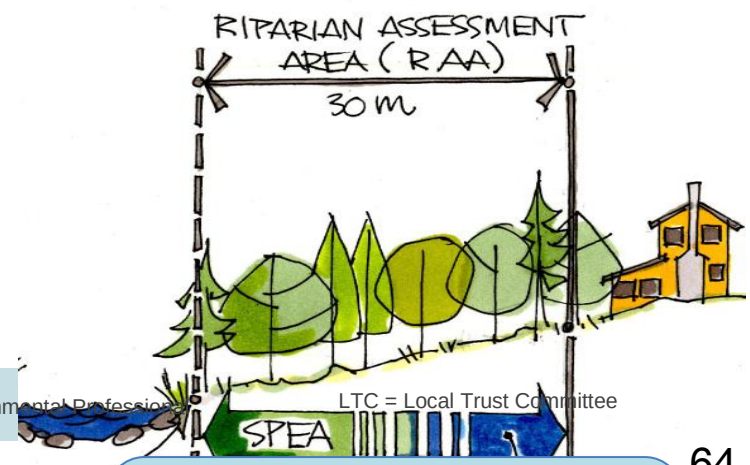
NO → **You DO need to obtain a Development Permit by meeting the Development Permit Guidelines set out in the Land Use Bylaw.**

YES → **You do NOT need to obtain a Development Permit.**

HOW DO YOU APPLY FOR A RAR DEVELOPMENT PERMIT?

Find and hire a Qualified Environmental Professional (QEP) to undertake assessment of proposed project according to the Development Permit Area Guidelines.

Submit completed QEP report and Development Permit application to the Islands Trust for consideration and processing.



The Local Trust Committee will consider the application and staff recommendations. Development permits,

Islands Trust will prepare a planner's report outlining how the DP guidelines

LTC = Local Trust Committee

STAFF REPORT

Date: November 2, 2015 **File No.:** GM-6500-20 (Gambier OCP Review)

To: Gambier Island Local Trust Committee
For meeting of November 19, 2015

From: Aleksandra Brzozowski, Island Planner

CC: Ann Kjerulf, Regional Planning Manager

Re: **Gambier Island Official Community Plan – Updating Environmental Protection Information and Policies**

Purpose

The purpose of this staff report is to provide background information on sensitive ecosystem mapping (SEM) data, shoreline mapping, species at risk identification, and rare occurrence mapping available for the area, in advance of revising Official Community Plan (OCP) policies and schedules regarding sensitive ecosystems and unique features on Gambier Island.

The report also provides a revised Project Charter for the Gambier OCP review project.

Project Background

A review of Gambier's OCP is currently Priority #2 on the Top Priorities work program.

For information regarding background and relevant policy and land use considerations, please refer to the reports presented at the March 26, 2015, May 7, 2015, and June 18, 2015 LTC meetings.

Analysis

The majority of policy directives set out in the *Islands Trust Policy Statement* require Local Trust Committees to address in their bylaws the protection of ecosystems in their Plan areas. A number of policies were placed into the current Gambier Island OCP to address the protection of sensitive ecosystems, including informative maps and text-based schedules. These policies and schedules, however, relied heavily on the precautionary principle, general qualitative criteria, and ground sourced but rudimentary mapping.

The Islands Trust has collected a significant amount of technical and mapping data since the last major review of the Gambier Island OCP in 2002. While considering updates to the Gambier OCP, Staff has identified the need to revise the map Schedules C, F, and I, the text Schedules G and H, and the Sensitive Ecosystem policies in the OCP (Attachment 1).

The following provides an overview of environmental information that has been recently collected for Gambier Island, with the aim to provide any necessary direction for revising these OCP sections.

Sensitive Ecosystems and Natural Features Mapping 2003 – 2015

Sensitive ecosystems are defined as those which are fragile and/or rare because of the diversity of species they support. These ecosystems rely on a delicate mix of species and conditions that are easily impacted by human activities. The Gulf Islands within the Salish Sea hold a disproportional number of these sensitive ecosystems due to the high density of rare species residing in the region.

In 2006, the Islands Trust mapped the Trust Area's sensitive ecosystems. The sensitive ecosystem mapping (SEM) maps the presence of up to three ecosystems in any given area (polygon). Percent coverage of each ecosystem class is available in any given polygon and the three layers of ecosystems are termed primary, secondary and tertiary ecosystems. Most sensitive ecosystem categories are present on Gambier Island. As well, there is a significant amount of Mature Forest, which is categorized as a "rare ecosystem".

The following is a discussion of each of the sensitive ecosystems on Gambier Island:

> ***Mature forest ecosystems*** are usually conifer-dominated, occasionally deciduous, dry to moist forest, and 80 - 250 years in age. These are future older forests. They provide connections between natural areas and act as buffers minimizing disturbance to sensitive ecosystems.
>
> A significant amount of Gambier Island is mature forest ecosystem.
>
> ***Woodland ecosystems*** are dry open forest with 10-30% tree cover (conifer-dominated or mixed conifer-broadleaf), often with shallow soil and bedrock outcrops. They provide habitat for rich assemblage of plants, insects, reptiles and birds. They are rare, highly fragmented, and vulnerable to rural development.
>
> In general, activities associated with land development are primarily responsible for the degradation and habitat loss of Woodland ecosystems. Direct impacts such as tree or understory removal or damage are attributed to construction and vegetation management. Introduction of invasive species from gardens and landscape fragmentation also reduce Woodland diversity.
>
> Secondary woodland ecosystems are present on the Southwestern Peninsula and in the Wilderness Conservation (Crown land) zone.
>
> ***Cliff ecosystems*** are very steep slope, often exposed bedrock, and may include steep-sided sand bluffs. Ledges and fissures on cliffs provide nesting sites for birds, roosting sites for bats, and overwintering shelters for snakes.
>
> Cliff ecosystems are characterized by soils which accumulate very slowly and only in isolated micro-sites. This factor, combined with the characteristically thin organic layer that protects the soil from erosion and disturbance, makes these areas extremely susceptible to any type of use and development. The largest direct threat to Cliff ecosystems is recreational and residential property development.

There is a primary cliff ecosystem, as well as a secondary cliff ecosystem, in the Wilderness Conservation (Crown land) zone on Gambier.

Wetland ecosystems are areas saturated or inundated with water for long enough periods of time to develop specialized vegetation (resulting from fluctuating water tables, tidal influences or poor drainage conditions). They exhibit rare species, high biodiversity, fragility, specialized habitat and functions.

Direct impacts such as draining, filling or dyking, are responsible for the loss of or disturbance of vegetation or soils in a wetland. Indirect impacts such as changes to hydrology from development, and agriculture and forestry activities have the most significant effects on wetlands. Additional indirect impacts include increased disturbance from recreational access and the introduction of invasive species.

A number of small primary wetland ecosystems are found in the Wilderness Conservation (Crown land) zone, with one secondary wetland ecosystem identified near Long Bay.

Riparian ecosystems occur along the edges of water bodies. The moist soils found in riparian ecosystems support plant communities distinct from those of surrounding upland areas. Though large water bodies have extensive riparian ecosystems, the relatively dry climate of the Gulf Islands has resulted in smaller stream systems with narrower riparian ecosystems. Due to seasonal changes in water levels, riparian ecosystems are highly dynamic.

Protecting riparian ecosystems from increased run-off, sediment loading and contaminants prevents erosion, flash floods and maintains habitat and the quality of adjoining freshwater ecosystems. It is important to create or maintain a vegetated buffer and retain features such as snags, logs and downed trees. Limiting human and domestic animal access, and pesticide or fertilizer use nearby reduces damage to riparian soils and vegetation.

The Provincial *Riparian Areas Regulation* identifies riparian areas to be protected in an effort to protect fish habitat. It is expected that riparian area ecosystems will be protected through the requirement to implement this regulation as part of the OCP review.

Freshwater ecosystems include lakes and ponds. Freshwater ecosystems form complex relationships with the riparian ecosystems found along their shorelines. These ecosystems serve as a rich source of nutrients for aquatic and terrestrial inhabitants alike.

Protecting the quality and quantity of water feeding into freshwater ecosystems protects drinking water for humans and other species. Restricting recreational and other human impacts may limit habitat destruction.

Freshwater lakes in the Wilderness Conservation (Crown land) zone have been identified as primary freshwater ecosystems.

Herbaceous ecosystems are non-forested areas (less than 10% tree cover) with shallow soils. They include bedrock outcrops, large openings within forest, spits, dunes and shorelines vegetated with grasses and herbs.

Herbaceous ecosystems are characterized by thin soils which are easily disturbed. Herbaceous plants can be easily trampled or dislodged onto bare rock where they cannot re-establish. Thus they are highly vulnerable to a range of human disturbance factors including residential development and various recreational uses.

Primary Herbaceous ecosystems exist on several locations on the Gambier Island coast and at various locations in the Wilderness Conservation zone. Secondary and tertiary herbaceous ecosystems make up much of northwest portion of the Wilderness Conservation zone.

Species and ecological communities at risk:

Certain species and ecological communities have been designated by the Province as at risk of non-reversible damage or extinction. The B.C. Conservation Data Centre has recorded sightings of Slimleaf onion (blue listed), Double-crested Cormorant (blue listed) and Steller Sea Lion (blue listed) in the Gambier Island Local Trust Area. There may be additional species at risk in the Gambier Island Local Trust Area that are not recorded with the B.C. Conservation Data Centre or whose locations are considered confidential information.

Eelgrass mapping and marine ecosystems:

Shoreline ecosystems have become increasingly fragile ones as more people live, work and play along coasts; meanwhile, continued research and scientific understanding of nearshore ecosystems emphasize their importance to environmental balance. Eelgrass is a critical nearshore habitat for birds, mammals, fish and invertebrates; nearshore environments with eelgrass beds are home to more than 80% of commercially important fish and shellfish species. Eelgrass beds also serve as carbon sinks and shoreline stabilizers. Globally, eelgrass is used as an indicator of water quality.

In 2012, eelgrass mapping was conducted for Gambier Island. In the final report presented to the LTC at their January 30, 2014 meeting, Gambier Island was noted as an island highly impacted by boating activity, shoreline modifications, and historical log storage practices. Eight sites were identified as possible restoration areas and the LTC was encouraged to produce an eelgrass restoration strategic plan. Further recommendations involved education about the importance of eelgrass beds, and suggested land use policies. These included limiting dock development, encouraging a focus of moorage areas to areas that are too deep for eelgrass, and maintaining coastal riparian zones to remain as undisturbed as possible.

In 2014, mapping was conducted for Gambier Island to assess suitable spawning habitat for forage fish. Forty of seventy-eight beaches on Gambier were determined to have suitable forage fish spawning habitat; however, the extent of suitable shoreline was measured at 3% of the shoreline perimeter. Generally, the beach units suitable for forage fish spawning have sediment inputs, intact natural shorelines and riparian vegetation zones with overhanging shade trees. The report recommends that these beaches should be priority sites for protection of ecological

values through shoreline setbacks (buffer zones), upland site planning, and water quality protection measures.

Both the eelgrass and forage fish reports noted that because Gambier Island's development pattern is based on water-access only, the shoreline ecosystem is especially vulnerable to cumulative impacts, and that protecting the nearshore should be a priority.

Next Steps

As Staff and the LTC prepare for community consultation on the OCP review, this compilation of environmental data will be useful as a starting point for discussion about balancing development and environmental protection on Gambier Island. Such data should also inform discussion around advocacy priorities for the Wilderness Conservation (Crown land) zone.

Staff recommends that the LTC request further work by Staff to produce a matrix reviewing current policies and advocacy policies against the above compilation of technical information, and identifying any gaps and possible options to more effectively plan for the protection of sensitive ecosystems.

Communications

Staff have been working to capture as much of the above information into one visual mapping product; a draft map of Gambier Island Natural Features was produced in 2014 (Attachment 2). To date, this map has been used for advocacy uses, but Staff recommends it be modified so that it may be used for the Engagement Phase of the OCP review project, and included in the Gambier Island Community Profile.

Project Charter, Scope, and Timeline

A revised Project Charter is included as Attachment 3.

Resources and Roles

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

Summary of Planning Recommendations

Staff recommends that the LTC request further work by Staff to produce a matrix reviewing current OCP policies against technical information gathered in recent years, and provide recommendations for policies to protect sensitive ecosystems.

Recommendations

THAT the Gambier Island Local Trust Committee:

1. Endorse the revised Project Charter; and,
2. Request Staff to produce a matrix reviewing current OCP policies against technical information gathered in recent years, and to draft proposed policies to protect sensitive ecosystems for LTC consideration.

Prepared and Submitted by:

Aleksandra Brzozowski	November 4, 2015
Aleksandra Brzozowski Island Planner	Date

Concurred in by:

Ann Kjerulf	November 4, 2015
Ann Kjerulf Regional Planning Manager	Date

Attachments:

1. Excerpts from Gambier Island OCP regarding Sensitive Ecosystem Policies and Schedules.
2. Draft Map of Gambier Island Natural Features
3. Revised Gambier OCP Review Project Charter, November 2015

Excerpts from Gambier Island Official Community Plan

ENVIRONMENTALLY SENSITIVE AREAS AND HERITAGE RESOURCE POLICIES

Environmentally Sensitive Areas

Policy 8.1 Environmentally sensitive areas shall include: productive intertidal areas; shallow estuaries; lakes; forests; wetlands; streams and riparian areas; bluffs and herbaceous areas and areas of unique features that meet the Qualitative Criteria for Environmentally Sensitive Areas as outlined on Schedule G.

Policy 8.2 Known environmentally sensitive areas in the Gambier Island Planning Area, as shown on Schedules F and C, should be maintained, preserved and restored. Furthermore, the updating and refinement of identification of environmentally sensitive areas should continue.

Policy 8.3 With respect to an environmentally sensitive area that is known or identified through further research, the registration of conservation covenants may be required as a matter of public interest prior to rezoning or as a condition of subdivision or other change of status. The covenant may provide that land or a specified amenity in relation to it be protected, preserved, conserved, maintained, enhanced, restored or kept in its natural or existing state so as to ensure the land or amenity remains protected in the long term. Development within an environmentally sensitive area may be regulated through the use of development permits.

Policy 8.4 The impacts of any development proposed in a rezoning application on environmentally sensitive areas should be considered. Any rezoning that would reduce the significance or value of that area below the threshold level for Qualitative Criteria for Environmentally Sensitive Areas as outlined in Schedule G should not be approved.

Policy 8.5 In all land use designations, provisions should be made by regulations to permit the subdivision of a parcel for the sole purpose of giving the parcel to a conservation organization. The donated parcel should be designated for conservation purposes only.

Policy 8.6 The Principles of Sustainability of Environmental Features as outlined in Schedule H should guide the Local Trust Committee in consideration of any request for amendment to the land use bylaw.

Policy 8.7 Rezoning, subdivision, construction or alteration of land adjacent to a watercourse should not be permitted until such time as a watershed management plan or riparian area plan can be developed that addresses appropriate site planning standards for the watercourse.

Policy 8.8 Protection of the watersheds of Gambier Lake, Fircom Creek, Gambier Creek, Grennon Creek, MacDonald Creek, Whispering Creek, Mannion Creek and those

unnamed creeks flowing into Halkett Bay, West Bay, Andys Bay, Centre Bay, Long Bay and Brigade Bay should be considered through zoning regulations.

Policy 8.9 Zoning regulations should establish a minimum building setback from wetlands, watercourses and the sea.

Policy 8.10 The retention of existing 20 metre (66 ft.) wide strips of land as Crown Reserve along the coast of Gambier Island is supported where it protects sensitive natural features of the Island's coastline or where it is suitable to provide for park and conservation opportunities. In all other instances the transfer of Crown Reserves to obtain park or conservation opportunities elsewhere on Gambier Island may be considered.

Policy 8.11 At the time of application for rezoning, development permit or for amendment to this official community plan the impact of the proposed development on the natural environment and hazard lands should be considered. As a precautionary principle, these applications should not be approved until such information is obtained .

Advocacy
Policy 8.12 Activities that produce disruptive noises and degrade the peace and tranquility of the planning area are discouraged.

Advocacy
Policy 8.13 Organic agricultural practices are encouraged and the use of chemical fertilizers, pesticides and herbicides is discouraged. Fertilizers, pesticides or herbicides should only be used in a responsible and safe manner.

Advocacy
Policy 8.14 Owners of environmentally sensitive areas are encouraged to examine voluntary stewardship measures such as conservation covenants or other arrangements that may contribute to ongoing natural area protection.

Advocacy
Policy 8.15 Property owners are encouraged to replant areas that were cleared for development and not to create any unnecessary land clearing.

Advocacy
Policy 8.16 Protection and retention of riparian habitat is encouraged.

Advocacy
Policy 8.17 Trees bearing the nests of marbled murrelets, great blue heron, bald eagle, osprey and other raptors shall not be cut in accordance with the provisions of the *Wildlife Act*. Where such nest sites are located on private property, property owners are encouraged to ensure the site is protected.

Advocacy
Policy 8.18 The Ministry of Transportation is encouraged to:

i. allow the growth of vegetation along road rights-of-way except where this interferes with ditch drainage and road safety and maintenance;

ii. prevent siltation or sediment run-off from ditches, culverts and road construction; and
iii. minimize dust along roadways.

Advocacy Policy 8.19 The Ministry of Transportation and BC Hydro are requested to not use toxic chemicals for controlling the growth of vegetation along road, hydro and other rights-of-way.

Advocacy Policy 8.20 The Ministry of Water, Land and Air Protection and Transport Canada are encouraged to prohibit the discharge of effluent directly into bays or any other body of water.

Advocacy Policy 8.21 The Ministry of Health Services and Coast Garibaldi Health Services are encouraged to require that sewage disposal systems be located and constructed so as not to contaminate groundwater, beaches or watercourses.

Advocacy Policy 8.22 The appropriate federal and provincial government agencies are encouraged to enforce the required use of mufflers on motorized vehicles, boats and equipment.

Advocacy Policy 8.23 The Ministry of Sustainable Resource Management, the Ministry of Water, Land and Air Protection and the Ministry of Health Services are requested to:

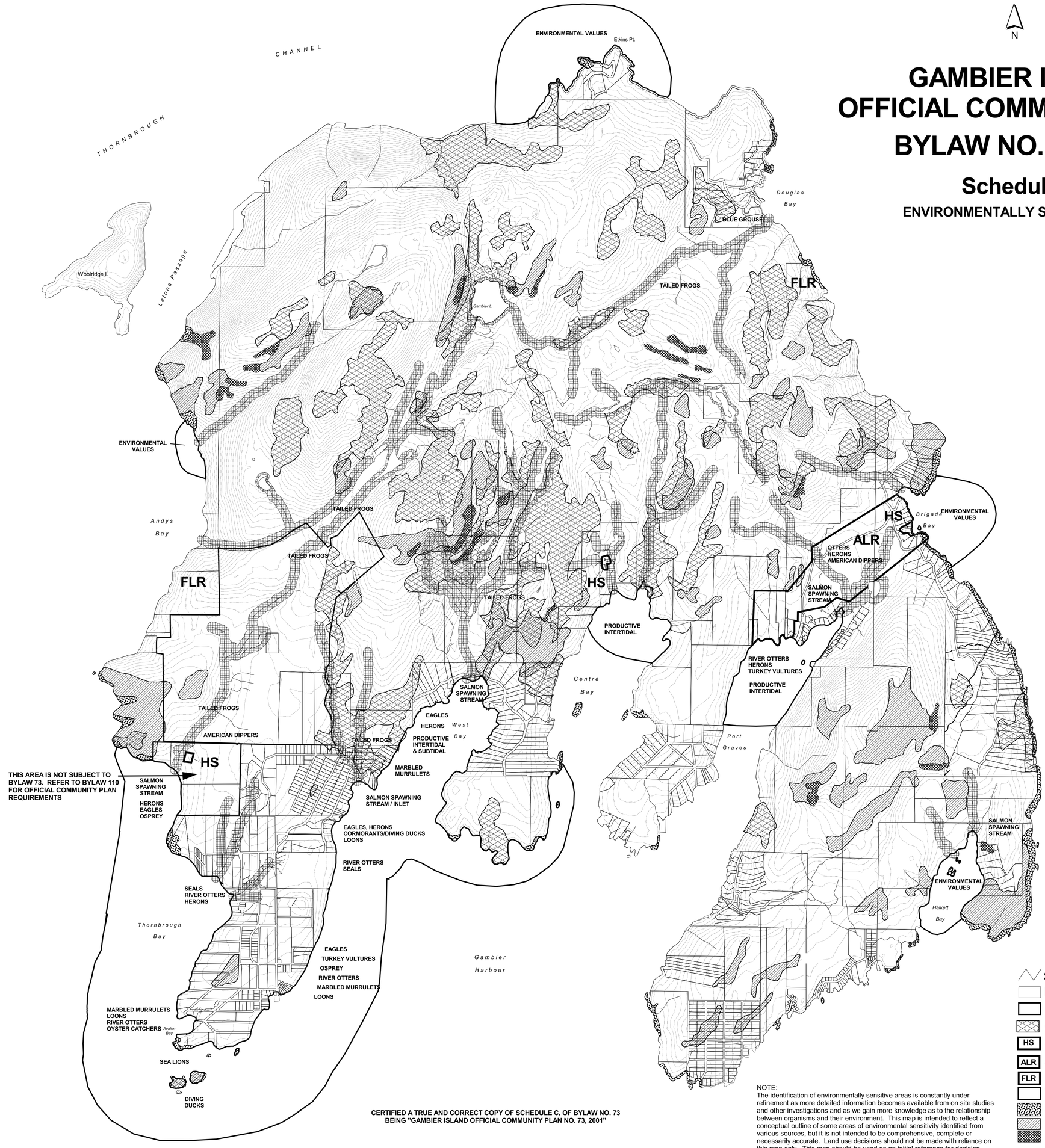
i. provide legislative protection for water supply areas, including designated watersheds, wetlands, groundwater recharge areas and creeks through the development of water protection plans or other similar planning mechanisms.; and
ii. establish a moratorium on the issuance of new water licenses and a buy-back of existing water licenses on fish-bearing streams pending the results of any plan that is prepared.

Advocacy Policy 8.24 The Ministry of Forests is requested to ensure that all forestry activities in the Gambier Island Planning Area are subject to the Forest Practices Code.

GAMBIER ISLAND
OFFICIAL COMMUNITY PLAN
BYLAW NO. 73, 2001

Schedule C

ENVIRONMENTALLY SENSITIVE AREAS



CERTIFIED A TRUE AND CORRECT COPY OF SCHEDULE C, OF BYLAW NO. 73 BEING "GAMBIER ISLAND OFFICIAL COMMUNITY PLAN NO. 73, 2001"

CHAIRPERSON

SECRETARY

NOTE:
The identification of environmentally sensitive areas is constantly under refinement as more detailed information becomes available from on site studies and other investigations and as we gain more knowledge as to the relationship between organisms and their environment. This map is intended to reflect a conceptual outline of some areas of environmental sensitivity identified from various sources, but it is not intended to be comprehensive, complete or necessarily accurate. Land use decisions should not be made with reliance on this map only. This map should be used as an initial reference for decision-making, but the precautionary principle (Principle 9, Schedule H) should prevail until sufficient information is available as to the effects of proposed activities.

- Streams
- Lakes, Water Bodies, Wetlands
- Productive Intertidal*
- Old Growth Forests
- HS Site of Historical Significance
- ALR Agricultural Land Reserve
- FLR Forest Land Reserve
- Woodlot
- Coastal Bluff
- Forested Bluff
- Terrestrial Herbaceous
- Fisheries Values

ISLANDS TRUST

Scale 1:20 000

0 500 1000 1500 2000 Meters

UTM Projection

Contour Interval 20 metres

GAMBIER ISLAND

GAMBIER ISLAND LOCAL TRUST COMMITTEE

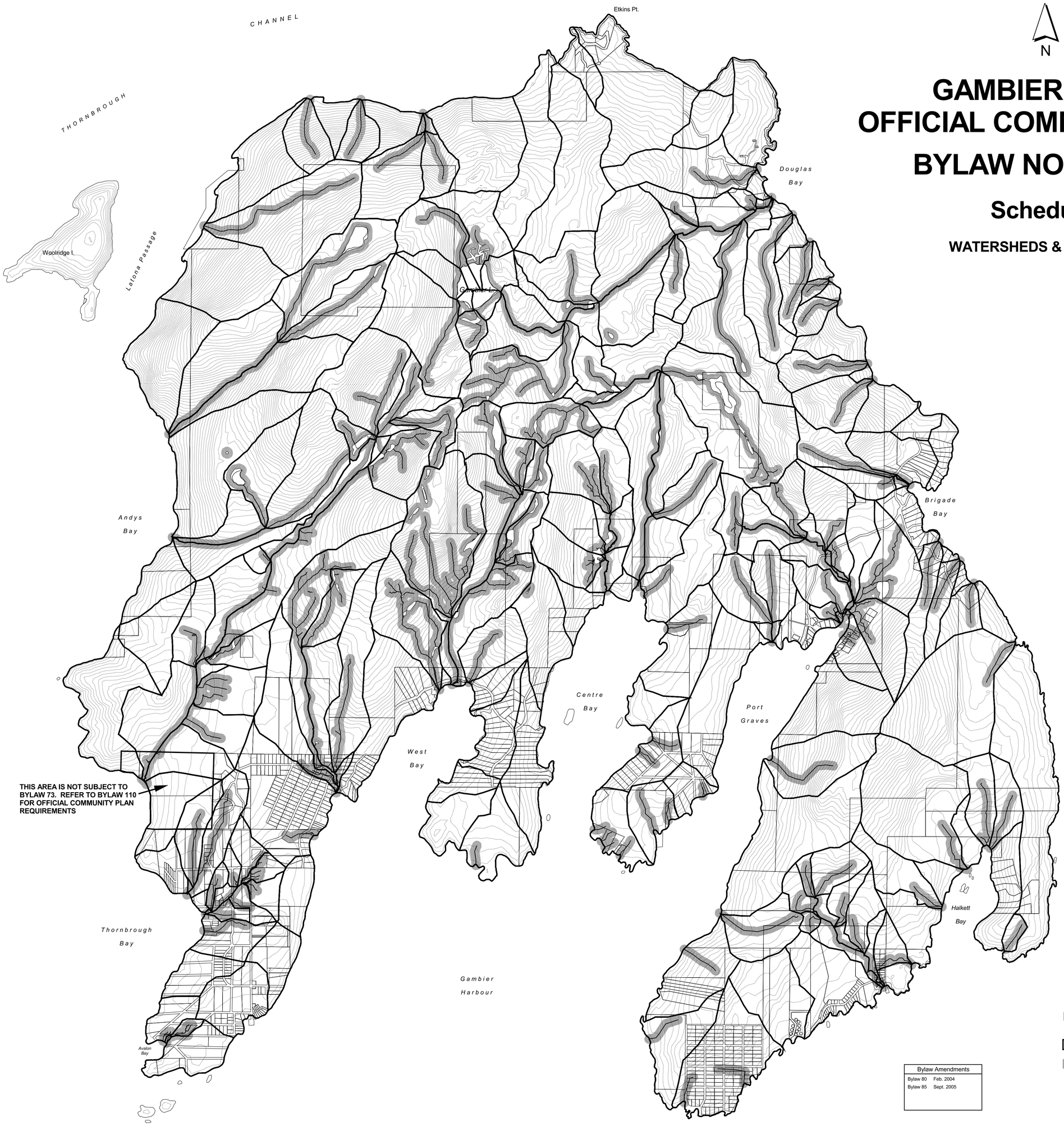
SCHEDULE C ENVIRONMENTALLY SENSITIVE AREAS

PLOTTED JAN 31/02

GAMBIER ISLAND
OFFICIAL COMMUNITY PLAN
BYLAW NO. 73, 2001

Schedule F

WATERSHEDS & WATERCOURSES



Lakes & Wetlands
Streams
Watersheds
Streamside protection and enhancement area

Bylaw Amendments	
Bylaw 80	Feb. 2004
Bylaw 85	Sept. 2005

ISLANDS TRUST

Scale 1: 20,000

0 500 1000 1500 2000 Meters

Contour Interval 20 metres

GAMBIER ISLAND

GAMBIER ISLAND LOCAL TRUST COMMITTEE

SCHEDULE F

PLOTTED SEPT 2005

SCHEDULE "G"

QUALITATIVE CRITERIA FOR ENVIRONMENTALLY SENSITIVE AREAS

Environmentally sensitive areas are areas that meet certain qualitative criteria that suggest that the area would be sensitive to development and should be managed or protected. Quantitative data may also be used to substantiate whether a site qualifies, but policies can be based upon qualitative data. These criteria should be used in the review of any site or development proposal in addition to any good planning practices in order to meet the Community Goals outlined in Part 2 of this Plan. If any area of land within the Plan meets these qualitative criteria, then the objectives and policies of Part 8 of this Plan will apply. These criteria are to be applied in the field as a qualitative assessment of environmental sensitivity on a site-specific basis.

Ecological Criteria

1. Uniqueness
   These would be unique habitats with limited representation within the Plan area or landscape unit (as defined by the Ministry of Sustainable Resource Management or the Ministry of Water, Land and Air Protection) or is a small remnant of a much larger habitat. In general these would be natural areas that are uncommon in the Gambier Island Planning Area.

2. Location
   The area is important for its proximity to similar or complementary sites. For example a riparian ecosystem is a potentially important wildlife corridor linking separate geographic areas.

3. Geological Stability
   The area may be susceptible to erosion or is poorly drained. Development or other disturbances may accelerate erosion or result in instability.

4. Fragility
   The area is particularly susceptible to disturbance due to the sensitivity of the species that are present. E.g. Bird nesting areas or vegetation that is slow to recover from damage.

5. Ecological Significance
   These are areas that are significant in a broader geographical context for their contributions to regional ecological structures and processes.

6. Rare and Endangered Species
   These are provincially designated yellow/blue/red listed animal, plant and plant communities.

7. Critical Wildlife Habitat
   These are habitats of rare and endangered fish and wildlife species and those species that breed in traditional locations, in large concentrations and in scarce habitat or those that are particularly susceptible to disturbance. Important wildlife corridors are also critical wildlife habitat.

8. Diversity of Species
These are areas that provide a diversity of habitat types, which support a diversity of communities and species.

Cultural/Social Criteria

a. Community Value
An area that contains ecological sites valued by local citizens for their recreational, aesthetic, intrinsic or scenic features. E.g. a local beach.

b. Cultural Significance
Areas that contain archaeological or historical features that require protection. These areas are often associated with significant natural areas. E.g. abandoned homesteads that provide old field habitat that attracts a diversity of species.

c. Public Health
Areas that contribute to the protection of public health such as ecological processes that maintain drinking water quality. E.g. community watersheds.

Levels of Sensitivity

A useful but non binding categorization of levels of environmental sensitivity is provided as follows and can be used in any land use or development decision making process. The Local Trust Committee is not bound by this categorization and can make land use decisions that relate to environmentally sensitive areas based simply on a site meeting one of the above criteria. This categorization is useful for comparative assessment purposes.

High Category
An area is in a high category if it fulfills the uniqueness criterion; or the critical wildlife habitat criterion; or meets public health criteria; or four or more ecological criteria; or a community value or cultural significance criteria together with two or more ecological criteria.

Medium Category
An area is in a medium category if it fulfills the fragility criterion; or the geological stability criterion; or fulfills three ecological criterion; or has at least one cultural/social criterion and one ecological criterion.

Low Category
These area areas that fulfill a low number of criterion (1-2) and are areas with low species diversity that are not associated with major hydrological processes.

SCHEDULE "H"

PRINCIPLES OF SUSTAINABILITY OF ENVIRONMENTAL FEATURES

OBJECTIVES

Objective 1 — To protect lands from irreversible disturbance

Objective 2 — To protect, restore and enhance existing ecosystems.

SUSTAINABLE LAND USE PRINCIPLES

ECOLOGICAL

Principle 1 — Maintaining Ecosystem Integrity - Sustainable use of land and its resources depends on maintaining the ecological integrity of its ecosystems; that is, maintaining functioning self-sustaining ecosystems. The key requirements for maintaining ecosystem integrity are outlined in principles 2 to 7 in this Section.

The more human activities cause conditions and processes to differ from those of a natural state, the more these activities are likely to damage the ecological integrity. The challenge of sustainable land use is to find ways of using land that pose an acceptably low level of risk to ecosystem integrity.

Principle 2 — Ecological Limits - Maintaining ecosystem integrity requires that the intensity and frequency of human activities, including the extraction of natural resources from the land, not exceed the capacity of the land to support those resources over long periods of time. Ecosystem integrity can also suffer from the cumulative effects of human activities. While individual initiatives may fall within the thresholds that would allow for sustained resource yields, there are limits to the amount of cumulative impact an ecosystem can absorb, beyond which it can no longer recover its ability to be sustainable. Every ecosystem has limits to its ecological capacity to support human uses. For some ecosystems, these limits are so low that, in a practical sense, no extraction is sustainable.

Principle 3 — Ecological Integrity of Natural Resources - The ecological integrity of a natural resource is most likely to be maintained if human alterations of the resource lead to maintenance or, where necessary and feasible, restoration of the following characteristics in a condition similar to those likely to have occurred due to natural processes:

- diversity of resource structure and composition;
- productivity and diversity of elements that contribute to the resource, in terms of physical, chemical, and biotic properties; and
- atmospheric and hydrologic function.

Principle 4 — Ecological Integrity of the Landscape - The ecological integrity of the landscape is most likely to be maintained if the following characteristics are maintained or, where necessary and feasible, restored:

- aquatic and wetland ecosystems in natural condition;
- all native biodiversity;
- the full range of natural habitats in the landscape, including old growth forests and forest corridors, in proportions similar to those typical of a natural landscape; and
- connectivity of forest habitats sufficient for the dispersal needs of native species.

Principle 5 — Invasive Non-native Species - Protection of native biodiversity may include measures to reduce or eliminate invasive non-native species.

Principle 6 — Natural Disturbances and Recovery - Agents of natural disturbance, such as fire, disease, and insects, are important elements of ecosystems, as are the natural processes of recovery from disturbance, such as soil development and the regeneration and growth of plants.

Protection of native biodiversity is most likely to be achieved if natural disturbances are allowed to proceed without interference. However, forest fires and other natural disturbances that threaten vital human interests are controlled in the Gambier Island Planning Area. Where actual processes are not maintained, it may be appropriate for management activities to emulate the historical role of natural disturbances in creating habitats for native species.

Principle 7 — Reserve Areas - Native biodiversity is most likely to be preserved if adequate areas are designated as reserves in which natural ecosystems are allowed to develop without extractive uses or other intensive activities.

PLANNING AND MANAGEMENT

Principle 8 — Ecosystem Priority - The first requirement of sustainable land and resource use is to maintain and, where necessary and feasible, restore the ecological integrity of the ecosystem. Therefore, sustainable use starts by defining what elements of the land and its resources should be maintained or restored, before deciding what resources may be used.

Principle 9 — Precautionary Principle - In cases where knowledge of the effects of activities is inadequate, it is better to proceed cautiously, preferring to err on the side of protecting ecosystem integrity.

Principle 10 — Learning - Sustainable land use requires the assimilation of new knowledge and understanding, and their application in plans and activities. Valuable insights can be obtained through a variety of approaches, which are within the constraints of the principles of sustainable use.

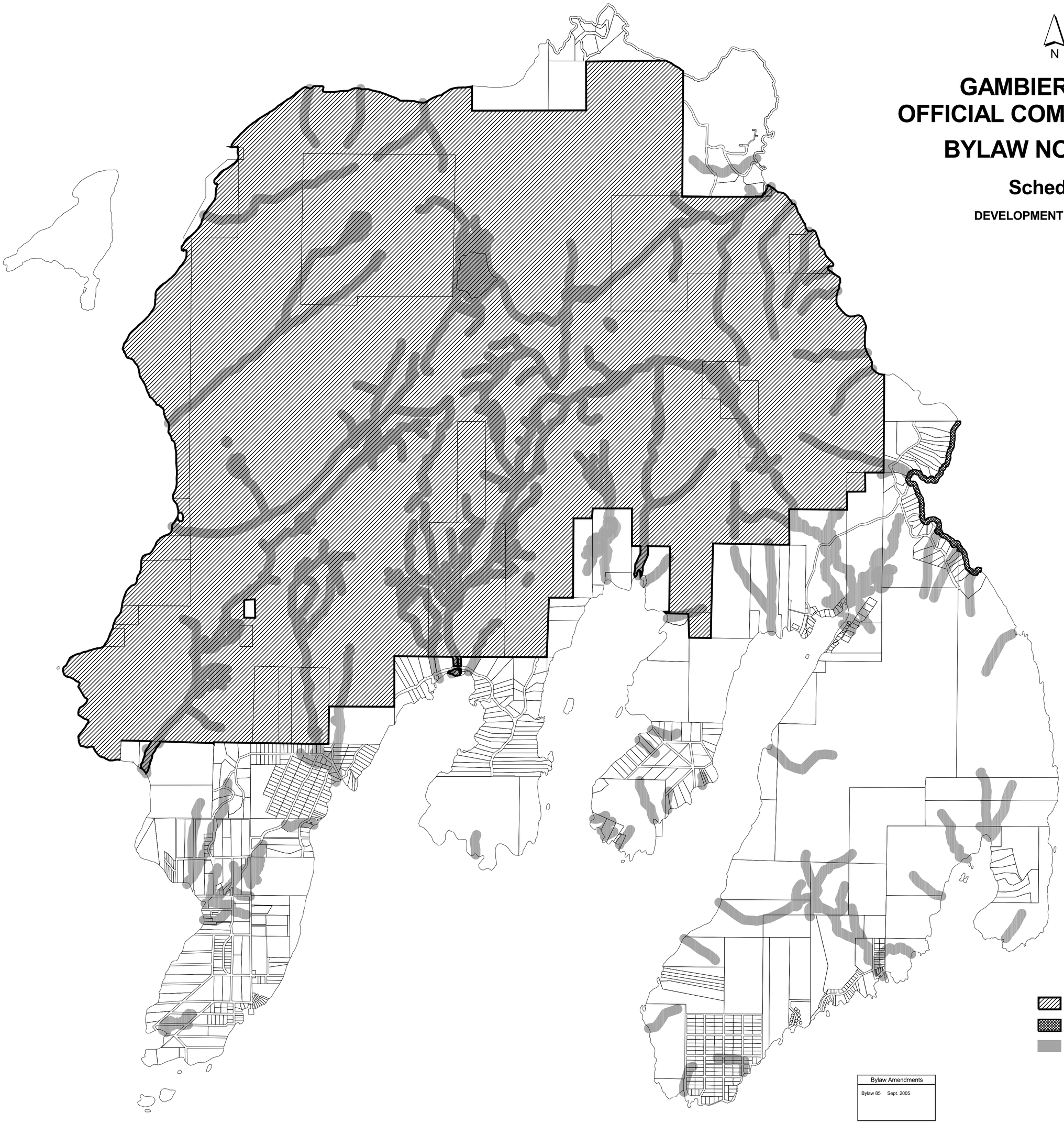
Principle 11 — Ecosystem-based Planning and Monitoring - Sustainable use of land requires planning before activities are undertaken and requires ongoing monitoring and evaluation to ensure that all activities meet the goals of sustainable use and ecosystem integrity.

Principle 12	Time Frame - Planning for sustainable land use requires a long-term perspective, that is, consideration of processes that occur over hundreds of years.
Principle 13	Stands and Landscapes - Sustainable use of land and its resources requires that human activities are planned and their effects evaluated to maintain and, where necessary and feasible, restore the ecological integrity of the land and its resources Some aspects of ecosystem integrity, such as soil productivity, are properties of individual resources or locations. Others, such as the availability of habitat for a broad range of native species, must be considered from a perspective encompassing the whole landscape.
Principle 14	Restoration - In cases where some vital aspect of an ecosystem has been lost or damaged due to previous human use, sustainable land use may require restoration of ecological integrity. In most cases, restoration is best accomplished through natural processes acting over time with little or no additional intervention.

GAMBIER ISLAND
OFFICIAL COMMUNITY PLAN
BYLAW NO. 73, 2001

Schedule I

DEVELOPMENT PERMIT AREAS



Bylaw Amendments	
Bylaw 85	Sept. 2005

ISLANDS TRUST

Scale 1: 20,000

700 0 700 1400 Meters

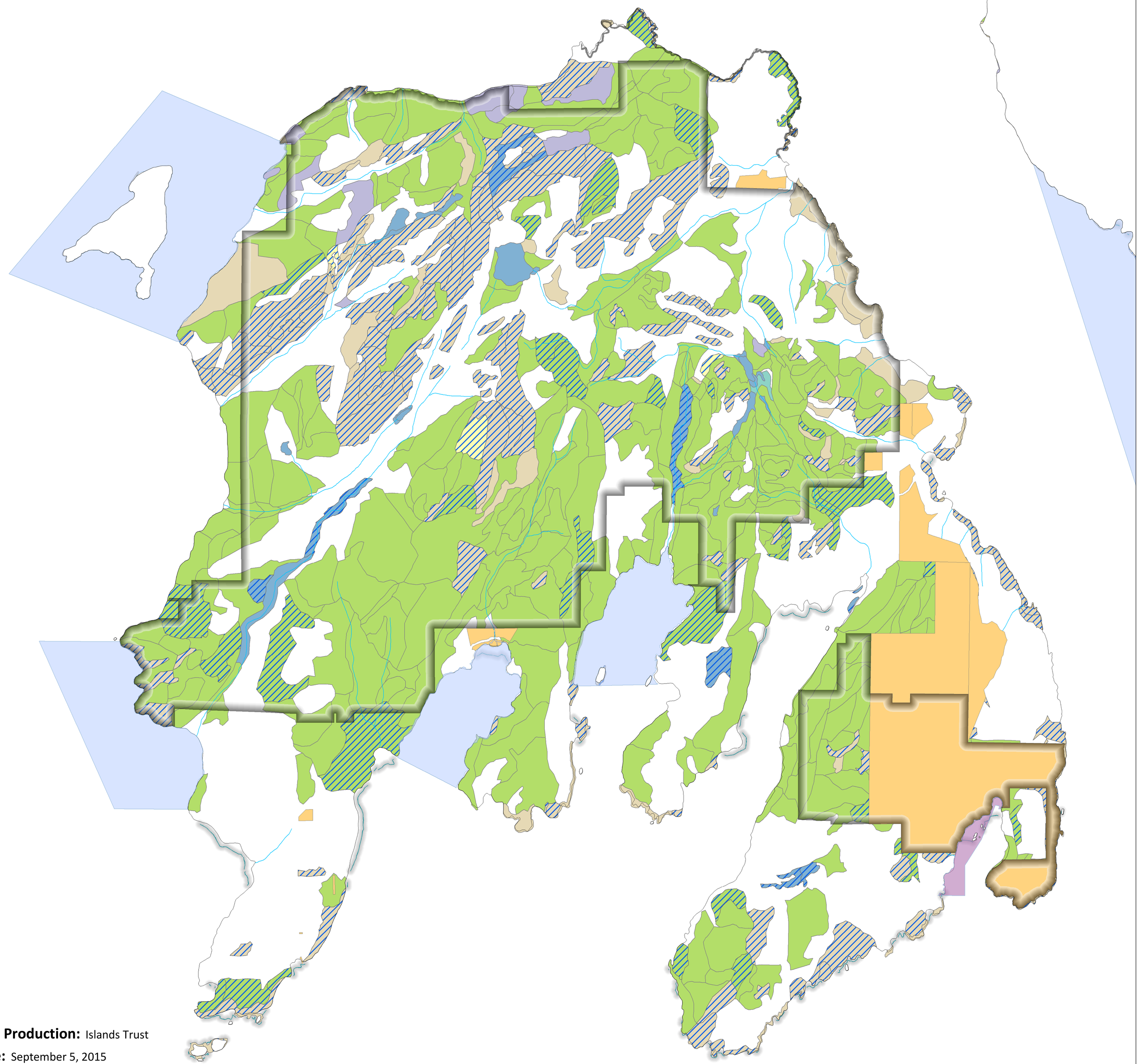
GAMBIER ISLAND

GAMBIER ISLAND LOCAL TRUST COMMITTEE

SCHEDULE I

DRAFT

Gambier Island Natural Features



Map Production: Islands Trust
Date: September 5, 2015
Map Projection: NAD 83 UTM ZONE 10N

Data Sources:

Sensitive Ecosystems Mapping
Islands Trust Sensitive Ecosystems Mapping was derived from Terrestrial Ecosystems Mapping which was developed by Madrone Environmental Services using 2006 aerial photography. Sensitive Ecosystem Mapping classes have been merged as follows:

- Wet Ecosystems include Wetlands, Riparian and Freshwater ecosystem classes
- Dry Ecosystems include Herbaceous, Woodland and Cliff ecosystem classes
- Mature Forests are forests between 80 and 250 years in age
- Mixed Ecosystems are a combination of the above as noted

Protected Areas
Includes Provincial, Regional and Community Parks, Islands Trust Fund Nature Reserves and Provincial Conservation Covenants.

Watercourses
Terrain Resource Information Management (TRIM) mapping, available at http://geobc.gov.bc.ca/base-mapping/atlas/trim/.

Eelgrass
Islands Trust Eelgrass Mapping, survey conducted in 2012 and 2013. Note that islands off of the Sunshine Coast (e.g. the Thormanbies) have not yet been mapped.

Sensitive Ecosystems
- Wet
- Dry
- Mature Forest
- Mixed: Wet/Dry
- Mixed: Mature Forest Wet/Dry
- Mixed: Mature Forest Wet
- Mixed: Mature Forest Dry
- < 50 %

- Crown Land
- Protected Areas
- Watercourses (TRIM)
- Eel Grass
- Rockfish Conservation Area
- Provincial Marine Park

0 0.5 1 2 3 4 Kilometers

N

Gambier OCP Review - Engagement Phase Project Charter

Gambier Island Local Trust Committee

Date: April 20, 2015
November 19, 2015

Purpose

To review the OCP to address topics deemed out-of-date or problematic to better reflect the Gambier community and achieve the object of the Islands Trust.

Background

The LTC identified this project as a Top Priority in February 2015.

Objectives

- To adopt policies that advance the stewardship of sensitive ecosystems on Gambier Island
- To address community needs that are within the scope of land use planning
- To engage and collaborate with First Nations
- To revise land use and advocacy policies with the aim to reflect current realities

In Scope

- Land uses and policies for the Wilderness Conservation lands
- Park and trail prioritization
- Updating OCP schedules with current mapping data
- Protection of archaeological and cultural sites
- Shoreline protection
- Policies to promote economic development
- Policies to promote revitalization of New Brighton
- Review of advocacy policies
- Review of DPAs

Out of Scope

- Review of Density/Build-Out
- Review of Land Use Designations outside of WC
- Operational concerns under the authority of other agencies

Workplan Overview

Deliverable/Milestone	Date
Early consultation with local governments, agencies, and First Nations	May—October 2015
Information gathering and mapping regarding environmental topics (Shoreline info, OCP Schedules to update, Sensitive Ecosystems)	May—October 2015
Prepare preliminary survey for consultation	October—November 2015
Community To Community Forum with First Nations to share histories and interests and to explore possible Arch Overview	Winter 2015
Stakeholder engagement regarding shoreline protection, sensitive ecosystem mapping (include Riparian Areas Regulation?)	Winter 2015
Stakeholder engagement regarding Park and Trail prioritization, and Wilderness Conservation lands	Winter 2015
Stakeholder engagement regarding economic development and advocacy	Spring 2016
Report to LTC regarding results of stakeholder engagement and outline of draft amendments	Summer 2016

Project Team

Aleksandra Brzozowski	Project Manager
Ann Kjerulf	Project Sponsor
Penny Hawley	Admin Support
Barb Dashwood	GIS technician

Budget

Budget Source: $ 7,000 (2015/2016 Fiscal)

Fiscal	Item	Cost
2015-2016	Communications & Meetings	$ 2,000
2015-2016	Contribution to Arch Overview	$ 5,000
	Total	$ 7,000

RPM Approval:

Date: June 3, 2015

LTC Endorsement:

Resolution: GM-2015-033 (June 18, 2015);

Gambier OCP Review Bylaw Amendment Phase Project Charter

Gambier Island Local Trust Committee

Date: May 26, 2015
November 15, 2015

Purpose

To review the OCP to address topics deemed out-of-date or problematic to better reflect the Gambier community and achieve the object of the Islands Trust.

Background

The LTC identified this project as a Top Priority in February 2015.

Objectives

- To adopt policies that advance the stewardship of sensitive ecosystems on Gambier Island
- To address community needs that are within the scope of land use planning
- To engage and collaborate with First Nations
- To revise land use and advocacy policies with the aim to reflect current realities

In Scope

- Land uses and policies for the Wilderness Conservation lands
- Park and trail prioritization
- Updating OCP schedules with current mapping data
- Protection of archaeological and cultural sites
- Shoreline protection
- Policies to promote economic development
- Policies to promote revitalization of New Brighton
- Review of advocacy policies
- Review of Development Permit Areas

Out of Scope

- Review of Density/Build-Out
- Review of Land Use Designations outside of WC
- Operational concerns under the authority of other agencies

Workplan Overview

Deliverable/Milestone	Date
Consultation with First Nations on outline of draft amendments	Summer 2016
Consultation with FLNRO following completion of new protocol agreements between Islands Trust and FLNRO	Summer 2016
Report to LTC on approaches to bylaw amendments (omnibus v. several)	Summer 2016
Referral to Gambier APC on first draft of bylaw	Fall 2016
First Reading	Fall 2016
Stakeholder consultation regarding draft bylaws	Winter 2016/2017
Engagement with SCRD, agencies and First Nations re draft bylaws	Winter 2016/2017
Second Reading	Spring 2017
Public Hearing and Third Reading	Summer 2017

Project Team

Aleksandra Brzozowski	Project Manager
Ann Kjerulf	Project Sponsor
Penny Hawley	Admin Support
Barb Dashwood	GIS technician

Budget (Budget Source: anticipated 2016/2017 budget)

Fiscal	Item	Cost
2016-2017	Communication Materials	$ 500
2016-2017	APC meetings	$1,000
2016-2017	Meetings and Public Hearing	$1,500
	Total	$3,000

RPM Approval:

Date: June 3, 2015

LTC Endorsement: GM-2015-033 (June 18, 2015);

Islands Trust

Top Priorities

Gambier Island

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

Islands Trust

Projects

Gambier Island

No.	Description	Activity	Received/Initiated	Status
1	Keats Island OCP Map Amendment - add trail map used during public process developing OCP.		Mar-08-2007	On Going
1	Consider a mechanism to recognize authorizations of additional dwellings as permitted by s. 4.4.10 of Keats LUB		Aug-04-2010	On Going
1	Development Approval Information Bylaw	Develop and adopt a D.A.I bylaw for the Gambier Trust Area.		On Going
1	Consultation with Squamish First Nation	Scope interim strategies pending completion of a possible protocol agreement to address protection of archaeological and heritage resources.	Jan-31-2012	On Going
1	Strategic Planning Review for Howe Sound		Jan-31-2012	On Going
1	Review Gambier OCP/LUB to address:	- definition of breakwater - trams (currently silent) - advocacy policies around pump out stations - review of title Wilderness Conservation - 2013: REVIEW KEATS AND GAMBIER LUBS FOR ACCOMMODATION of OCEAN LOOP GEO-EXCHANGE SYSTEMS - 2010: GHG Emissions (a more proactive approaches to plan for GHG reductions especially in relation to Policies 6.1 and 6.2 in consultation with SCRD.) Initiative arises from recommendation of SCRD in comments about bylaws 111 & 112.	May-22-2014	On Going
1	Staff to research the history of Site-Specific water zones on Gambier.		Sep-26-2013	On Going

Applications w/ Status - Gambier Island Status: Open

Applications

Development Variance Permit

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

Planning Status

Status Date: Apr-10-2008

still on hold pending rezoning

Status Date: Aug-13-2007

on hold pending rezoning application

Status Date: May-16-2006

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

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

Planning Status

Status Date: Jun-09-2015

no change

Status Date: Feb-02-2015

no change

Status Date: Aug-26-2014

no change

Rezoning

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

Planning Status

Status Date: Nov-10-2015

Received LUC documents for signature by LTC.

Status Date: Apr-27-2015

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

Status Date: Oct-10-2014

Applicant notified SZ not lead planner on file

File Number	Applicant Name	Date Received	Purpose
GM-RZ-2015.1	Reel 17 Investments Ltd. **Planner:** Aleksandra Brzozowski	Aug-21-2015	PID: 027-998-967 Cotton Bay, Gambier Island. Bylaw Amendment requested to allow for rock wall within the W1 water zone for support of the community dock facility.

Planning Status

Status Date: Oct-19-2015

Proposed Bylaw No. 128 referred to agencies and First Nations.

Status Date: Oct-02-2015

Preliminary Report considered by LTC and and Draft Bylaw No. 128 given First Reading on October 1, 2015.

Subdivision

File Number	Applicant Name	Date Received	Purpose
GM-SUB-2000.1	LANDPLAN GROUP INC. **Planner:** Sonja Zupanec	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

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-2012.2	Reel 17 Investments Ltd. **Planner:** Aleksandra Brzozowski	Jun-29-2012	4 lot subdivision

Planning Status

Status Date: Jun-09-2015

PLA granted by MOTI on May 22, 2015.

Status Date: Apr-27-2015

Revised referral response sent to MOTI.

Status Date: Dec-08-2014

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

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

Planning Status

Status Date: Mar-28-2014

Under review by planner

Islands Trust

LTC EXP SUMMARY REPORT F2016

Invoices posted to Month ending October 2015

630 Gambier	Invoices posted to Month ending October 2015	Budget	Spent	Balance
65000-630	LTC "Trustee Expenses"	3,000.00	529.19	2,470.81
LTC Local				
65200-630	LTC - Local Exp - LTC Meeting Expenses	2,500.00	2,047.44	452.56
65210-630	LTC - Local Exp - APC Meeting Expenses	750.00	0.00	750.00
65220-630	LTC - Local Exp - Communications	300.00	0.00	300.00
65230-630	LTC - Local Exp - Special Projects	750.00	214.00	536.00
TOTAL LTC Local Expense		4,300.00	2,261.44	2,038.56
Projects				
73001-630-2016	Gambier OCP/LUB	7,000.00	0.00	7,000.00
73001-630-3003	Gambier RAR	10,000.00	0.00	10,000.00
73001-630-4052	Gambier Howe Sound Community Forum	1,000.00	0.00	1,000.00
TOTAL Project Expenses		18,000.00	0.00	18,000.00

POLICIES AND STANDING RESOLUTIONS

Updated: March 26, 2015

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

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

Opportunity Fund Grant for Mayne Island Conservancy – Mayne Island
The Trust Fund Board received and approved one Opportunity Fund grant at it last meeting, to assist the Mayne Island Conservancy with costs related to the ecological assessment of a potential conservation property. The Opportunity Fund is supported by individual donors and fundraising initiatives, such as the sale of our birthday calendars. The Fund is available to our partners, through grants, in support of land conservation projects in the Islands Trust area.

Trespass at Mount Trematon Nature Reserve– Lasqueti Island
Islands Trust Fund continues to address the damage caused by trespass at Mount Trematon Nature Reserve on Lasqueti Island. A professional biologist and local machine operator were supported by staff and local volunteers to remove the culvert and naturalize the stream bed. Vehicle access has been restricted with a culvert and gate, and the boundary has been surveyed and clearly marked.

Annual Monitoring Report
The Trust Fund Board received and reviewed the results of this year's monitoring visits. Only minor issues were identified at the time of monitoring and staff are currently meeting with landowners and working to remedy these issues.

Management Plans
Horton Bayviary Nature Reserve (Mayne Island)
The Trust Fund Board reviewed and approved the Horton Bayviary Nature Reserve Management Plan, prepared under contract by the Mayne Island Conservancy Society. The management plan was an update to the original plan, prepared after the property was acquired by the Trust Fund Board in 2002.

Manzanita Ridge Nature Reserve (Salt Spring Island)
The Trust Fund Board and Salt Spring Island Local Trust Committee co-hold a covenant on Manzanita Ridge Nature Reserve, which is owned by the Salt Spring Island Conservancy. The Trust Fund Board reviewed the new management plan for the Reserve and found it to be consistent with the terms of the conservation covenant, and therefore it was approved.

Fallow Deer Control on Sidney Island
The Board approved a request from the strata landowners on Sidney Island to allow hunting of fallow deer in the covenant areas. The landowners have been working for years to dramatically reduce the population of fallow deer on the island, which are non-native and having a severe negative impact on the vegetation and ecology.

Clam Bay Farm Covenant – North Pender Island
The Board finalized and signed off on a conservation covenant on a property known as Clam Bay Farms. The covenant protects approximately 8.25 hectares of Coastal Douglas-fir forest. As the covenant is a requirement of a development application, staff will notify the North Pender Local Trust Committee officially when the covenant is registered.

Evaluation of Outreach Projects
Staff provided the Board with a review of two recent pilot outreach programs – a landowners contact program on Lasqueti Island and outreach to realtors and other professionals on North Pender Island. Both projects resulted in successful outcomes, and staff will be working to develop realtor outreach events on other major islands.

Memorandum

Date November 2, 2015 File Number 3030-01

To Gambier Island Local Trust Committee

From Ann Kjerulf
Regional Planning Manager
Northern Planning Office

Re 2016 Gambier Island Local Trust Committee Meeting Dates

The Local Trust Committee is asked to endorse, by resolution, its regular business meeting schedule for 2016. Proposed dates have been identified in relation to anticipated project commitments, application volumes, trustee availability, ferry schedules, statutory holidays, conferences, Trust Council, Committee and LTC meeting schedules, and available staff and financial resources.

For convenience, Gambier Island LTC regular business meetings are proposed to be held the 3rd Thursday of the month (*Note: September date has been adjusted due to a scheduling conflict*). No regular meetings are proposed during the months of February, April, June, August, October and December.

Gambier Island LTC may wish to schedule additional regular business meetings or, alternatively, schedule special meetings on an as-needed basis in order to accommodate public hearings and/or discussion of specific topics or projects. If considering additional meetings, Gambier Island LTC is advised that scheduling any of the following dates would likely result in a conflict:

January:	1, 12-14, 19, 20, 26, 27	July:	1, 5, 6, 13, 14, 20, 26, 27
February:	3-5, 8, 10-12, 15, 23-25, 29	August:	1, 3, 8, 10, 12, 17, 22, 24, 25, 31
March:	2, 3, 9, 10, 15, 16, 22-25, 28-30	September:	5, 7, 8, 13-15, 20, 21, 26-30
April:	1, 6 ,8, 13, 14, 19, 21, 27	October:	3, 5, 10-14, 18, 19, 25, 26
May:	4, 10-13, 16, 17, 23-26, 31	November:	2, 9, 10, 11, 15, 16, 23, 28-30
June:	1, 6, 8, 10, 14-16, 21-23, 28, 29	December:	2, 6-8, 14, 21, 26

Recommendation:

"THAT the Gambier Island Local Trust Committee schedule its 2016 regular business meetings beginning at 10:30 AM on the following dates:

Thursday, **January 21**, 2016
Thursday, **March 17**, 2016
Thursday, **May 19**, 2016
Thursday, **July 21**, 2016
Thursday, **September 22**, 2016
Thursday, **November 17**, 2016."

BRIEFING

To: Local Trust Committees, Bowen Island Municipality

For the Meeting of: November 19, 2015.

From: Kate Emmings, Ecosystem Protection Specialist & Jennifer Eliason, ITF Manager

File No.: 5450-30; 0410-20

SUBJECT: COASTAL DOUGLAS-FIR CONSERVATION STRATEGY

DESCRIPTION OF ISSUE:
At its September 2015 meeting, Trust Council asked staff to forward the CDFCP Conservation Strategy to local trust committees and Bowen Island Municipality as a potential resource. This briefing explains the issue and offers some options for further action.

The Coastal Douglas-fir and Associated Ecosystems Conservation Partnership (CDFCP) has finalized a Conservation Strategy for Coastal Douglas-fir forests and their associated ecosystems. The whole of the Islands Trust area is included in the strategy and, as a member of the CDFCP, the Islands Trust and its political bodies are expected to find ways to support or achieve some of the goals within the CDFCP Conservation Strategy.

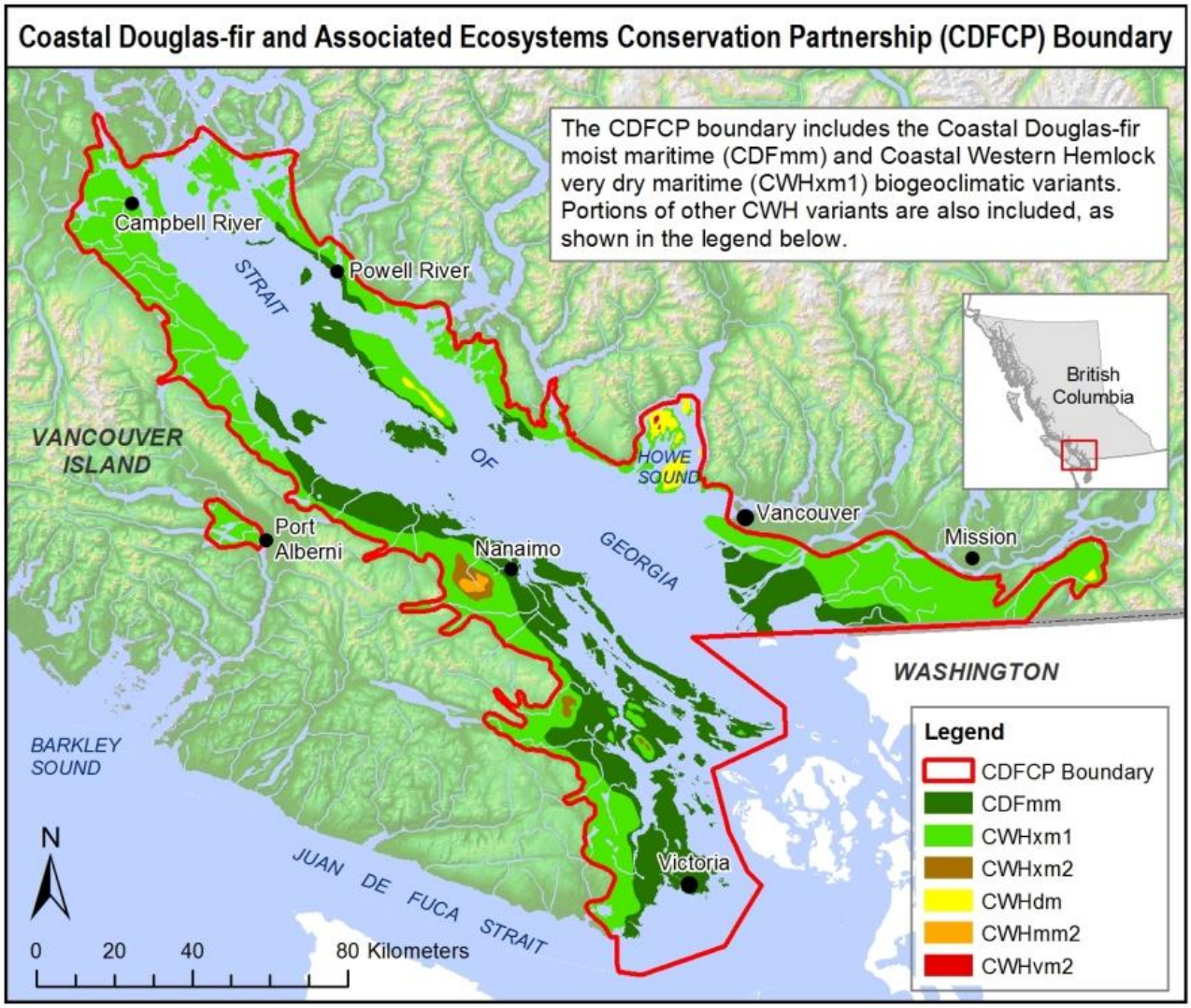
BACKGROUND:
The Threatened Coastal Douglas-fir Forest
The Coastal Douglas-fir Biogeoclimatic (CDF) Zone is the smallest and most at-risk biogeoclimatic zone in British Columbia and is of great conservation concern (Biodiversity BC, 2008). It is home to the highest number of species and ecosystems at risk in BC, many of which are ranked globally as imperilled or critically imperilled (BC Conservation Data Centre, 2012). The global range of the CDF lies almost entirely within BC, underscoring both its global uniqueness and BC's responsibility for its conservation. **Twenty-five percent (25%) of the CDF lies within the Islands Trust area.**

Coastal Douglas-fir ecosystems are also found in the Coastal Western Hemlock very dry maritime subzone (CWHxm1) which has many similarities with ecosystems in the CDF Zone. The CWH xm1 is found on Salt Spring and the islands in Howe Sound and is at similar concervation concern.

Of all the zones in BC, the CDF has been most altered by human activities. Less than 1% of the CDF remains in old growth forests (Madrone, 2008) and 49% of the land base has been permanently converted by human activities (Hectares BC, 2010). The trend of deforestation and urbanization continues and has resulted in a natural area that is now highly fragmented with continuing threats to remaining natural systems. Approximately 9% of the CDF zone is protected in conservation areas (MFLNRO, 2011). Of the remaining land in the CDF zone, approximately 80% is privately owned, which creates significant challenges for protection. The Islands Trust area still has high quality natural spaces, making it a natural focus for CDF conservation.

The Coastal Douglas-fir and Associated Ecosystems Conservation Partnership (CDFCP):
Established in 2013, the CDFCP is a forum for communication and collaboration regarding the maintenance and restoration of healthy Coastal Douglas-fir and Associated Ecosystems. The CDFCP recognizes the need for shared stewardship of ecosystems and strives to focus resources collaboratively, strategically and transparently to avoid duplicating existing efforts and

to maximize conservation gains. The CDFCP has 34 members, including four local governments and two Provincial ministries. Its area of interest is shown in the map below and includes the entire Islands Trust area. More information about the CDFCP is available at www.cdfcp.ca.



Islands Trust Involvement in the CDFCP:

The Trust Fund Board and the Gambier Island Local Trust Committee are signatories to the CDFCP Statement of Cooperation and the Islands Trust Fund's Ecosystem Protection Specialist is a CDFCP Steering Committee member. Islands Trust Council resolved to sign the CDFCP Statement of Cooperation at its March 2013 meeting and received a presentation from the CDFCP in June 2014. At that time, Trust Council passed the following resolutions:

TC-2014-061

That the Islands Trust Council request that the Executive Committee consider sponsoring an Association of Vancouver Island Coastal Communities/Union of BC Municipalities resolution that calls on the Province to provide funding for the CDFCP and for land protection initiatives in the CDF zone.

TC-2014-062

That the Islands Trust Council request that staff work with the CDFCP to develop recommendations for Trust Council's consideration regarding local planning tools that local trust committees could use to protect Coastal Douglas-fir ecosystems.

A resoution requesting adequate provincial funding for the CDFCP, including implementation of recommendations made by the CDFCP, was endorsed by AVICC and passed at UBCM in September 2013.

In February 2015, the Islands Trust Executive Committee passed the following resolution:

EC-2015-013
That the Executive Committee direct staff to finalize and forward a resolution requesting provincial funding for the Coastal Douglas-fir and Associated Ecosystems Conservation Partnership (CDFCP) to the Association of Vancouver Island and Coastal Communities (AVICC) and Union of BC Municipalities (UBCM) with a backgrounder for consideration by members at the 2015 conventions.

The AVICC endorsed a resolution, which was then presented to UBCM at the September 2015 meeting, where it passed.

Creation of the CDFCP Conservation Strategy:
In the summer of 2014, the CDFCP, working with the Nature Conservancy of Canada, obtained $17,500 in funding for a CDFCP Conservation Strategy. Work began on the strategy in the fall of 2014 and the strategy was completed in July 2015.

The Islands Trust was invited to provide feedback on the plan through participation in a workshop in February 2015 which was attended by Tony Law, Hornby Island Trustee, and by the Islands Trust Fund Ecosystem Protection Specialist. Representatives from twenty-one (21) CDFCP member organizations attended. The Executive Committee was updated on work with the CDFCP in May 2015, and provided with notes from the February workshop.

Trust Council received the completed CDFCP Conservation Strategy at its September 2015 meeting and passed the following resolutions:

TC-2015-121
That Islands Trust Council receive the CDFCP Conservation Strategy for information and request the Chair to send a letter to the CDFCP Steering Committee in support of the Conservation Strategy and indicating a willingness to work with the CDFCP to implement the strategy as capacity allows.

TC-2015-122
That staff be requested to forward the CDFCP Conservation Strategy to local trust committees and Bowen Island Municipality as a potential resource.

ATTACHMENT(S):
Letter from the Islands Trust Chair to the CDFCP, November, 2015
CDFCP Conservation Strategy

AVAILABLE OPTIONS:
1) Receive the CDFCP Conservation Strategy for information.
2) Request local planning staff work with CDFCP to draft recommendations regarding land use planning tools that will effectively conserve Coastal Douglas-fir forest ecosystems.
3) Become a signatory to the CDFCP Statement of Collaboration (In addition to the Trust Council and the Trust Fund Board, the Gambier Island LTC has joined the CDFCP. Other LTCs or municipalities could also become partners).

FOLLOW-UP:
Islands Trust Fund staff will continue to participate on the CDFCP Steering Committee.

Planning staff will follow up as directed by the local trust committee or island municipality.

Prepared By: Kate Emmings, Ecosystem Protection Specialist & Jennifer Eliason, ITF Manager

Reviewed By: Lisa Gordon
Director, Trust Area Services

Date: November 9, 2015
Reviewed By: David Marlor
Director, Local Planning Services

Date: November 10, 2015

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November 10th, 2015 File Number: 5450-30; 0410-20

Via Email: info@cdfcp.ca

Coastal Douglas-fir and Associated Ecosystems Conservation Partnership Steering Committee
c/o Darryn McConkey, Interim Chair

Dear Darryn McConkey:

Re: Support for Coastal Douglas-fir and Associated Ecosystems Conservation Partnership's Conservation Strategy

As Chair of the Islands Trust Council, I'm writing to advise you that at its quarterly meeting in September 2015, the Islands Trust Council received the Coastal Douglas-fir Conservation Partnership (CDFCP) Conservation Strategy for information. Trust Council requested that I write to you to express support of the Conservation Strategy and to indicate the Islands Trust's willingness to work with the CDFCP to implement the strategy as capacity allows. As a first step, Trust Council has requested that staff forward the CDFCP Conservation Strategy to Islands Trust local trust committees and Bowen Island Municipality as a land-use planning resource.

The Islands Trust Council supports the CDFCP's goal of bringing governments, organizations and individuals together to collaboratively address ongoing threats to the conservation of Coastal Douglas-fir and Associated Ecosystems. This work would advance the following sections of the Islands Trust Policy Statement:

3.2.1 It is Trust Council's policy that

- *forest ecosystems in the Trust Area should be protected, and*
- *the remaining stands of relatively undisturbed Coastal Douglas-fir, Coastal Western Hemlock, Garry Oak and Arbutus should be preserved.*

3.2.3 Trust Council encourages government agencies, non-government organizations, property owners and occupiers to protect forested areas through voluntary donation, acquisition, conservation covenants and careful management.

At the September 2015 Union of BC Municipalities Convention, the Islands Trust put forward the following resolution which was endorsed and provided to the Province of BC:

> WHEREAS the UBCM members previously endorsed resolution 2013-B104 requesting that the Ministry of Forests, Lands and Natural Resource Operations adequately resource the Coastal Douglas-fir and Associated Ecosystems Conservation Partnership (the Partnership);
>
> AND WHEREAS in 2015 the Partnership will issue a 30-year conservation strategy for the coastal Douglas-fir biogeoclimatic zone, the most at risk zone in British Columbia, but has insufficient resources to implement the strategy:

THEREFORE BE IT RESOLVED that UBCM request the provincial government to provide core, multiyear funding to the Partnership to assist its members to implement the conservation strategy with the Province, First Nations, local governments, the federal government, stakeholders, and the general public.

We note that the CDFCP Conservation Strategy identifies the following actions related to its work with local governments:

1.2 Assist local governments, conservation groups and First Nations to identify priority areas for securement and stewardship in their jurisdiction

5.1 Work with local governments to develop plans, policies, bylaws and incentives that enhance Coastal Douglas-fir and associated ecosystem values

We will forward the Conservation Strategy to local trust committees with a recommendation that those wishing to advance the Islands Trust Policy Statement consider working directly with the CDFCP to support the priority actions identified in the CDFCP Conservation Strategy.

We look forward to further cooperation to protect the Coastal Douglas-fir biogeoclimatic zone; home to the highest number of species and ecosystems at risk in British Columbia.

Yours sincerely,

Peter Luckham
Chair, Islands Trust Council
pluckham@islandstrust.bc.ca

cc: Islands Trust Executive Committee
Bowen Island Municipality
Trust Fund Board
Craig Sutherland, Assistant Deputy Minister, Regional Operations: Coast, Min. of Forest, Lands and Natural Resource Operations
Islands Trust website

Coastal Douglas-fir & Associated Ecosystems Conservation Partnership

Conservation Strategy 2015

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Acknowledgements

This Conservation Strategy was developed by the Coastal Douglas-fir Conservation Partnership, under the guidance of the Steering Committee: Tim Ennis, Darryn McConkey, Kate Emmings, Dave Haley, Peter Arcese, Todd Golumbia, Adam Taylor, Kim Richardson, and Erik Piikkila.

Members of the Partnership met in February 2015 to review the Strategy and provide input into the objectives and actions.

The funding support for the planning process from the Real Estate Foundation of British Columbia is gratefully acknowledged. We also appreciate the contributions from the Ministry of Forests, Lands and Natural Resource Operations, Cowichan Valley Regional District and Islands Trust Fund. Funding for the Marxan project was provided by the Real Estate Foundation of BC, North Pacific Landscape Conservation Cooperative, Forest Renewal BC, and University of British Columbia.

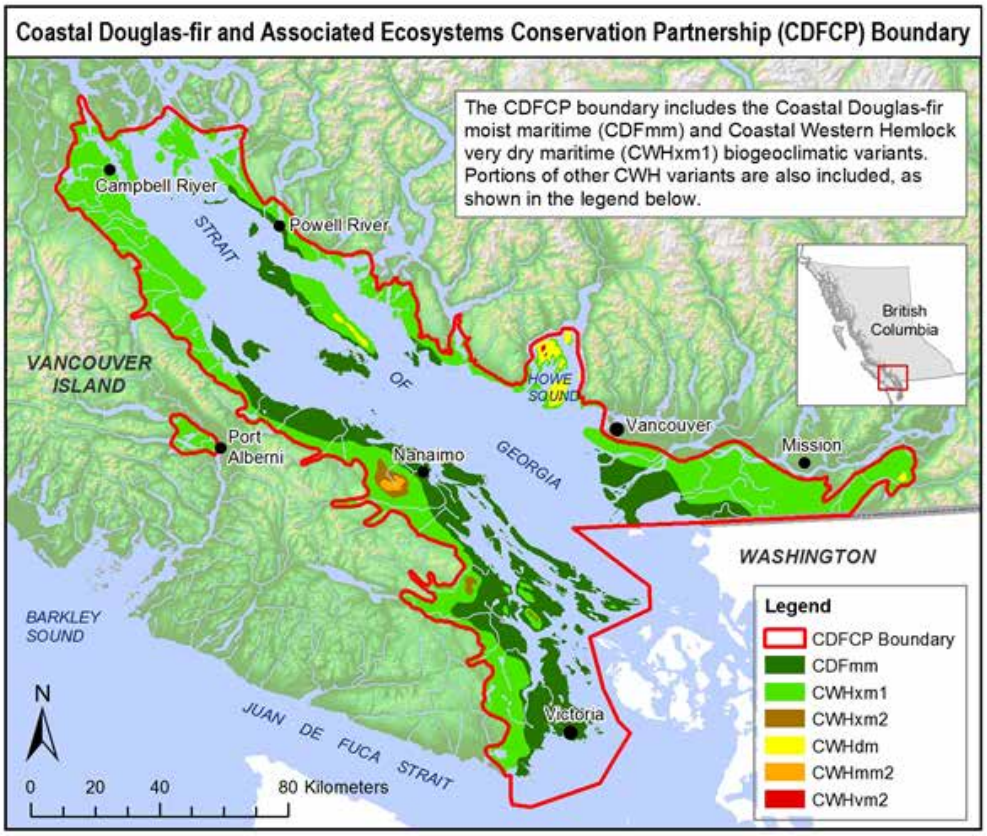
real estate foundation
BRITISH COLUMBIA

Writing and facilitation for this project was provided by Judith Cullington, Judith Cullington & Associates

Introduction

Purpose of the Conservation Strategy

This Conservation Strategy sets a 30-year vision and goals for the Coastal Douglas-fir Conservation Partnership (CDFCP); with objectives and actions identified for the next five years (2015–2020). The intent is to review and update this strategy at least every five years.



Coastal Douglas-fir and Associated Ecosystems

The Coastal Douglas-fir biogeoclimatic zone (CDF zone) is the smallest and most at-risk zone in British Columbia (B.C.). As home to the highest number of species and ecosystems at risk in B.C., many of which are ranked globally as imperiled or critically imperiled, it is of great conservation concern. The global range of the CDF lies almost entirely within B.C., underscoring both its global uniqueness and B.C.'s responsibility for its conservation. Of all the zones in the province, the CDF has been most altered by human activities. Less than 1% of the CDF remains in old growth forests and 49% of the land base has been permanently converted by human activities. The trend of deforestation and urbanization continues and has resulted in a natural area that is highly fragmented with continuing threats to remaining natural systems. Approximately 9% of the CDF zone is currently protected in conservation areas. The extent of disturbance, combined with the low level of protection, places the ecological integrity of the CDF zone at high risk.

As shown on the map, the area of concern to the CDFCP includes some parts of the Coastal Western Hemlock very dry maritime zone (CWHxm1 and CWHxm2), as these ecosystems share similar attributes and threats.

Threats to the integrity of the Coastal Douglas-fir and associated ecosystems (CDFAE) include:

- **Land conversion.** The CDF zone is 80% privately owned, in part due to the historic Esquimalt and Nanaimo (E & N) railway land grant. About 10% is provincially owned and the remaining 10% is owned by other levels of government. Much of the private land has been converted to urban and rural development, transportation and utility corridors, and agricultural use. Forty-nine percent (49%) of the land base in the CDF has been converted to human uses.
- **Ecosystem degradation.** Less than 1% of the CDF zone currently remains as old growth forest (over 250 years in age), and forests over 100 years in age now occupy only 4% of their former extent. Deforestation in a land base that was once predominantly forested has consequences for the small patch ecosystems, specialized habitats and at-risk species that were previously buffered and supported by the ecological processes of the surrounding forests. Remaining forests are predominantly younger, less diverse and bisected by roads. These changes affect hydrological patterns and the ability to filter and store water; destabilizes forest soils and reduces capacity to regenerate soils; alters the resistance to the invasion of alien species; alters prey-predator relationships; alters carbon and nutrient cycles, including the release of carbon to the atmosphere; and removes specialized habitat features for wildlife foraging, shelter and breeding.
- **Loss of natural processes.** Wildfires and deliberate burning by First Nations played an important role in shaping CDF ecosystems. Fires create openings in the canopy, kill off other less fire-resistant species, and help to establish and maintain the large, thick-barked Douglas-fir, Maple and Garry Oaks as the dominant trees in the area. Today and for the past 100 years, forest fires have been suppressed.
- **Species disturbance.** Human influence has artificially changed the balance of species, with resulting impacts on ecosystems. An example is the reduction in cougar and wolf populations, which has led to the hyper-abundance of deer populations and in turn reduction of native plants on which deer like to feed.
- **Invasive species** have increasingly intruded into all ecosystem types, displacing native plants and animals, altering ecosystem function and dynamics, and removing food sources for wildlife.
- **Climate change.** Changing climates are increasingly placing stress on native ecosystems and species through changes in seasonal temperatures, reduced snowpacks, winter rains instead of snowfalls, rain on snow events, and water availability, as well as introducing new pests and diseases.
- **Environmental Contaminants.** Environmental contaminants, including fertilizers, pesticides, household and industrial chemicals, sediment from human land disturbance, and human and animal wastes affects the function of ecosystems in the CDFAE. Some of these contaminants are from point sources, such as industry, but many come from non-point sources such as road infrastructure, housing developments, agriculture, and forestry.

A Mosaic of Protection and Stewardship

Coastal Douglas-fir and associated ecosystems (CDFAE) are found across the landscape. Large areas are set aside for ecosystem protection, forestry and agriculture, while small patches of natural habitat exist in community parks and backyards. The mosaic of protection and stewardship recognizes that this place is home to a diversity of native plants and animals, as well as home to many people. Some areas will be protected and set aside with a primary purpose of supporting ecological integrity; the primary use of other areas may be for economic, recreational or other uses. Stewardship of the CDFAE lands must balance these sometimes competing, sometimes complementary, roles.

This mosaic includes lands under government and private ownership and management, ranging in size from small to large parcels. Examples include:

- Protected areas (e.g., federal, provincial, regional and municipal parks, wildlife management areas, and non-government organization (NGO) owned nature reserves)
- Private lands managed for ecosystem values, including lands with conservation covenants
- Working landscapes (including forestry and agriculture)
- Connectivity corridors, including riparian areas
- Drinking water watersheds
- Community parks and recreation areas
- First Nations lands
- Private woodlots
- Urban forests
- Private backyards

The Coastal Douglas-fir Conservation Partnership and its Mission

The Coastal Douglas-fir Conservation Partnership (CDFCP) is a collaboration of agencies, organizations and land managers who are interested in promoting and protecting healthy CDFAE into the future. Land trusts, governments (federal, provincial, regional, municipal, and First Nations), environmental stewardship groups, resource industry professionals, private landowners and academic institutions are encouraged to become CDFCP Participants or Supporters.

As set out in its terms of reference, the CDFCP is led by a Steering Committee and supported by a series of Working Groups focused on different aspects of the CDFCP goals. The CDFCP provides a forum for collaboration, communication and action to effectively protect and steward Coastal Douglas-fir and associated ecosystems. Its mission is:

> *To promote the conservation and stewardship of the Coastal Douglas-fir and associated ecosystems in south-western British Columbia through sound science, shared information, supportive policies, and community education.*

Vision for Coastal Douglas-fir and Associated Ecosystems

By 2045:

> *Coastal Douglas-fir and associated ecosystems have ecological integrity and resilience to change. A system of core protected areas are actively managed to provide habitat for native species and places to learn about the importance of healthy ecosystems. Working landscapes are actively managed to enhance their ecosystem values, while also supporting jobs and economic development opportunities. The public and land managers understand that Coastal Douglas-fir and associated ecosystems are special places that merit support and investment.*

Goals and Objectives for the CDFCP

Goals

The five goals express the ways in which CDFCP is working towards the vision of ecological integrity for Coastal Douglas-fir and associated ecosystems. The first three are core business of the CDFCP, the other two are activities supported by the Partnership.

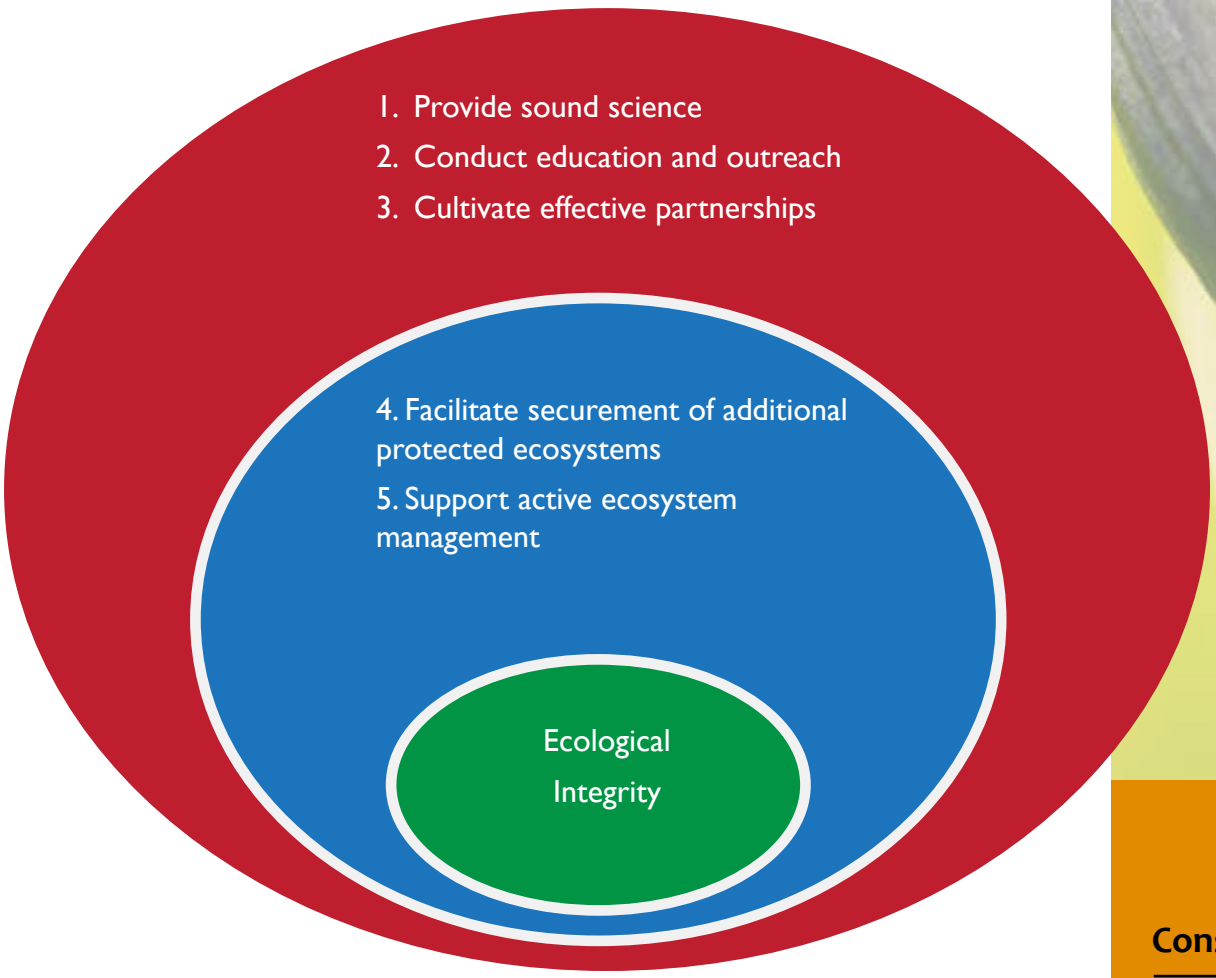
1. Provide sound science

2. Conduct education and outreach

3. Cultivate effective partnerships

4. Facilitate securement of additional protected ecosystems

5. Support active ecosystem management



Short-term Objectives and Actions

The goals reflect long-term aims. The objectives are specific outcomes for the next five years (2015-2020); supporting actions to achieve those objectives are also indicated. Objectives and actions are dependent on the availability of resources; the list below reflects the desired list of actions for the coming years, should resources (staff and funds) become available. For a list of objectives and actions which are "core" activities that are part of the ongoing CDFCP effort, please see Appendix A.

Summary of objectives and actions for 2015–2020:

1. **Provide sound science to support land securement and stewardship**
   - 1.1. Provide tools for prioritization of areas for securement and stewardship within the CDF Zone
   - 1.2. Assist local governments, conservation groups and First Nations to identify priority areas for securement and stewardship in their jurisdiction
   - 1.3. Provide information on emerging CDFAE threats
   - 1.4. Report annually on conservation outcomes
2. **Conduct education and outreach**
   - 2.1. Develop and implement a communications and outreach strategy
   - 2.2. Share success stories
3. **Cultivate effective partnerships**
   - 3.1. Create and fund a coordinator position
   - 3.2. Create and Support Working Groups
   - 3.3. Encourage First Nations representation in the Partnership
   - 3.4. Support the work of CDFCP Signatories
   - 3.5. Collaborate with other groups working on ecosystem conservation
4. **Facilitate securement of protected ecosystems**
   - 4.1. Provide advice on land securement
   - 4.2. Identify options and contacts for funding land securement and stewardship
   - 4.3. Promote and support land securement partnerships
5. **Support active ecosystem management**
   - 5.1. Work with local governments to develop plans, policies and bylaws and incentives that enhance CDF values
   - 5.2. Identify and promote opportunities for CDFAE stewardship
   - 5.3. Identify pilot (case study) lands and land managers where focused management activities would benefit CDFAE on working landscapes
   - 5.4. Work with the resource, developers and real estate sectors to enhance CDF stewardship

1. Provide sound science to support land securement and stewardship

Effective and reliable science, combined with local knowledge, supports decisions that are made using the best available information.

1.1. Provide tools for prioritization of areas for securement and stewardship within the CDF Zone

Actions:

- Working with UBC and other information providers, use the Marxan tool and analysis to develop landscape-level maps that identify potential conservation priorities.
- Refine the landscape-level mapping by improving data collection quality and input tools.
- Use the Marxan tool and other information to identify high-value conservation areas for discussion with partners.
- Use the Marxan tool and other analysis to identify CDFAE values within existing protected areas and determine the amount and spatial distribution of 'additional' protected areas required to create a resilient system.
- Create realistic scenarios for 'core' protection, taking into account spatial distribution and connectivity.
- Use the Marxan tool and other analysis to identify working landscapes and other lands with high CDF values.
- Develop and keep current a list of priority parcels for securement, and develop information on those parcels to support acquisition.
- Develop a methodology for ranking and ground truthing an individual conservation opportunity.

1.2. Assist local governments, conservation groups and First Nations to identify priority areas for securement and stewardship in their jurisdiction

Actions:

- Working with UBC and other groups, use the Marxan tool and other analysis to develop jurisdictional maps throughout the CDF area that identify areas with high conservation values, taking local priorities into account.
- Share existing data and knowledge through information forums and data sharing sites such as iMap, while respecting data privacy as required.
- Develop ways and means to facilitate timely and efficient access to a collective database.
- Engage local groups in the prioritization process so that they understand and support the selection process.
- Encourage jurisdictions to incorporate the results of regional mapping into their plans and policies.

- Provide training on the use and interpretation of the outcomes of this mapping and prioritization.

1.3. Provide information on emerging CDFAE threats

Actions:

- Gather information on the anticipated impacts from climate change, land conversion, invasive species and other emerging threats.
- Provide information on emerging threats to CDFCP partners and others through webinars, presentations and existing online resources.

1.4. Report annually on conservation outcomes

Actions:

- Establish parameters to be tracked (indicators).
- Monitor, evaluate and report annually on progress for these conservation indicators.

2. Conduct education and outreach

Increasing public understanding of the importance of healthy Coastal Douglas-fir and associated ecosystems to humans and other species is necessary to create the political and financial support for programs that promote ecological integrity.

2.1. Develop and implement a communications and outreach strategy

Actions:

Through the Outreach and Education Working Group (OEWG):

- Develop a communications and outreach strategy.
  - Identify target audiences (e.g., senior and local governments, First Nations, the resource sector, and private landowners), and learn about their interests, perspectives and information needs.
  - Identify the most effective communications media for each of these audiences (e.g., e-newsletters, in-person meetings, social and regular media).
  - Develop key messages to be conveyed.
  - Identify existing materials (e.g., GOERT manuals, land trust strategies), and identify gaps in readily available information.
  - Identify organizations (partners and others) who can help to raise awareness of CDFAE.
  - Identify regions where there are no local groups to assist; consider options for filling this outreach gap.
- Provide informative educational materials in a variety of formats.
  - Provide links to existing online materials from the CDFCP website (and maintain links to ensure they remain current).
  - Where appropriate information does not already exist, create materials aimed at meeting the needs of specific groups.
  - Create engaging and clear information on CDFAE values for the general public.

- Post new materials on the CDFAE website in "print-ready" format and make them available through CDFCP partners.
- Distribute information widely.
  - Maintain an informative online presence, ensuring that content is updated regularly.
  - Ensure the coordinator role includes regular communications through email, social media and other methods.
  - Encourage CDFCP partners to share CDFCP news via their own websites, social media and other outreach.
- Host webinars, workshops and/or other information exchanges among existing and potential CDFCP partners
  - Identify target audiences and key topics for specific events.
  - Host at least one webinar (or in-person meetings) per year on different aspects of CDFAE protection and stewardship; encourage partners to co-host other events.
  - Consider events, contests and other activities that reach other audiences, such as youth.

2.2. Share success stories

Actions:

- Use proactive communications methods (not just website listings) to share success stories, such as:
  - Successful land securement deals, especially those using new and innovative approaches, Target audiences for these include developers/builders, agricultural land owners/managers.
  - Best practices to enhance CDFAE values (and reduce negative impacts), including restoration techniques.

3. Cultivate effective partnerships

Create an effective and growing partnership in support of Coastal Douglas-fir and associated ecosystems.

3.1. Create and fund a coordinator position

Actions:

- Hire the coordinator. Refine the existing job description, gather funding to support this position for at least the first two years, and advertise for/hire the coordinator.
  - Seek funding for ongoing support for this position.
  - Annually, prepare a budget and workplan that identifies appropriate CDFCP banker(s) and core funding and project funding.
  - Identify potential funders for proposed projects; write grant proposals.
  - Prepare a simple annual update that provides information on achievements, funds expended, in-kind contributions from partners and others, identification of ways members can help, etc.

3.2. Create and Support Working Groups

Actions:

- Confirm Working Group membership, create a Terms of Reference for each group and identify official communications channels
- Where the working group role is filled by a parallel partnership (e.g., the Local Government Species At Risk Local Government Working Group), consider how this will meet the needs of the CDFCP and how best to achieve shared goals.
- Task each Working Group to provide a list of their priorities annually.
- Ensure the membership and efforts of the Working Groups are shared among all partners and supporters.

3.3. Encourage First Nations representation in the Partnership

Actions:

- Invite First Nations to CDFCP webinars and meetings to provide them with an opportunity to learn about the partnership.
- Meet in person with First Nations to:
  - Seek to understand the value of the CDFCP to First Nations
  - Share ideas on benefits of CDFAE conservation and overlap with traditional ecological knowledge, perhaps through joint mapping
  - Invite the inclusion of First Nations knowledge in the post-processing analysis.
- Invite First Nations representation on the Steering Committee.

3.4. Support the work of CDFCP Signatories

Actions:

- Develop an internal communications strategy for regular communications amongst partners.
- Identify the 'point person(s)' for information flow (internally and externally).
- Identify specific needs of the partners; help partners to further their CDFAE goals.
- Share the information (spreadsheet) identifying programs and gaps in ecosystem protection.
- Facilitate a peer-to-peer format for exchange of information, capacity building and access to funding.

3.5. Collaborate with other groups working on ecosystem conservation

- Identify potential new partners and encourage their participation in the CDFCP.
- Identify gaps in partner membership (e.g., in geographical regions as well as areas of expertise)
- Share information with similar organizations and partnerships (e.g., South Coast Conservation Partnership) on an ongoing basis.
- Coordinate with region-wide groups (e.g., GOERT) regarding shared interests
- Promote members of CDFCP as mentors for smaller organizations and community groups.
- Contact community organizations working on complementary objectives (e.g., Shawnigan Watershed study and Cedar Watershed Study) and identify opportunities for collaboration.

4. Facilitate securement of protected ecosystems

Establishing and expanding a system of core protected areas that are specifically managed to protect ecosystem integrity will support the long-term resilience of CDFAE. These protected areas will include publicly-owned lands (e.g., parks and watershed lands), lands owned by conservation organizations, and private lands under conservation covenant or similar legal status.

4.1. Provide advice on land securement

Actions:

Through the Securement Working Group:

- Gather information on the options for land securement including conservation covenants, land donations, eco-gifts, land acquisition, Crown Land securement, leveraging land acquisition, land trades, and other voluntary conservation options.
- Provide advice as needed to support the efforts of government agencies and land trusts to plan for securement and to secure specific CDFAE lands for conservation.
- Provide letters of support for securement efforts that support the ecological integrity of CDFAE.

4.2. Identify options and contacts for funding land securement and stewardship

Actions:

- Identify and provide information on financial and other incentives for CDFAE securement and stewardship, e.g., potential carbon offset benefits.
- Provide examples of creative approaches to land securement, such as leveraging, land trades, or acquiring lands for trade.
- Identify contacts for fundraising (funders, fundraising expertise).
- Work with Provincial and regional organizations (e.g., the Land Trust Alliance of BC) to strategically promote funding for land conservation with government, funding agencies, financial advisors, and estate planners.
- Help to develop and advocate for new innovative funding opportunities, as well as encouraging increased funding levels for existing programs.

4.3. Promote and support land securement partnerships

Actions:

- Create venues for conversation about land securement options.
- Clarify roles various partners can play.
- Provide skills mapping for securement partners.
- Look at multi-purpose acquisitions that broaden the scope of conservation constituents, such as farming-conservation, mining-conservation and/or development-conservation.

5. Support active ecosystem management

Without active management (stewardship), even protected areas may lose ecosystem integrity. By 2045, it is hoped that protection and stewardship of CDFAE will be an integral component of the plans, policies and management activities of all governmental, private and non-governmental land managers.

5.1. Work with local governments to develop plans, policies and bylaws and incentives that enhance CDF values

Actions:

Through the Local Government Working Group:

- Find examples of practices (e.g., policies, incentives) from B.C. and elsewhere that could be used to enhance CDFAE values; share these with local governments.
- Develop and promote model policies and bylaws.

5.2. Identify and promote opportunities for CDFAE stewardship

Actions:

- Identify incentives (financial and other) for CDFAE stewardship on working landscapes.
- Meet with representatives from the forestry, agriculture and mining sectors to discuss benefits and barriers to CDFAE stewardship.
- Facilitate a peer-to-peer format for exchange of information and capacity building.
- Create a recognition strategy to appreciate good stewardship.

5.3. Identify pilot (case study) lands and land managers where focused management activities would benefit CDFAE on working landscapes

Actions:

- Collaborate with land managers to identify priority lands for active management. – e.g., agriculture, forestry, real estate.
- Initiate pilot projects for stewardship projects that benefit land managers and enhance CDFAE values on working lands.
- Share the lessons from these pilot projects with the CDFCP and others.

5.4. Work with the resource, developers and real estate sectors to enhance CDF stewardship

Actions:

Through the Resource Sector Working Group, work with the resource sector (including forestry companies, woodlot owners, farmers and mining operators, and real estate sector) to:

- Identify aspects of CDFAE stewardship that enhance operations on working landscapes, and aspects that may create challenges.
- Increase awareness of the impacts of resource extraction activities on CDFAE.
- Explore and promote economic opportunities that are consistent with the CDFAE conservation objectives.
- Seek ways to increase the compatibility of resource activity outcomes with CDFAE conservation objectives.
- Work with the resource sector to integrate CDF values into strategic and operational plans.

Appendix A: Core Priorities

These activities form part of the CDFCP core work, and can be completed through the Steering Committee members and other partners.

1. Provide sound science to support land securement and stewardship

Effective and reliable science, combined with local knowledge, supports decisions that are made using the best available information.

1.1. Provide tools for prioritization of areas for securement and stewardship within the CDF Zone

- Working with UBC and other information providers, use the Marxan tool and analysis to develop landscape-level maps that identify potential conservation priorities.
- Use the Marxan tool and other information to identify high-value conservation areas for discussion with partners.
- Use the Marxan tool and other analysis to identify working landscapes and other lands with high CDF values.
- Develop a methodology for ranking an individual conservation opportunity.

1.2. Assist local governments, conservation groups and First Nations to identify priority areas for securement and stewardship in their jurisdiction

- Require additional resources to complete, and is dependent on funding availability.

1.3. Provide information on emerging CDFAE threats

- Requires additional resources to complete, and is dependent on funding availability.

1.4. Report annually on conservation outcomes

- Requires additional resources to complete, and is dependent on funding availability.

2. Conduct education and outreach

Increasing public understanding of the importance of healthy Coastal Douglas-fir and associated ecosystems to humans and other species is necessary to create the political and financial support for programs that promote ecological integrity.

2.1. Develop and implement a communications and outreach strategy

- Requires additional resources to complete, and is dependent on funding availability.

2.2. Share success stories

- Requires additional resources to complete, and is dependent on funding availability.

3. Cultivate effective partnerships

3.1. Create and fund a coordinator position

- Hire the coordinator. Refine the existing job description, gather funding to support this position for at least the first two years, and advertise for/hire the coordinator.
- Seek funding for ongoing support for this position.
- Prepare a simple annual update that provides information on achievements, funds expended, in-kind contributions from partners and others, identification of ways members can help, etc.

- Other actions require additional resources to complete, and is dependent on funding availability.

3.2. Create and Support Working Groups

- Requires additional resources to complete, and is dependent on funding availability.

3.3. Encourage First Nations representation in the Partnership

- Invite First Nations representation on the Steering Committee.
- Other actions require additional resources to complete, and is dependent on funding availability.

3.4. Support the work of CDFCP Signatories

- Identify the 'point person(s)' for information flow (internally and externally).
- Share the information (spreadsheet) identifying programs and gaps in ecosystem protection.
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3.5. Collaborate with other groups working on ecosystem conservation

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4.1. Provide advice on land securement

Through the Securement Working Group:

- Provide advice as needed to support the efforts of government agencies and land trusts to plan for securement and to secure specific CDFAE lands for conservation.
- Provide letters of support for securement efforts that support the ecological integrity of CDFAE.

4.2. Identify options and contacts for funding land securement and stewardship

- Work with Provincial and regional organizations (e.g., the Land Trust Alliance of BC) to strategically promote funding for land conservation with government, funding agencies, financial advisors, and estate planners.
- Other actions require additional resources to complete, and is dependent on funding availability.

5. Support active ecosystem management

Without active management (stewardship), even protected areas may lose ecosystem integrity. By 2045, it is hoped that protection and stewardship of CDFAE will be an integral component of the plans, policies and management activities of all governmental, private and non-governmental land managers.

5.1. Work with local governments to develop plans, policies and bylaws and incentives that enhance CDF values

Through the Local Government Working Group:

- Find examples of practices (e.g., policies, incentives) from B.C. and elsewhere that could be used to enhance CDFAE values; share these with local governments.
- Other actions require additional resources to complete, and is dependent on funding availability.

5.2. Identify and promote opportunities for CDFAE stewardship

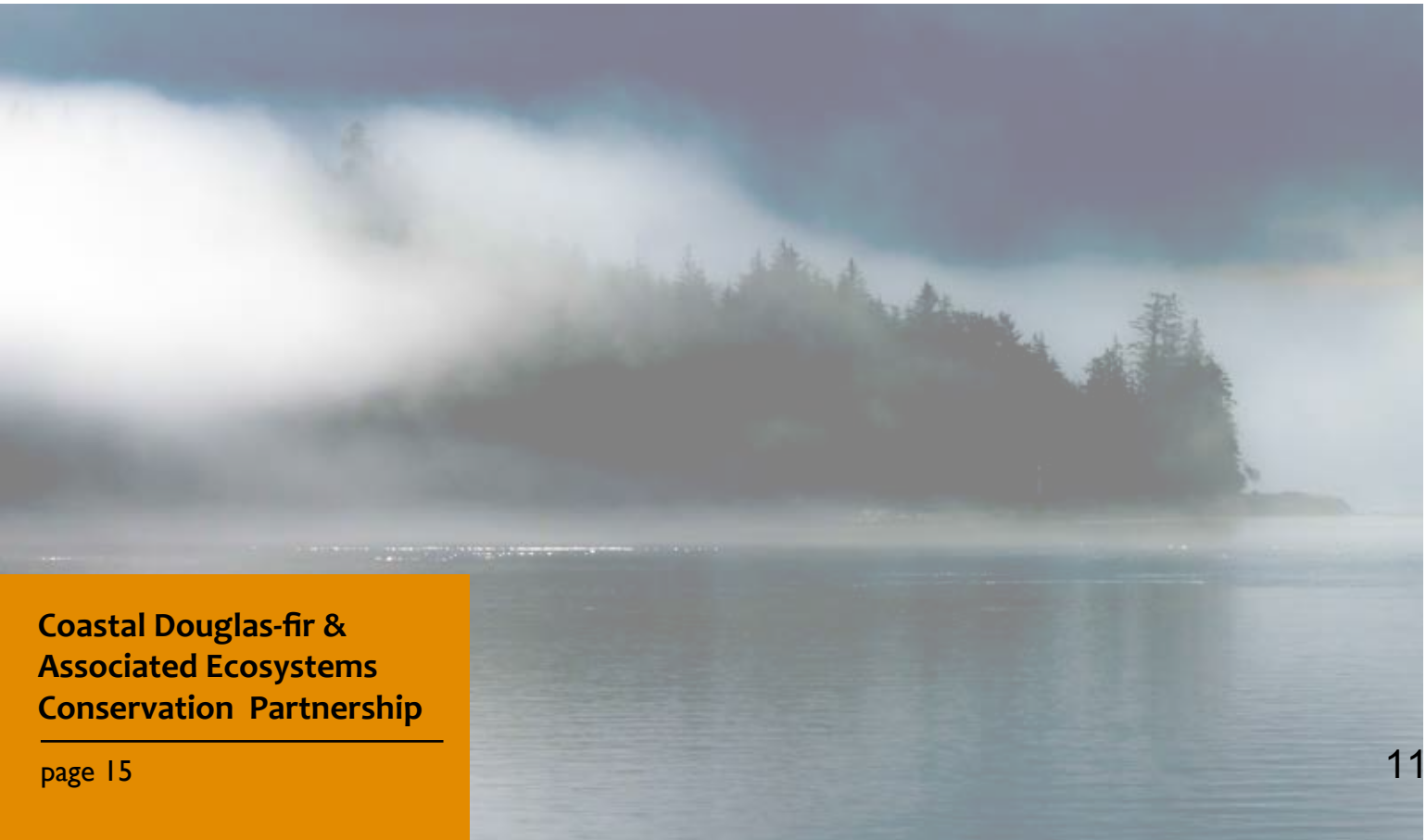
- Requires additional resources to complete, and is dependent on funding availability.

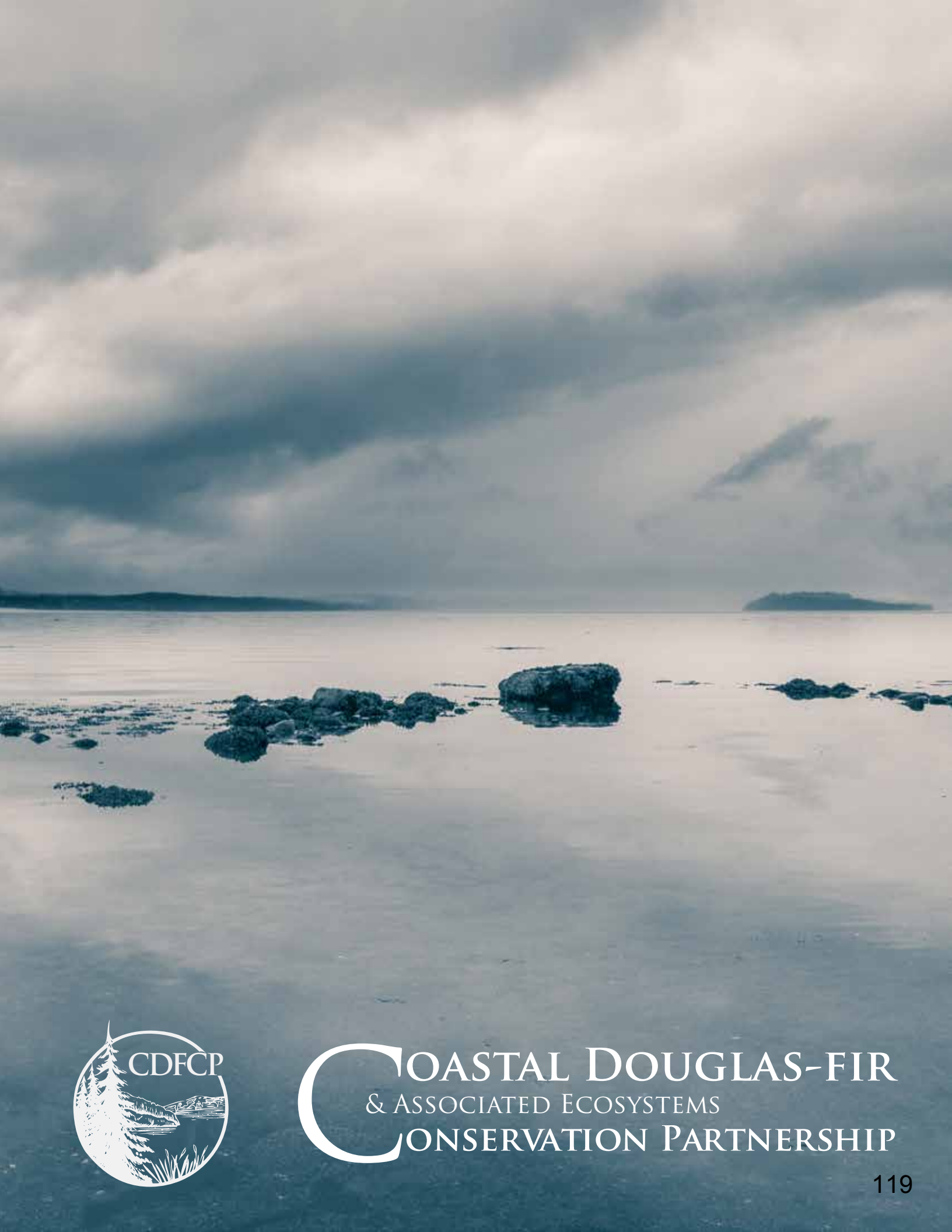
5.3. Identify pilot (case study) lands and land managers where focused management activities would benefit CDFAE on working landscapes

- Requires additional resources to complete, and is dependent on funding availability.

5.4. Work with the resource, developers and real estate sectors to enhance CDF stewardship

- Requires additional resources to complete, and is dependent on funding availability.





CDFCP

Coastal Douglas-fir & Associated Ecosystems Conservation Partnership