

Gambier Island Local Trust Committee

Regular Meeting Agenda

Date: July 27, 2017
 Time: 10:45 am
 Location: Keats Camp - Pilot House
 Keats Camp, Keats Island, BC

Pages

1.	CALL TO ORDER	10:45 AM - 10:45 AM	
	<i>"Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."</i>		
2.	APPROVAL OF AGENDA		
3.	TOWN HALL AND QUESTIONS	10:45 AM - 10:55 AM	
4.	COMMUNITY INFORMATION MEETING - none		
5.	PUBLIC HEARING - none		
6.	MINUTES	10:55 AM - 11:00 AM	
6.1	Local Trust Committee Meeting dated May 25, 2017 for adoption		4 - 12
6.2	Section 26 Resolutions-Without-Meeting Report dated July 20, 2017		13 - 13
6.3	Advisory Planning Commission Minutes - none		
7.	BUSINESS ARISING FROM MINUTES	11:00 AM - 11:30 AM	
7.1	Follow-up Action List dated July 20, 2017		14 - 15
7.2	Regulatory Options for Keats Island Docks - Staff Report		16 - 29
8.	DELEGATIONS		
9.	CORRESPONDENCE	11:30 AM - 11:35 AM	
	<i>(Correspondence received concerning current applications or projects is posted to the LTC webpage)</i>		
9.1	Email dated July 25, 2017 from C Wilding regarding Proposed Development Permit Area		30 - 32

10. APPLICATIONS AND REFERRALS 11:35 AM - 12:35 PM
- 10.1 GM-RZ-2004.1 (District Lot 696, Keats Island) - Memorandum 33 - 38
- Note: A Public Presentation and Community Information Meeting will also be held at 3:00 pm in the Chart Room regarding this agenda item.*
- BREAK 12:35 AM TO 12:50 PM*
11. LOCAL TRUST COMMITTEE PROJECTS 12:50 PM - 1:30 PM
- 11.1 A Shared Narrative of Place: Gambier Island Local Trust Committee and Squamish Nation - Staff Report 39 - 43
- 11.2 Riparian Areas Regulation Implementation Project (Bowyer & Anvil Islands) - Memorandum 44 - 46
12. REPORTS 1:30 PM - 1:45 PM
- 12.1 Work Program Reports
- 12.1.1 Top Priorities Report dated July 20, 2017 47 - 47
- 12.1.2 Projects List Report dated July 20, 2017 48 - 49
- 12.2 Applications Report dated July 20, 2017 50 - 51
- 12.3 Trustee and Local Expense Report dated May, 2017 52 - 52
- 12.4 Adopted Policies and Standing Resolutions 53 - 54
- 12.5 Local Trust Committee Webpage
- 12.6 Chair's Report
- 12.7 Trustee Reports
- 12.8 Electoral Area Director's Report
- 12.9 Trust Fund Board Report - none
13. NEW BUSINESS 1:45 PM - 2:00 PM
- 13.1 Gambier Island Clean-up Days - for discussion
- 13.2 Gambier Island Riparian Area Regulations Development Permit Area - for discussion
- 13.3 Howe Sound Forum Principles of Cooperation - for discussion 55 - 58
14. UPCOMING MEETINGS
- 14.1 Community Information Meeting regarding District Lot 696, Thursday, July 27, 2017 at 3:00 pm at Keats Camp, Chart Room, Keats Island, BC
- 14.2 Next Regular Meeting Scheduled for Thursday, August 31, 2017 at 10:45 am at Gambier Island Community Centre, 721 Andy's Bay Road, Gambier Island, BC

- | | | |
|-----|-----------------------|-------------------|
| 15. | TOWN HALL | 2:00 PM - 2:10 PM |
| 16. | CLOSED MEETING - none | |
| 17. | ADJOURNMENT | 2:10 PM - 2:10 PM |



Gambier Island Local Trust Committee Minutes of Regular Meeting

Date: May 25, 2017
Location: Gibsons Public Market
 473 Gower Point Road
 Gibsons, BC

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

Staff Present David Marlor, Director of Local Planning Services
 Sonja Zupanec, Island Planner
 Ann Kjerulf, Regional Planning Manager (via telephone 1:47pm - 2:06 p.m.)
 Diane Corbett, Recorder

Also Present Members of the Public – 5

1. CALL TO ORDER

Chair Morrison called the meeting to order at 10:45 a.m. and thanked everyone for coming. She acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations. The Chair introduced trustees and staff in attendance, and acknowledged the presence of former Local Trustees Kim Benson and Jan Hagedorn.

2. APPROVAL OF AGENDA

The following addition to the agenda was presented for consideration:

- Addendum 12.1 Bowyer Island – Orchid Creek Development Permit Area – Staff Report

By general consent the agenda was approved as amended.

3. TOWN HALL AND QUESTIONS

A Keats Island resident commented on an advisory initiative.

4. COMMUNITY INFORMATION MEETING – None

5. PUBLIC HEARING – None

6. MINUTES

6.1 Local Trust Committee Meeting dated April 27, 2017

The following amendments to the minutes were presented for consideration:

- Page 3, section 10.2: delete bullet 3 (“Islands Trust...staff report.”);
- Page 4, bullet 3, part of sentence before semicolon should read as follows: “DL 696 occupies a large portion of Keats Island and contains a large proportion of the population”.

GM-2017-020

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee rescind motion GM-2017-014.

CARRIED

GM-2017-021

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee replace the rescinded motion GM-2017-014 with the following motion:

that the Gambier Island Local Trust Committee support the David Suzuki Foundation’s request to Parks Canada for a feasibility study for a national park on Gambier Island on the understanding that any feasibility process engage early and meaningfully with the First Nations, who have asserted Aboriginal rights and title on Gambier Island.

CARRIED

GM-2017-022

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee approve the minutes of April 27, 2017 as amended.

CARRIED

6.2 Section 26 Resolutions-Without-Meeting Report – None

6.3 Advisory Planning Commission Minutes – None

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated May 17, 2017

Trustees and staff discussed the Follow-up Action List dated May 17, 2017. It was agreed that a motion would be made later in the meeting regarding working with Islands Trust staff with respect to incorporation of Coast Salish location names into agendas and other documentation.

8. DELEGATIONS – None

9. CORRESPONDENCE – None

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

10. APPLICATIONS AND REFERRALS

10.1 GM-DVP-2017.2 (Scholefield) - Staff Report

Island Planner Zupanec provided an overview of a Development Variance Permit (DVP) request requiring two variances to Gambier Island Land Use Bylaw Regulation 3.3(1) in order to reduce the setback from natural boundary of the sea from a minimum of 15 metres to: a minimum of 6.59 metres for a proposed accessibility tram structure, and a minimum of 0.0 metres for the location of an existing dock deck structure.

Staff responded to trustee inquiries. Points raised by trustees included:

- Bylaws on Gambier are silent on trams. Gambier topography makes the island somewhat inaccessible. If looking at long-term accessibility, need to look at this.
- Concern about making the islands accessible to people who might require medical evacuation.
- Gambier Official Community Plan (OCP) review is looking at livability; how do you make Gambier livable in terms of an aging population?
- The tram would probably allow applicant access to property for another twenty years. It is a low profile tram: small, not a big mechanized unit. It starts lower down; the topography of it was changed as the applicants wanted it to be less intrusive. Saying no to proposals like this is saying you cannot stay on the island any longer. There should be a discussion of how the OCP allows this kind of development.
- Both the neighbours support it.
- It would not have a big impact on the environment.

GM-2014-023

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee approve issuance of Development Variance Permit GM-DVP-2017.2 with the following variances to the Gambier Island Land Use Bylaw No. 86, 2004:

- a. To reduce the natural boundary of the sea setback from 15 m to 6.59 m to permit construction of a new accessibility tram structure on the subject property; and
- b. To reduce the natural boundary of the sea setback from 15 m to 0.0 m to permit the location of an existing dock deck structure.

CARRIED

10.2 GM-RZ-2004.1 (District Lot 696, Keats Island)

Island Planner Zupanec gave a presentation with an update on the status of the GM-RZ-2004.1 (District Lot 696, Keats Island) application in the rezoning process and the related subdivision application process. The update was intended to provide the Local Trust Committee with information regarding possible changes to proposed amending bylaws, agency and First Nation referral updates, clarification of next steps, and a timeline of deliverables by the applicant/owners.

The presentation slides and notes were posted on the Islands Trust website at: www.islandstrust.bc.ca/media/343988/gm-2017-05-25-ltc-agd-post-mtg-add-pkg.pdf.

Topics to be reviewed were outlined:

1. Squamish First Nation/Arch Branch referral response update;
2. Recommended revisions to Proposed Bylaw 143 Land Use Bylaw (LUB) based on Sunshine Coast Regional District (SCRD) referral response;
3. Update on the status of Ministry of Transportation and Infrastructure (MoTI) interests in the rezoning and subdivision application;
4. Update on the status of the hydrogeological assessment terms of reference;
5. Update on Local Trust Committee (LTC) covenants requirements;
6. Update on the status of the DVP application;
7. Recommended consultation schedule during legislative process for bylaw review;
8. Recommended timeline of deliverables prior to bylaw adoption;
9. Overview of a draft "Frequently Asked Questions" (FAQ) document to assist in public consultation; and
10. Recommended LTC considerations for next steps.

The Island Planner reported that Islands Trust had adopted a new policy regarding First Nations reconciliation and had acknowledged the importance of addressing known concerns of First Nations regarding development in their "core territory". Some sites on DL696 would require permits under the *Heritage Conservation Act* and monitoring by an archaeologist. The Archaeological Branch had recommended the conduct of a new archaeological assessment prior to rezoning and subdivision to assess the current state of heritage sites on the property.

The Island Planner also reported on:

- Site specific use and density regulations for the proposed Keats Landing Park and suggestions for bylaw amendments to reflect the changes;
- Public road and trail dedications;
- Park dedication and the nature reserve;
- Subdivision layout – applicant proposed one strata subdivision and remainder lot for the Camp, serviced by three wells and four sewage disposal systems; septic systems under one strata corporation. Staff advised preliminary review by MoTI;

- Proof of water at subdivision; groundwater license; *Water Sustainability Act* changes; hydro-geologic assessment and its terms of reference;
- Building encroachments onto lot lines; non-conforming buildings and structures; shoreline structures;
- Marine area zoning;
- Zoning; rezoning; the Land Use Contract; and subdivision;
- Public consultation process and timeline for deliverables prior to bylaw adoption.

Chair Morrison recessed the meeting at 12:38 p.m. and reconvened the meeting at 12:53 p.m.

Planning staff was in the process of developing a FAQ document for distribution following review by trustees.

The Island Planner presented a list of items and recommendations for trustee consideration at this stage of the process, currently at first reading, and received feedback from trustees. Throughout the presentation, staff fielded questions and comments from trustees regarding the application, regulatory processes, and timing of events.

A Keats resident voiced support for staff recommendations, and noted concerns about the proposed location for septic disposal.

GM-2017-024

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request staff to schedule a Community Information Meeting or Special Meeting for GM-RZ-2004.1 on July 27 on Keats Island.

CARRIED

GM-2017-025

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request staff to prepare a draft "Frequently Asked Questions" for trustee review related to GM-RZ-2004.1 prior to the Community Information Meeting.

CARRIED

GM-2017-026

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request staff to clarify the Salmon Rock covenant requirements and explore recommendations regarding enhancement of the Private Conservation zone on GM-RZ-2004.1.

CARRIED

GM-2017-027

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request staff to provide recommendations to amend Bylaw No. 143 to replace the CR2 and PI1 zones with a land-based Comprehensive Development zone.

CARRIED

GM-2017-028

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request staff to prepare an amendment to Bylaw No. 143 to reflect Sunshine Coast Regional District requests regarding the dedicated Sunshine Coast Regional District parkland for GM-RZ-2004.1.

CARRIED

A representative of the applicant who was present declined comment and had no questions.

11. BREAK

12. LOCAL TRUST COMMITTEE PROJECTS

12.1 Bowyer Island – Orchid Creek Development Permit Area

Regional Planning Manager Kjerulf reviewed the staff report dated May 25, 2017, entitled “Gambier Associated Islands Streamside Protection DPA”. The LTC was asked to consider Bylaw No. 145 to amend the Gambier Associated Islands OCP to designate Development Permit Area 2 (DP-2): Streamside Protection for the purpose of protection of the natural environment, its ecosystems and biodiversity.

Further to the staff report, it was noted that email correspondence from Brian Clark, President, Kildare Estates Ltd., regarding the use of a DPA for watercourse protection, was received earlier in the day by Trustee Rogers and forwarded to Gambier Local Trustees and the Regional Planning Manager.

Trustees expressed concern about the lack of notice and rationale given to Anvil Island in regard to the proposed bylaw OCP amendment, and desired feedback on this from Anvil Islanders prior to proceeding with First Reading. Trustee Rogers commented on feedback from an Anvil Island resident regarding this new proposed creek protection.

GM-2017-029

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee defer the action requested in the staff report on Bowyer and Anvil Islands to the July Local Trust Committee meeting; and that staff work with Trustee Rogers to prepare correspondence and rationale to the residents of Anvil Island for the proposed Development Permit Area on Unnamed Creek on Anvil Island.

CARRIED

13. REPORTS

13.1 Work Program Reports

13.1.1 Top Priorities Report dated May 17, 2017

Received.

13.1.2 Projects List Report dated May 17, 2017

Received.

13.2 Applications Report dated May 17, 2017

Received.

13.3 Trustee and Local Expense Report dated March, 2017

Received.

13.4 Adopted Policies and Standing Resolutions

Received.

13.5 Local Trust Committee Webpage

Trustee Rogers will submit a report for the Gambier LTC webpage.

13.6 Chair's Report

- Trustee Morrison discussed the visit to Lasqueti Island by Kevin Richter of the Ministry of Transportation and Infrastructure.
- Preparations were underway for Trust Council on Lasqueti in a few weeks.

13.7 Trustee Reports

Trustee Rogers:

- Commented on the participation of Islands Trust management staff at the recent Howe Sound Community Forum. Working groups have been set up to engage in activities to protect Howe Sound.

- Assisted with the revision of the “Principles of Cooperation” to incorporate Squamish Nation names into the document; it is hoped this will be signed off by October.

Trustee Stamford:

- Commented on perceived frustration of the Advisory Planning Commission in being unable to move forward with OCP initiatives presently.
- The SCRCD is working on a plan for trails for the southwest peninsula of Gambier Island.
- Attended BC Ferries meetings; they are starting a survey for route 3, looking at how to make the service more workable.

13.8 Electoral Area Director's Report – None

13.9 Trust Fund Board Report – None

Chair Morrison reported the Trust Fund Board would be meeting the following week.

GM-2017-030

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request the Senior Intergovernmental Policy Advisor to work with Squamish language advisors to develop appropriate place names in the Gambier Trust Area for use in Local Trust documents and communications.

CARRIED

GM-2017-031

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee request the Senior Intergovernmental Policy Advisor to work with the Communications Specialist to prepare a primer on the actions being taken by Trust Council and the Gambier Island Local Trust Committee to enhance relations with local First Nations.

CARRIED

14. NEW BUSINESS – None

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Thursday, July 27, 2017 at 9:45 am at Keats Camp, Pilot House, Keats Island

16. TOWN HALL

A Keats Island resident noted that in July it would be ten years since the public hearing for District Lot 696; all three readings were moved by the LTC, and it was sent to the Executive Committee, who voted in favour.

17. CLOSED MEETING – None

18. ADJOURNMENT

By general consent the meeting was adjourned at 2:21 p.m.

Susan Morrison, Chair

Certified Correct:

Diane Corbett, Recorder



Islands Trust

Print Date: July 20, 2017

Resolutions Without Meeting

Gambier Island

Resolution #	Action	Resolution Description	Resolution Date
2017-06	In Favour	"That the Gambier Island Local Trust Committee participate in the Ocean Watch Action Plan Task Force and that Trustee Stamford represent the Gambier Island Local Trust Committee at Task Force meetings and other activities."	01-Jun-2017

Follow Up Action Report

Gambier Island

28-Jul-2016

Activity	Responsibility	Target Date	Status
Add Coast Salish location names (if known) to agendas, notices, etc. Update: Tsleil-Waututh Nation does not have a policy on place names so it cannot participate in this project at this time. TWN requests that the phrase traditional territory of the Tsleil-Waututh Nation be used generally. Update: Fiona MacRaidl to work with Squamish Nation to learn names, etc. Update: Stephen Foster (David Suzuki Foundation) and Woodfibre LNG have maps with Squamish Nation place names. Note: To be assigned to new Island Planner	Fiona MacRaidl	31-Aug-2017	On Going

02-Feb-2017

Activity	Responsibility	Target Date	Status
Staff to provide a report regarding legislative options available to the Local Trust Committee specifically related to docks on Keats Island that affect identified sensitive ecosystems, or properties that have road access	Madeleine Koch		Done

27-Apr-2017

Activity	Responsibility	Target Date	Status
Staff to prepare written communication materials for distribution to Gambier Island residents regarding the adoption of Bylaws 140 and 141 (watercourse protection DPA).	Madeleine Koch	27-Jun-2017	On Going

25-May-2017

Activity	Responsibility	Target Date	Status
----------	----------------	-------------	--------

**Follow Up Action Report**

LTC resolution to rescind resolution GM-2017-014 from minutes and replace with new resolution as per May 25 minutes.	Penny Hawley	31-May-2017	Done
GM-DVP-2017.2 Approved as per staff report recommendations. Issue and register permit; close file.	Becky McErlean Penny Hawley Teresa Ritemann	31-May-2017	Done
GM-RZ-2004.1 (DL696 Keats Island): - schedule a CIM July 27th after LTC meeting (3-5pm); - prepare FAQ document for Trustee review; -staff to clarify salmon rock covenant requirements and bring forward recommendations for an enhanced PC zone; -prepare amendments to bylaw 143 to replace CR2 an PI1 zone with CD zone and incorporate SCRD requests; -consult with IT Fund on preferred nomenclature for Nature Reserve zone.	Sonja Zupanec	09-Jun-2017	Done
Bowyer Island DP Area: LTC Resolution to defer action requested until July; staff work with trustee rogers on correspondence to the affected residents on Anvil Island to provide rationale for DP area for the unnamed creek on Anvil Island.	Ann Kjerulf	31-May-2017	Done
Forward the LTC Resolution to Request the senior intergovernmental policy advisor work with squamish language advisors to develop appropriate place names in the Gambier LTA for use in local trust documents and communications and work with the Communications Specialist to prepare a primer on the actions being taken by Trust Council and the Gambier LTC to enhance relations with local First Nations.	Fiona MacRaid		Done
July 27th LTC meeting on Keats- investigate an earlier start time (to allow travel from Gambier and Gibsons) and schedule CIM from 3pm -5pm.	Wil Cottingham	31-May-2017	Done



DATE OF MEETING: July 27, 2017
TO: Gambier Island Local Trust Committee
FROM: Madeleine Koch
Northern Team
SUBJECT: Regulatory Options for Keats Island Docks

RECOMMENDATION

1. That the Gambier Island Local Trust Committee add “Keats Island OCP/LUB Amendments” to the Local Trust Committee Projects List with the specified activity, “amending policies and regulations for docks and other foreshore development”.

REPORT SUMMARY

The purpose of this report is to respond to the request of the Gambier Island Local Trust Committee (LTC) for options to regulate docks on Keats Island. The report describes the existing policy and regulatory context for docks on Keats Island and provides an analysis of additional regulatory options for LTC consideration, particularly in relation to identified sensitive ecosystems and properties with road access. It is recommended that the LTC identify Keats Island bylaw amendments as a formal project which may be initiated in the future.

BACKGROUND

At the February 2, 2017 meeting, the Gambier Island LTC passed the following motion:

GM-2017-007

It was **MOVED** and **SECONDED**

that the Gambier Island Local Trust Committee request staff to provide a report regarding legislative options available to the Local Trust Committee specifically related to docks on Keats Island that affect identified sensitive ecosystems, or properties that have road access.

ANALYSIS

Policy/Regulatory

Islands Trust Policy Statement:

- 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.
- 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.

- 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.

Official Community Plan:

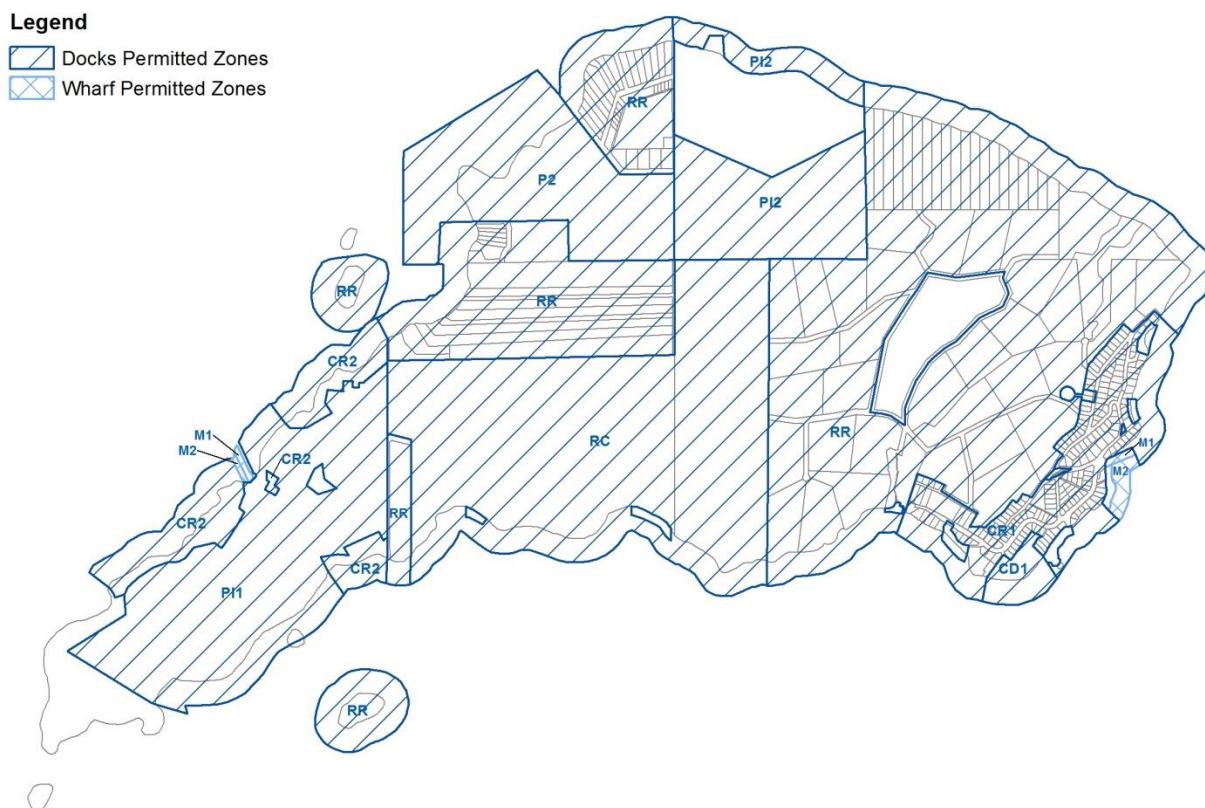
The Keats Island Official Community Plan (OCP) No. 77 includes several policies related to docks and foreshore development (Attachment 1). The policies align with the Islands Trust Policy Statement in that they generally discourage foreshore development which may impede natural features and processes. However, they also support the use of docks for water-access only lots and further encourage the use of shared docks among multiple lots.

No Development Permit Areas have been designated within the Keats Island Plan Area.

Land Use Bylaw:

At present, the majority of Keats Island's coastline is within zones that permit docks or wharves (Figure 1).

Figure 1. Keats Island zones which permit docks or wharves



Zones where docks are permitted include: CR1 (Community Residential 1), CR2 (Community Residential 2), CD1 (Comprehensive Development 1), RR (Rural Residential), RC (Rural Comprehensive), PI1 (Private Institutional 1), and PI2 (Private Institutional 2) zones.

Wharves are permitted in the P2 (Provincial Marine Park), M1 (Public Wharf), and M2 (Communal Moorage) zones. The M3 (Public Barge Ramp) zone permits barge ramps and the M4 (Private Log Dump) zone permits structures associated with log handling.

There are a number of zones that do not permit docks, wharves or similar structures in the foreshore, but these cover a relatively small portion of the marine area. These including: PC (Private Conservation); CS1 (Community Service 1); CS2 (Community Service 2); P1 (Natural Area Community Park); MC (Marine Conservation) and MG (Marine General).

The majority of residential lots on Keats Island are located in the RR, CR1 and CR2 zones where, as noted, docks are permitted. Keats Island Land Use Bylaw (LUB) dock regulations are generally consistent across the zones in which they are permitted. Sample wording is provided for the CR1 zone applicable to much of the Eastbourne area (Attachment 2).

Issues and Opportunities

Options for Marine Shoreline Protection

The following chart outlines the range of planning tools available to the LTC, both related to docks and more broadly to shoreline protection. The tools can be broadly categorized as having either low, medium or high levels of impact on the long term protection of shoreline function, integrity, cultural and ecological values (Figure 2).

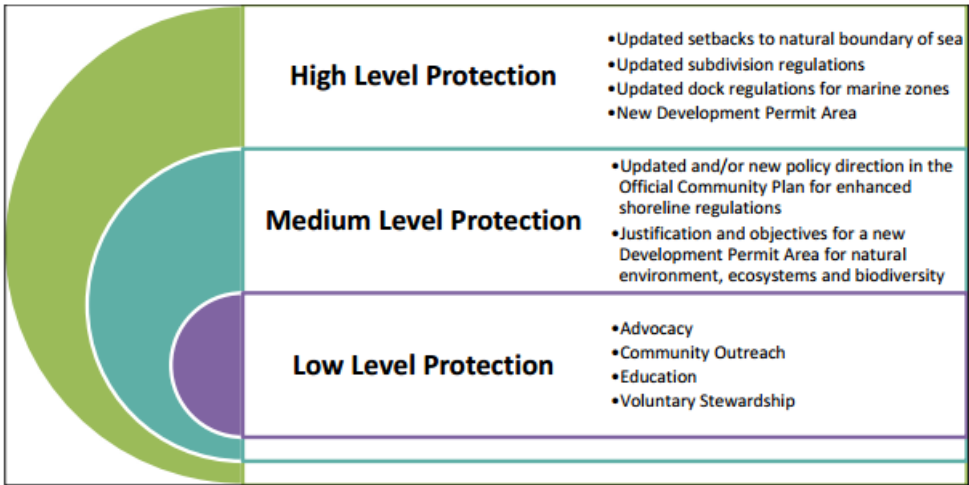


Figure 2. Shoreline Protection Options

For the purposes of this report, staff have focused on the protective measures available through the OCP and LUB. However, it is important to note that there are other tools outside the legislative framework for land use planning in BC which may be leveraged in order to enhance shoreline protection on Keats Island.

Policy/Regulatory Options

The *Local Government Act* empowers local governments to introduce land use planning tools, a number of which may be used to regulate private docks, described as follows:

1. Policy Framework

The Islands Trust Policy Statement and Official Community Plan (OCP) form the guiding policy framework for establishing regulations in the LUB. The *Local Government Act* requires that all bylaws enacted following

adoption of an OCP must be consistent with the OCP. As noted previously, the Keats Island OCP does include policy language to protect sensitive coastal features and limit docks to existing and water access only lots. There is an opportunity to strengthen this language and provide greater guidance to the location of docks and other foreshore structures and uses given that more specific information is now available about the presence of ecosystem along the Keats Island shoreline.

2. General Prohibition of Docks

Prohibiting docks from the list of permitted uses in all zones is the strongest regulatory option for protecting marine ecosystems around Keats Island. However, this option would not be suitable for lots which are only accessible by water and, at the current time, does not align with Keats Island OCP policies which support docks for water-access only lots.

3. Conditional Prohibition of Docks

Docks could be prohibited more specifically where a particular ecosystem feature or value has been identified, including eelgrass or forage fish habitat areas (Attachment 3), or where lots are readily accessible by road (Attachment 4). If pursuing this option, the LTC could consider increasing the extent of the Marine Conservation zone by rezoning specified areas with sensitive ecosystems and/or road access (Attachment 5). Further constraints to dock development may coincide with the Rockfish Conservation Area, located along the southern shoreline of Keats Island. Another constraint would be archaeological sites, although no known or potential sites appear to be mapped on Keats Island at the present time.

As more restrictive zoning would further limit water access to existing lots, some consideration could be made for increased opportunities for community docks or shared private docks.

4. Modification of Land Use Bylaw Regulations for Docks

Where docks are a permitted use, the LUB may regulate their siting, intensity, size, number and dimensions as mechanisms to mitigate both environmental and aesthetic impacts. This is the current approach on Keats Island, although there is an opportunity to enhance these regulations to further protect marine ecosystems. Options include:

- Requiring the use of communal or community docks to limit the number of docks in a particular area.
- Further limiting the permitted size of docks; and
- Limiting the number of berths.

Currently, many of the waterfront zones allow docks of 65 m² (or up to 158 m² subject to registration of a restrictive covenant). These allowances vastly exceed the Province of BC best management practices¹ for docks, which specify a maximum combined surface area for a dock as 46 m².

Docks of reduced size should still be able to accommodate normal residential needs while having a reduced impact on the marine environment. It should be noted that the LUB language regarding covenants is problematic as there is no indication of what such covenants should restrict or to whom they should be covenanted.

It should further be noted that LUB regulations (size, siting and setbacks) may be varied through Development Variance Permits or Board of Variance orders. Use and density, however, may not be varied. This means that, if docks are not permitted in a specified zone, they could only be permitted through rezoning or a temporary use

¹ Province of BC. Standards and Best Practices for Instream Works. <http://www.env.gov.bc.ca/wld/instreamworks/downloads/Docks.pdf>

permit. Similarly, the maximum number of docks in a specified zone could not be varied as this would be considered an increase in the intensity (density) of use.

Furthermore, there could be greater consideration for Province of BC policies² concerning the use of Crown land for docks and similar structures and alignment of terminology in the LUB with Provincial policy language to reduce confusion for applicants.

5. Development Permit Areas

Development Permit Areas (DPAs) can be designated in Official Community Plans for a number of purposes, including “protection of the natural environment, its ecosystems, and biodiversity”. DPAs are established for specific lands. Within a DPA, development may only occur in accordance with prescribed guidelines. This, for example, may include requiring docks to be sited away from identified habitat areas or sited in accordance with the recommendations of qualified professionals with expertise in marine biology and/or coastal geomorphology.

This tool could be used to require issuance of a Development Permit with environmental protection conditions prior to allowing dock construction, either across the Keats Island planning area, or in areas of special consideration. DPAs are used in conjunction with zoning regulations, so this approach could be taken in combination with more stringent LUB regulations. Special consideration of the DPA tool may be warranted for properties which abut sensitive marine ecosystems but necessitate water access.

Map Analysis

The following maps have been provided to assist the LTC in consideration of the foregoing regulatory options.

Map 1: Presence of Eelgrass and Forage Fish in Relation to Zones that do not Permit Docks

This map demonstrates the land/ waters within zones that *do not* permit docks, including the Marine Conservation zone mentioned in the previous section. The marine areas outside of the zones indicated on this map do allow docks to some degree. A full assessment of dock build out potential has not been undertaken, but it should be noted that there are a variety of factors that could impact the actual buildout of docks on Keats, such as topography and lot size. It is interesting to note the correlation between the existing zones that do not permit docks, and the presence of forage fish and eelgrass.

Map 2: Waterfront Lots with Road Frontage and Waterfront Road Ends

This map indicates the waterfront lots that also have road access (but as indicated earlier in this section, the status of these roads should be looked at more closely before using the data to make policy decisions). The map also indicates waterfront road ends. The data on this map may help to guide consideration of regulating or prohibiting docks on lots which have road access and therefore may not require water access. The road ends represent potential locations for community wharves, in case the LTC wishes to consider that option.

Map 3: Zoning, Forage Fish, Eelgrass, and Waterfront Lots with Road Frontage

This map compiles most of the data from the other maps, and also indicates all zones on Keats Island.

Map 4: Keats Island Orthophoto

This map shows an orthophoto with lot lines and existing docks surrounding Keats Island.

² The Province of BC maintains operational policies to guide use of Crown lands.

Please note the following:

- The maps are based on technical map data and may benefit from some “ground-truthing”, if next steps for this project are pursued;
- The status of the roads and road ends shown on the maps may require further research to determine whether these are actually built, whether they have adequate connectivity with other access points to the island, and whether they are legitimate public roads that can be depended upon into the future; and
- The District Lot 696 lands are not explored in detail as part of this analysis, in light of the rezoning application in process for those lands. Depending on the direction the two projects take, there may be opportunities for collaboration.

First Nations

Foreshore areas are generally of tremendous significance to Coast Salish First Nations people, who have relied on these areas for food, social and ceremonial purposes for thousands of years. Strengthening of the policy and regulatory framework for docks and other foreshore structures and uses would support the Islands Trust Council commitment to First Nations and First Nations engagement principles (Policy 6.1.1).

Consultation

Should the LTC wish to pursue amendments to the Keats Island Land Use Bylaw regulations for docks, this would need to be identified as a Top Priority project with budget allocation and a corresponding project charter. The charter would describe the scope of consultation activities to occur for the duration of the project and statutory bylaw amendment process (if applicable).

Rationale for Recommendation

Staff advise that there are opportunities to strengthen the policy and regulatory framework for docks in the Keats Island Official Community Plan and Land Use Bylaw. Further work on this project could occur as a defined LTC project. The staff recommendation is found on page one of this report.

ALTERNATIVES

1. Request further information
2. Receive for information

NEXT STEPS

Further work on this particular issue could occur through project establishment and prioritization.

Submitted By:	Madeleine Koch, MCIP, RPP Planner 2	July 20, 2017
Concurrence:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	July 20, 2017

ATTACHMENTS

1. OCP Policies
2. CR1 Zone Regulations
3. Map 1: Presence of eelgrass and forage fish in relation to zones that do not permit docks
4. Map 2: Waterfront lots with road frontage and waterfront road ends
5. Map 3: Zoning, forage fish, eelgrass and waterfront lots with road frontage
6. Map 4: Keats Island Orthophoto

ATTACHMENT # 1 – OCP POLICIES

P 3.19 In order to protect the island's foreshore and beaches from pollution, environmental degradation, and inappropriate development or use, zoning regulations for coastal areas should be designed to ensure protection of natural coastal processes and features.

P 4.15 Public access and the right to recreational use of the foreshore should be supported and protected, and such access and use should also respect the interests of adjacent residents and tenure holders. The use of public beaches should be regulated to ensure public access to and enjoyment of beaches is not impeded or impaired by inappropriate development or use of the foreshore.

P 4.16 Zoning regulations should provide for the existing public wharves, public barge ramp, public marine park moorages, private docks and moorages, cooperatively owned or operated moorage, docking and swimming facilities for private institutional (non-profit) camps, marine conservation zones, and log dumping associated with existing island forestry requirements

P 4.17 Upon application for rezoning, a change, expansion, or downsizing in existing foreshore uses including public wharves, public and private barge ramps or boat launches, public marine park moorages, private docks and moorages, cooperatively owned or operated moorage, docking and swimming facilities for private institutional (non-profit) camps, marine conservation zones, and log dumping associated with existing island forestry requirements may be considered by the Local Trust Committee. Each application should address issues such as ensuring public access to the foreshore and safety issues.

P 4.20 The integrity of foreshore features, shoreline features, and intertidal processes should be maintained by:

- a) discouraging uses that disrupt natural features and processes, and encouraging owners of shoreline properties to retain, wherever possible, natural vegetation and natural features on areas sloping towards the foreshore;
- b) supporting the prohibition of filling, deposit, excavation, or removal of foreshore and seabed materials, except for maintenance of navigational channels and existing wharfage areas;
- c) land use regulations should provide for waterfront developments to be setback sufficiently to allow for natural erosion and accretion processes, without endangering structures;
- d) where land use regulations provide for private docks, the use of communal or shared docks is encouraged, where feasible, to limit the need for multiple dock development along the shoreline.

P 4.21 The location of new buildings and structures should be regulated so as to protect public access to, from and along the marine shoreline and to minimize negative impacts on sensitive coastal environments.

P 4.22 Foreshore and adjacent coastal water area land use regulations should place emphasis on retaining natural characteristics.

P 5.56 Intrusion or expansion of roads and vehicular access into water-access-only lots is strongly discouraged.

P 5.61 Parking restrictions associated with use of the existing public wharves at Eastbourne and Keats Landing should be addressed through land use regulations, where appropriate.

P 5.83 The Local Trust Committee may consider a proposed location for long term public moorage for private vessels, in response to an application for rezoning. Environmental impact information may be required and community information and consultation meetings should be held on island prior to the public hearing. Issues to be resolved prior to approval consideration should include: location; proposed use and scale; level of community support; environmental impacts; impacts on the immediate surroundings; impacts on existing Keats Island facilities and services; the availability of services and resources necessary and potential impacts on cross island traffic, and Keats Island growth and development patterns.

P 5.84 Water-access lots are recognized as areas suitable for private docks and moorings.

P 5.85 Waterfront property owners are encouraged to consider sharing the use of private docks and wharves with one or more of their neighbours, including upland neighbours (if any), through joint ownership or non-commercial cooperative agreements and through the use of easements or other forms of agreed upon access to the facilities rather than erecting individual private docks or wharves.

P 5.86 The zoning regulations should require that docks be setback from the seaward extension of the property lines to ensure right of access to adjacent foreshore and to protect privacy.

PART 4 - ZONE REGULATIONS

4.1 COMMUNITY RESIDENTIAL 1 (CR1) ZONE

Permitted Uses

- .1 The following uses of land, buildings and structures are permitted in the land-based area:
- single family residential;
 - home occupation, subject to Section 2.2;
 - horticulture;
 - public service utility uses; and
 - natural area parks and conservation.
- .2 The following uses of land and structures are permitted in the marine-based area:
- non-commercial anchorage and moorage of private vessels, where such use is accessory to a permitted residential use on the adjacent upland.

Permitted Buildings and Structures

- .3 The following buildings and structures are permitted in the land-based area:
- single family dwelling;
 - buildings and structures accessory to a permitted use subject to Section 2.1.6 and 2.1.7;
 - community sewer system facilities;
 - electrical and telecommunication utilities;
 - pedestrian trails;
 - fences, subject to Section 2.4;
 - fire huts;
 - pump/utility houses;
 - utility poles, wires, traffic controls and underground utility systems; and
 - signs, subject to Section 5.
- .4 The following structures are permitted in the marine-based area:
- mooring buoys, floats, docks and stairs providing marine access to a lot abutting the water area in which the structure is located; including dolphins and pilings necessary for the establishment or operation of a use permitted in this zone;
 - marine navigational aids; and
 - signs, subject to Section 5.

Marine-Based Structures Limitations

- .5 No building of any kind may be erected, constructed or placed on any float, dock, ramp, stairs or pier.
- .6 The maximum area that may be covered by dock floats in the marine-area is 65 square metres (700 square feet).
- .7 Despite Subsection 4.1.6, the maximum float area may be increased by 47 square metres (500 square feet) per residential dwelling served up to a maximum float size of 158 square metres (1,700 square feet), provided a restrictive covenant subject to Subsection 1.2.4 is registered.
- .8 The maximum width of a ramp associated with a dock is 2.4 metres (8 feet).

Density

- .9 One single family residential dwelling and one sleeping cabin are permitted per lot.

BL 108

- .10 A maximum of one dock is permitted in the marine-area abutting each water front lot.

Floor Area

- .11 The maximum floor area of a fire hut is 9.3 square metres (100 square feet).
.12 The maximum floor area of a sleeping cabin is 18.6 square metres (200 square feet),

Setbacks

- .13 The setback requirements of Section 2.7 apply.

Height

- .14 The height requirements of Section 2.8 apply to single family dwellings.
.15 The maximum height of buildings and structures accessory to single family dwellings is 4.6 metres (15.0 feet).

Lot Coverage

- .16 The maximum combined lot coverage of buildings and structures is 33 per cent of the lot area.

Subdivision Lot Area Requirements

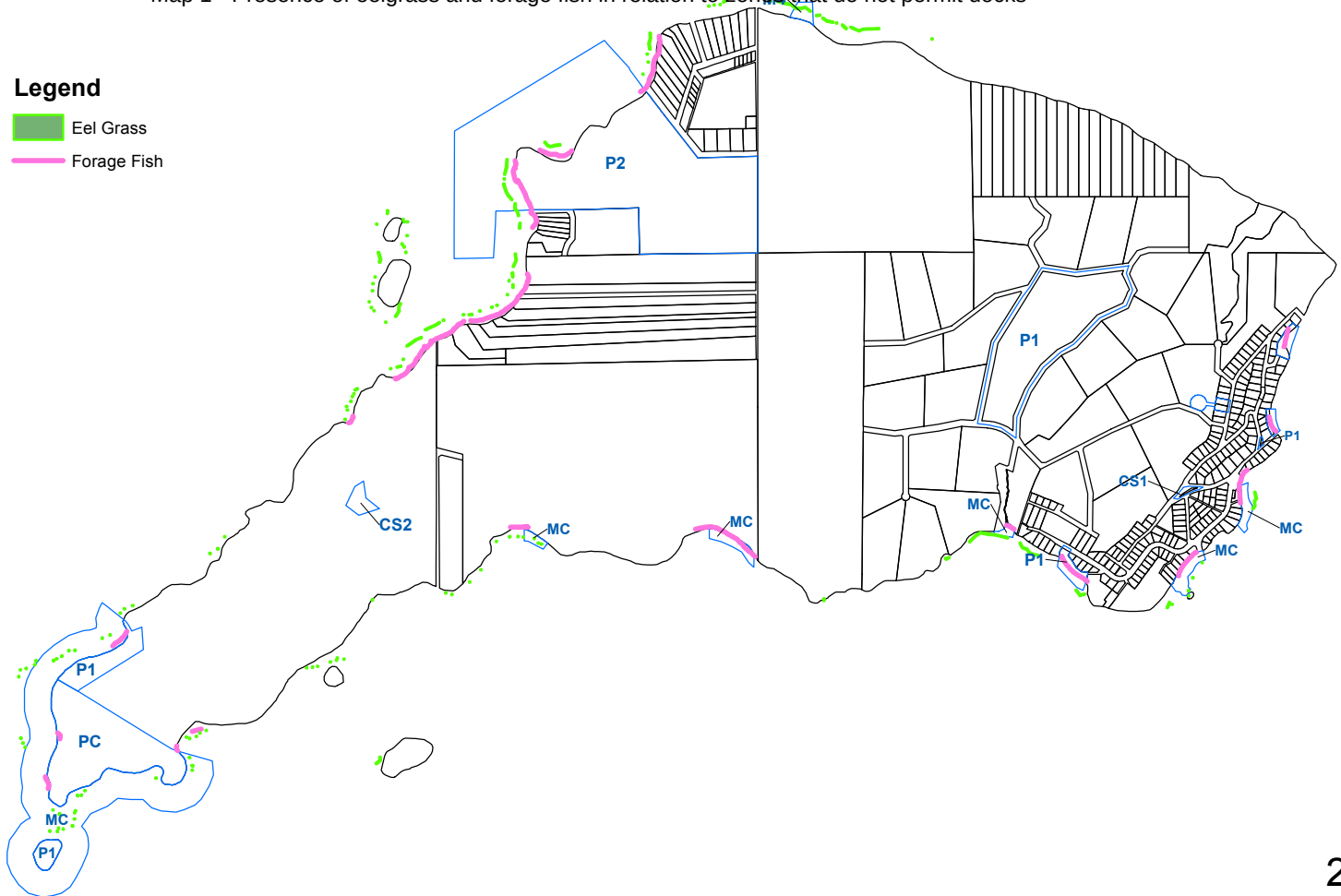
- .17 The minimum lot area permitted by subdivision is 4.0 hectares (10 acres).

BL 108

Map 1 - Presence of eelgrass and forage fish in relation to zones that do not permit docks

Legend

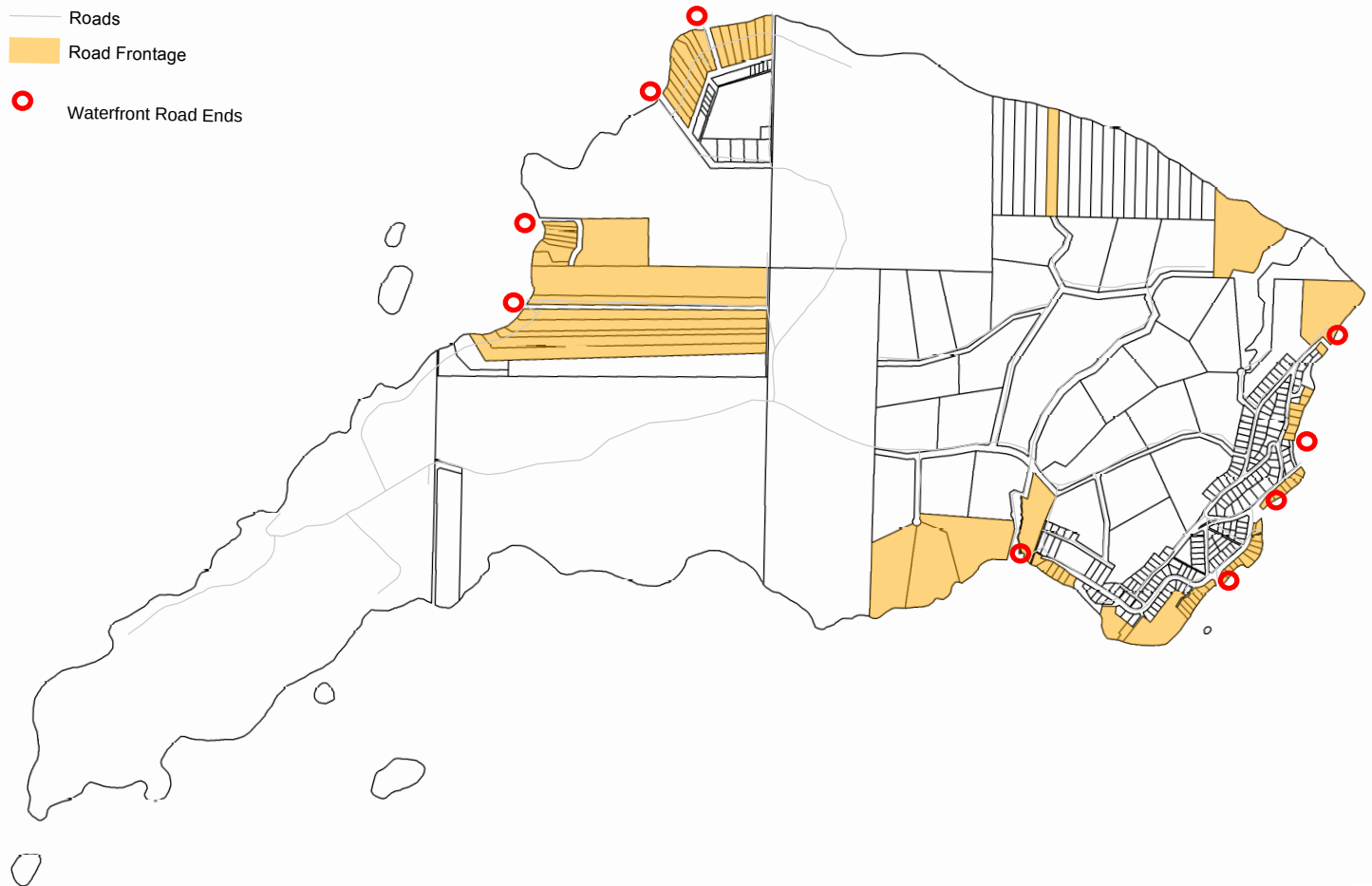
- Eel Grass
- Forage Fish



Map 2 - Waterfront lots with road frontage and waterfront road ends

Legend

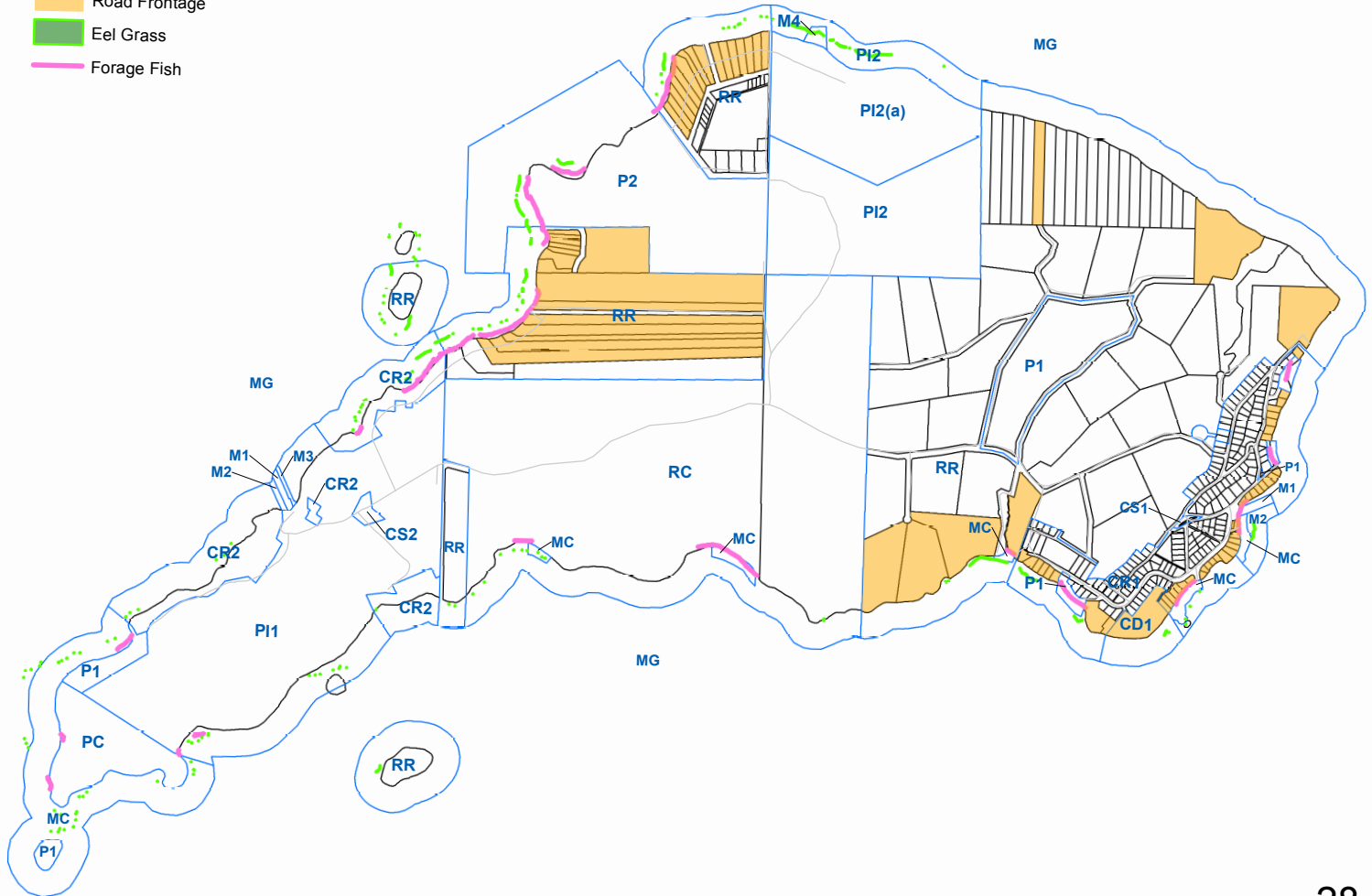
- Roads
- Road Frontage
- Waterfront Road Ends



Legend

- Roads
 Road Frontage
 Eel Grass
 Forage Fish

Map 3- Zoning, forage fish, eelgrass, and waterfront lots with road frontage



Map 4 - Keats Island Orthophoto

Keats Island



From: Wilding Family [REDACTED]
Sent: July-25-17 2:37 PM
To: Dan Rogers; Ann Kjerulf
Subject: Re: Proposed DPA on Anvil Island- Response to Letter of June 2, 2017

Hi Dan,

Unfortunately I am unable to come to the meeting on June 27, 2017. I would like the following information to be read at the meeting as my response to the proposed DPA. Thank you very much.

Cindy Wilding

Response to Letter of June 2, 2017

Islands Trust is proposing to formally protect the un-named creek at the southern end of Anvil Island due to the identification of ecological significance of the stream based on the Madrone Environmental Services Ltd. (Madrone) report (Madrone 2015). As an Anvil Island owner, protection of significant environmental features is important to us. However, there are areas where protection is not warranted due to the environmental features and low potential of impact or development. We are familiar with the un-named-creek as it is near our property.

In the letter sent to Anvil Island residents and owners the following purpose and mandate were stated (emphasis added):

*“Streamside Protection for the purpose of protection of the natural environment, its ecosystems, and biodiversity. DP-2 would encompass two areas: Orchid Creek on Bowyer Island and the un-named creek at the southern end of Anvil Island. Both creeks were **identified as having ecological significance and warranting formal protection by Madrone Environmental**, the Qualified Environmental Professional (QEP) which conducted RAR assessments in the Gambier Local Trust Area (LTA) in 2015.” Rogers 2017*

*“The Local Trust Committee has the ability to establish Development Permit Areas for a variety of purposes including **“protection of the natural environment, its ecosystems and biodiversity”** and has recently initiated Development Permit Areas for non-RAR applicable watercourses, including watercourses on Gambier Island and Keats Island. A new Development Permit Area is also proposed for Bowyer Island (where there has been debate about the RAR-applicability of Orchid Creek). The actions of the Local Trust Committee are consistent with the Islands Trust “preserve and protect” mandate and Official Community Plan policies.” Rogers 2017*

The stated rationale for protection of un-named creek was based on the Madrone RAR study of 2015 (Madrone 2015). The report states the following (emphasis added):

*“Although the stream is not considered to be applicable to the RAR process, it was mapped to a point where a channel could not be discerned. The riparian corridor adjacent to the mapped portion of the stream **will provide habitat for unique plant assemblages and wildlife. Protection of the riparian zone will ensure that this habitat type and water quality within the stream is maintained.**” Madrone 2015*

The Madrone study provides no field data to support the statement in the report that Islands Trust is relying on for supporting the formal protection of un-named creek. The Madrone 2015 report was reviewed to determine their methodology to allow them to make such a statement. The report did not provide any methodology for how significance, uniqueness or habitat features were assessed. The statement in the report also seems to be making a prediction as opposed to an evaluation of the current status. Since the current status is relatively unaffected we are curious how such a prediction is meaningful and also lacks the methodology for the basis of such a prediction. The following are the only excerpts from the Madrone 2015 report regarding field methodology:

*“Watercourses that do not support fish or connect by surface flow to fish habitat (e.g. isolated wetlands) are not considered “streams” under the RAR process. **No focused mapping of isolated wetlands was carried out as part of this assessment.** It should be noted that wetland ecosystem types still provide benefits to a range of species and provide important functions (e.g. stormwater retention).” Madrone 2015 p8, Section 2.4 Definition of Stream under RAR*

“As the scope of the project was to identify watercourses that would be applicable to the RAR (potentially fish bearing streams and non-fish-bearing streams flowing into potentially fish-bearing streams), assessments were completed on each identified watershed to determine RAR applicability... Concurrently with stream mapping, basic habitat data was also collected along each stream. Data collected included gradient, channel morphology (e.g. riffle-pool/cascade pool or step-pool), extent of riparian vegetation and fish habitat potential. Fish habitat attributes such as cover/security, Large Woody Debris (LWD) and spawning substrate were also noted.” Madrone 2015 p8-9, Section 2.5 Field Assessment Procedures

Although Madrone states that basic habitat data were collected, this information could not be located in the report. The statement regarding the current or future unique plant assemblages in un-named creek was not supported by any scientific rationale or data in the report. The statement regarding water quality is not supported by any scientific rationale or data in the report. Islands Trust has no scientific rationale or data from the Madrone (2015) report that supports the protection of un-named creek, but instead relies on the unsupported statement made by the author. The Riparian Areas Regulation was also reviewed and there is no definition of what biological assemblages would be classified as ‘unique’. A Registered Professional Biologist (RPBio) was consulted regarding a biological definition of ‘unique’ in the context of the Madrone (2015) report and we were informed that there is no such definition for this context because the term has been so loosely used in the report.

The Islands Trust letter also provided information on the process of designating this area as a new Development Permit Area.

“The Local Trust committee has deferred deliberation of the staff recommendation to the July 27, 2017 meeting which will be held on Keats Island. If the LTC decides to proceed with a new Development Permit Area for the un-named creek on Anvil Island, affected property owners and members of the public are welcome to provide input. The bylaws would also be shared with other government agencies and First Nations and would be subject to a statutory process involving a public hearing.” Rogers 2017

This process is very informative to interested parties for significant environmental issues. However, the case for the protection of un-named creek has not been made in a scientifically rigorous way and from the perspective of a nearby owner is concerned does not warrant such a formal process. The creek is natural with a riparian area but is not a stream warranting protection under the RAR. There is no scientific data to support the apparently gratuitous statement in the Madrone (2015) report that is the basis of the recommendation of Islands Trust protection. As nearby owners who are familiar with the attributes of the un-named creek, we would strongly recommend that un-named stream is not provided with protection from Islands Trust in the form of a Development Permit Area.

References

Madrone Environmental Services Ltd. 2015. Riparian Area Regulation Stream Identification – Gambier, Keats, Anvil and Bowyer Islands. Prepared for Islands Trust
Rogers, Dan. 2017. Proposed Development Permit Area for Anvil Island. Letter dated June 2, 2017.



MEMORANDUM

File No.: GM-RZ-2004.1 (Convention of
Baptist Churches of BC)
DL 696 Keats Island

DATE OF MEETING: July 18, 2017
TO: Gambier Island Local Trust Committee
FROM: Sonja Zupanec, Island Planner
Northern Team
COPY: Kevin Healy, Creus Consulting - Applicant
SUBJECT: Amendments to Proposed Bylaw 143

PURPOSE

The purpose of this memo is to provide the Local Trust Committee (LTC) with an outline of the topics which will be presented by staff during the July 27, 2017 regular business meeting and community information meeting in consideration of next steps and recommended options pertaining to this application:

1. Overview of new approach for a comprehensive development zone for DL 696;
2. Draft zoning changes to enable Land Use Contract discharge and subdivision of DL 696;
3. Update on the status of the hydrogeological assessment;
4. Update on LTC covenants required;
5. Update on the recommended process to address non-conforming buildings and structures on DL 696;
6. Recommended consultation schedule during legislative process for bylaw review;
7. Recommended timeline of deliverables prior to bylaw adoption; and
8. Overview of a draft 'frequently asked questions' document for mail out to Keats Island residents.

The staff presentation slides and notes/recommendations will be an addendum to the July 27th agenda item for the above noted application file.

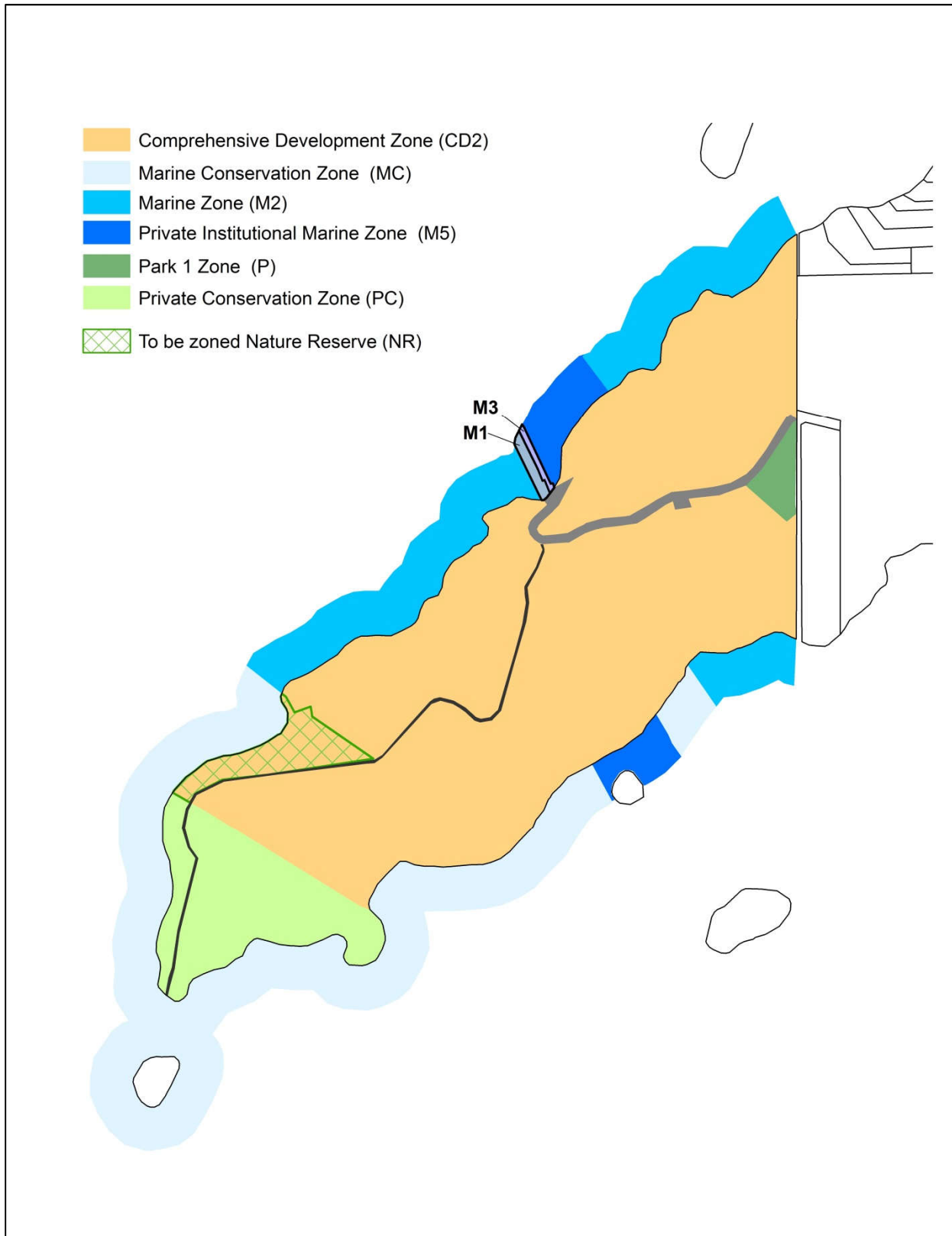
Submitted By:	Sonja Zupanec, MCIP, RPP Island Planner	July 18, 2017
Concurrence:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	July 18, 2017

Attachments:

1. Draft 'Comprehensive Development 2 (CD2) Zone' map
2. Draft 'Comprehensive Development 2 (CD2) Zone' text with planning staff comments

ATTACHMENT 1

JULY 27, 2017 – Draft Zone Map for DL 696 Keats Islands



ATTACHMENT 2 – JULY 27, 2017 DRAFT CD2 ZONING TEXT

4.4 COMPREHENSIVE DEVELOPMENT 2 (CD2) ZONE

Subdivision

.1 Land in the CD2 zone may be subdivided only as follows, and only in the following sequence:

- a) so as to create, together with such park and highway dedications as the approving officer may require, the three parcels described as follows, which parcels must have an area no more than 5% greater than and no more than 5% less than the areas indicated:

- (i) a 3.40 ha parcel for nature conservation uses;
- (ii) a 19.0 ha parcel to be further subdivided by strata plan for residential development, only as described in Subsection b);
- (iii) a 68.0 ha parcel for institutional camp and nature conservation uses, which parcel may not be further subdivided,

which subdivision shall be in general compliance, as to the location and configuration of each of the three parcels, with the proposed plan of subdivision shown on **Map 1** which forms part of this Section 4.4.1; and

- b) so as to create not more than 110 strata lots by strata subdivision of the parcel described under Subsection a)(ii), in accordance with the proposed plan of subdivision shown on **Map 2** which forms part of this Section 4.4.1, and the subdivision may vary from **Map 2** but not so as to affect the distribution of strata lots as among the six principal lot clusters, or so as to create any lot with an area or width less than 95% of that of the smallest or narrowest lot shown on **Map 2**.

.2 Section 7.4.1 of this bylaw does not apply to the subdivision described in Subsection b).

.3 The parcels create by subdivision under Section 4.4.1a)(i), (ii) and (iii) respectively are referred to in this Section 4.4 as the Sandy Beach Parcel, the Residential Parcel and the Camp Parcel.

- A. INSERT MAP 1 OF INITIAL 3-LOT SUBDIVISION PLUS SALMON ROCK CONSERVATION COVENANT AREA WITH NATURE RESERVE, RESIDENTIAL DEVELOPMENT AND INSTITUTIONAL CAMP PARCELS AND CONSERVATION COVENANT AREA INDICATED (3 PARCELS, TWO OF THEM HOOKED)**

and

- B. INSERT MAP 2 OF STRATA SUBDIVISION OF RESIDENTIAL DEVELOPMENT PARCEL**

Comment [SZ1]: This is to allow for some minor flexibility to lot configurations at the time of subdivision.

Comment [SZ2]: This is to preclude any further subdivision after the strata plan is deposited.

Comment [SZ3]: This is for the 'Private Conservation (PC)' zoned area to be retained as part of DL696.

Comment [SZ4]: To ensure no further subdivision of the camp property unless authorized by a rezoning.

Comment [SZ5]: To ensure lots are subdivided generally as shown on the map with dimensions/area.

Comment [SZ6]: At the time of subdivision, owners will need an exemption from the 10% frontage rule in the Local Government Act for any strata lot that happens to front on a highway, if that frontage is less than 10%. This exemption is from the Gambier Island Local Trust Committee by resolution. Most of the proposed strata lots will front on a private right-of-way (the common property access route) rather than a highway.

Permitted Uses

.4 The area shown on Map 1 as the Sandy Beach Parcel may be used only for natural area parks and conservation.

Comment [SZ7]: We have added this to address permitted uses of this parcel pending a further zoning amendment initiated by the Trust Fund Board/LTC to a site specific 'Nature Reserve' or other new zone. Not necessary to address regulations around buildings and structures, as it will be in Trust Fund Board ownership upon adoption of Bylaw 143.

.5 The following uses of land, buildings and structures are permitted on the area shown on Map 1 as the Residential Parcel:

- single family residential uses;
- home occupations, subject to Section 2.2;
- horticulture and other uses accessory to a permitted residential use;
- public service utility uses and private utility uses including pump/utility houses; and
- natural area parks and conservation.

Comment [SZ8]: All 'utility uses' collapsed into a single category for residential/camp parcels instead of listing all of them as per current zoning.

.6 The following uses of land, buildings and structures are permitted on the area shown on Map 1 as the Camp Parcel:

- private institutional camp;
- caretaker residential uses accessory to a private institutional camp use;
- one confectionery and gift shop accessory to a private institutional camp use;
- public service utility uses and private utility uses including pump/utility houses; and
- natural area parks and conservation.

Permitted Buildings and Structures

.7 The following types of buildings and structures are permitted on the Residential Parcel:

- single family dwellings on individual strata lots;
- buildings and structures accessory to a permitted residential use;
- community sewer system facilities;
- public service utility uses;
- pedestrian trails;
- fire huts;
- fences, subject to Section 2.4; and
- signs accessory to single family residential uses, subject to Part 5.

Comment [SZ9]: Will add new 'CD2' zone signage provisions in Part 5 of the Land Use Bylaw.

.8 The following uses of land, buildings and structures are permitted on the Camp Parcel:

- up to five caretaker dwellings;
- dormitories, employee accommodation and campgrounds for overnight accommodation;
- non-residential buildings and structures accessory to a private institutional camp use;
- up to three boathouses accessory to a private institutional camp use;
- community sewer system facilities;
- public service utility uses;

- pedestrian trails;
- fire huts;
- fences, subject to Section 2.4; and
- signs accessory to a private institutional camp use, subject to Part 5.

Comment [SZ10]: Will add new 'CD2' zone provisions in Part 5 of the Land Use Bylaw.

Density of Use

Comment [SZ11]: As per existing zoning.

.9 A maximum of one single family dwelling is permitted per lot on the Residential Parcel.

.10 The maximum floor area of a fire hut on the Residential Parcel is 9.3 square metres.

.11 The maximum aggregate floor area of dormitories on the Camp Parcel is 1755 square metres.

Comment [SZ12]: Floor area #'s based on existing Land Use Contract.

.12 The maximum aggregate floor area of caretaker dwellings on the Camp Parcel is 2440 square metres.

Comment [SZ13]: May recommend including "employee accommodations" in this category and defining the term clearly.

.13 The maximum aggregate floor area of buildings and structures other than dormitories, caretaker dwellings and employee accommodations on the Camp Parcel is 3231 square metres.

.14 The floor area of a boathouse on the Camp Parcel must not exceed 60 square metres.

.15 The floor area of a confectionery and gift shop on the Camp Parcel must not exceed 200 square metres.

Setbacks

Comment [SZ14]: NEW flexibility being introduced to decrease need for interior lot line variances for strata lots; restrict new camp buildings to a standard 10 m setback from all lot lines. Can couple this with a restrictive covenant to show the geographic boundaries of the camp's build out area as per Land Use Contract if necessary.

.16 The minimum setback between buildings on the Residential Parcel is 3.0 metres.

.17 The minimum setback from any lot line of any building or structure on the Camp Parcel, other than a fence, pump house, fire hut or boat house, is 10 metres.

Height of Buildings and Structures

Comment [SZ15]: As per existing zoning.

.18 The maximum height of buildings and structures accessory to a permitted residential use on the Residential Parcel is 4.6 m.

.19 The maximum height of buildings and structures on the Camp Parcel is 13.0 metres except that a boat house may not exceed a height of 4.6 metres.

Lot Coverage

Comment [SZ16]: As per existing zoning.

.20 The maximum lot coverage of all buildings and structures on the Residential Parcel is 33%.

.21 The maximum lot coverage of all buildings and structures on the Camp Parcel is 5%.

"dormitory" a building without a kitchen that provides sleeping quarters and washroom facilities for the temporary accommodation of persons attending a private institutional camp.

"employee accommodation" a building without a kitchen that provides sleeping quarters and washroom facilities for permanent and/or seasonal accommodation of employees of a private institutional camp.

"boat house" a building or structure that is located on the land-based portion of a waterfront residential lot, and that is used to house small boats, and equipment associated with moorage and boating activities conducted on the adjacent foreshore.

Comment [SZ17]: Recommended new definitions to be included in Land Use Bylaw Section 1.5(1) Definitions.

Comment [SZ18]: Recommend revised definition of "boat house" to remove "residential" reference.



DATE OF REPORT: July 18, 2017
TO: Gambier Island Trust Committee
FROM: Fiona XETXÁITEN MacRaid, First Nation and Marine Issues
Victoria Office
SUBJECT: A Shared Narrative of Place: Gambier Local Trust Committee and Squamish Nation

RECOMMENDATION

1. That the Gambier Island Local Trust Committee add First Nations Relationship Building to its Top Priorities List.
2. That the Gambier Island Trust Committee request staff to incorporate Squamish words in local trust committee communications in a phased approach, starting with simple phrases and words in letters, agendas, etc.

REPORT SUMMARY

The Gambier Island Local Trust Committee (LTC) has begun to develop a relationship with the Squamish Nation and has expressed an interest in broad engagement with First Nations throughout the Gambier Local Trust Area (LTA). In order that this effort may be supported by staff resources, it is recommended that First Nations Relationship Building be added to the LTC's Top Priorities List. Furthermore, as an important step toward relationship building with First Nations, it is recommended that staff begin to incorporate the Squamish language into routine LTC business documents and communications. Once staff become more familiar with the language and there is increased community acceptance and comfort in the use of the Squamish language, the Squamish Nation can be engaged on appropriate next steps in developing a shared narrative of place between the LTC and the Squamish Nation.

BACKGROUND

Language revitalization has been a key priority for the Squamish Nation in the last decade. Their Education Department published the *Squamish-English Dictionary* in 2011 and contains many common words, phrases and place names. There are over 40 English place names that have Squamish language equivalents, of which four are within the Gambier LTA. Using the common greeting phrases and these four LTA place names is a logical start to building a shared narrative of place, and shows respect for the tremendous work and research that went into the new *Squamish-English Dictionary* (2011).

The LTC previously discussed First Nations Relationship Building at the April 27, 2017 LTC meeting. No resolutions were passed at that meeting. However, trustees expressed a desire to incorporate Squamish language into their business documents and communications.

ANALYSIS

Policy/Regulatory:

Islands Trust Council 2014-2018 Strategic Plan

Goal D: Effective, Efficient and Collaborative Governance

- Priority 6.1: Improve engagement with first Nation
- Priority 6.2: Improve protection of archaeological and First Nation cultural resources

Issues and Opportunities:

Both New Zealand and Australia adopted the United Nation Declaration of the Rights of Indigenous Peoples (UNDRIP) in 2009 and have been developing a national cultural of reconciliation for about eight years (compared to Canada who only adopted UNDRIP in 2016). Australia in particular has encouraged local government authorities to develop Reconciliation Action Plans (RAPs)¹.

Local governments in Australia have found that introducing a shared narrative of place through initiatives that involve signs, street names, landmarks, waterways and memorials have had good success at establishing a foundation of mutual respect. The emphasis should be on the process of this work as this is what really builds the relationships between the LTCs and the local First Nations, not necessarily the quantity or quality of the work. The relationships- real friendships – are the most enduring outcome of this work.

Staff may follow a phased approach to incorporating the Squamish language into LTC documents and communications as described in Attachment 1. This would begin with the use of common Squamish terms and phrases and four Squamish place names within the Gambier LTA. Subsequent phases of integrating Squamish place names as a means to furthering a shared narrative place can include using the places names identified in the Dictionary but outside the LTA, as well as requesting the Squamish Nation Education staff research and provide translation for other key place identifiers within the lands and waters of the LTA. The Squamish Nation can also advise the LTC on how and when to engage other local First Nations with asserted Aboriginal rights and title in the Gambier LTA. These subsequent phases may require adjustments of LTC priorities and budget.

Rationale for Recommendation:

In order to prioritize this work, the Gambier LTC should place First Nations Relationship Building on the Top Priorities List. This will formalize the LTC's intent and further encourage staff and community members to become more conversant in common Squamish terminology. Once there is acceptance and comfort in using the language in this way, subsequent steps may be taken to engage the Squamish Nation Education Department on appropriate next steps in developing a shared narrative of place between the Gambier LTC, Squamish Nation and other local First Nations.

1. Over 590 Australian organisations currently have RAPs and in 2011, Reconciliation in Local Government Project: Action Research Report was published to share key issues, challenges and opportunities local governments have with their RAPs. McKinnon, Erin, *Reconciliation in Tsartlip Government Project: Action Research Report*, November 2011, Reconciliation Victoria (Australia) <http://www.reconciliationvic.org.au/pages/Tsartlip-government.php>

ALTERNATIVES

1. Instruct staff to further develop the Receive for information only
2. Approve with recommended changes from the LTC.

NEXT STEPS

Following LTC concurrence with the recommendations, staff would proceed to develop bilingual templates for letters, agendas and other LTC business documents.

Submitted By:	Fiona XETXÁTTEN MacRaid Senior Intergovernmental Policy Advisor, First Nation and Marine Issues	July 18, 2017
Concurrence:	Ann Kjerulf, MCIP, RPP Regional Planning Manager, Northern Team	July 18, 2017

ATTACHMENTS

1. Squamish language common phrases and place names

ATTACHMENT # 1– SQUAMISH LANGUAGE COMMON PHRASES AND PLACE NAMES

Phase 1A: Introducing the Squamish phrases/identifiers, as provided in the new *Squamish-English Dictionary* (2011), into regular LTC business communications:

English Phrases/Identifiers	Squamish Phrases/Identifiers
“Chiefs (Chief), respected leaders, friends and elders” (to be used in addressing, both written and verbal)	“Ta néwyap, Sííyám (Síyám), iyáwit welh wanáxwswit, Síiyaý iy i7xw ta Síyuxwa7chet”
Hello	I chen tl’ik
How are you?	Chexw wa texwnch7ám
Chief Ian Campbell	Sekyú Síyám
Thank you for your kind attention	Chen kw’enman-túmiyap
Squamish Territory	Skwxwú7meshulh Temíxw
Thank you	Huy chexw a
We are grateful to each and every one of you.	Chet kw’enmantúmiyap.
Take care!	Wa chexw yuu yuu chaxw

Phase 1B: Introducing Squamish place names, as identified in the new *Squamish-English Dictionary* (2011), into regular LTC business communications and maps:

English Place Name (in Gambier Island Trust Area)	Squamish Place Name
Inner Defense Island	Chichm Kw’émkw’em
Island on northwest of Gambier (Woolridge Island)	Wákw’wekw’
Outer Defense Island	Níni7ch Kw’émkw’em
Point Hood (Gambier Island)	Kwémshem

Phase 2A: Possible place names from *Squamish-English Dictionary* (2011) to use in LTC business communications:

English Place Name	Squamish Place Name (from Dictionary)
Area of White Swan River	Xwlesh
Ash Slough	Yelhíxw
Beaver Lake (in Stanley Park)	Axáchu7
Bowen Island	Nexwlélexm
Burrard Inlet	Slílutulh
Capilano	Xwméls’tsn
Cheakmus (River)	Ch’iyákmesh (Stakw)
Cheekye River	Nch’kaý Stakw
Chilliwack	Sch’elxwikw
Coquitlam	Kw’ikw’tl’ám
Dog Salmon River	Kw’álaxwm
Eagle Harbour	K’itl’álsem
Esquimalt	Sximálhalh
Gibson’s Landing	Schenk

Homalco	<u>X</u> wamálhk <u>w</u> u
Horseshoe Bay	Ch'axáy
Ilahu River	Iyálahu
Little-Fence (village where Port Mellon is now located)	K'ík'elx <u>e</u> n
Lumberman's Arch	<u>X</u> wáy <u>x</u> way
Malahat	Mála <u>x</u> alh
McNab Creek	K'ech'té <u>n</u> em
Mount Garibaldi	Ch'kay
Musqueam	Métskwi <u>y</u> am
Name of mountain near Squamish **	Nexwyú <u>x</u> wem
Nanaimo	Snenáy <u>m</u> exw
Nanoose	Sné <u>w</u> news
Place in the Squamish Valley **	Sáti <u>y</u> ilh
Place on Bowen Island **	Xwíl <u>x</u> wem
Point Atkinson (in West Vancouver)	Sk'íwits <u>t</u>
Point Grey	Él <u>k</u> sn
Porteau Cove	Swechwá <u>ch</u> ayem
Potlatch Creek	Tsít <u>s</u> usm
Sechelt	Shishá7l <u>h</u>
Sliammon	Slhayá <u>m</u> in
Squamish River	Skwxwú7mesh Stak <u>w</u>
Stawamus	St'á7 <u>m</u> es
Standing-Up (Squamish name for Siwash Rock in Stanley Park)	Slhxi7l <u>h</u>
Ten Trees (place name) **	Upa <u>n</u> íwa
Tsawwassen	Schu7úts <u>n</u>
Victoria	Sts'ams; Metúli <u>y</u> a
West Sister Mountain (one half of what is commonly referred to as the Lions)	Elhxwí <u>n</u>

**** These places require specific siting from Squamish Nation Education Department staff**

Phase 2B: English place names in the Gambier Local Trust Area that the LTC can request translation into the Squamish Language from Squamish Nation Education Department staff:

Main Associated Islands	Marine Waterways	Main Gambier Communities/Bays
Keats Island	Howe Sound	Gambier Harbour
Anvil Island	Montagu Channel	Southwest Peninsula
Bowyer Island	Ramillies Channel	New Brighton
Passage Island	Thornbrough Channel	Halkeet Bay
North Thormanby Island	Malaspina Strait	West Bay
South Thormanby Island		Brigade Bay



DATE OF MEETING: July 27, 2017

TO: Gambier Island Local Trust Committee

FROM: Ann Kjerulf, Regional Planning Manager
Northern Team

SUBJECT: Gambier Associated Islands Streamside Protection DPA (Bowyer & Anvil Islands)

RECOMMENDATION

The Gambier Island Local Trust Committee (LTC) is asked to consider how it would like to proceed with the *Riparian Areas Regulation* (RAR) Implementation Project with respect to Bowyer Island (Orchid Creek) and Anvil Island (un-named creek).

DISCUSSION

At the May 25, 2017 meeting, the Gambier Island LTC considered a staff report and draft Bylaw No. 145 to amend the Gambier Associated Islands Official Community Plan (OCP) to designate Development Permit Area 2 (DP-2): Streamside Protection for the purpose of protection of the natural environment, its ecosystems, and biodiversity. DP-2 would encompass two areas: Orchid Creek on Bowyer Island and the un-named creek at the southern end of Anvil Island. Both creeks were identified as having ecological significance and warranting formal protection by Madrone Environmental, the Qualified Environmental Professional (QEP) which conducted RAR assessments in the Gambier Local Trust Area (LTA) in 2015. Following receipt of the report and draft bylaw, the LTC passed the following resolution:

GM-2017-029

It was **MOVED** and **SECONDED**,

that the Gambier Island Local Trust Committee defer the action requested in the staff report on Bowyer and Anvil Islands to the July Local Trust Committee meeting; and that staff work with Trustee Rogers to prepare correspondence and rationale to the residents of Anvil Island for the proposed Development Permit Area on Unnamed Creek on Anvil Island. **CARRIED**

The attached letter was sent to Anvil property owners on June 2, 2017.

Staff have recommended pursuing the Development Permit Area (DPA) designation in order to achieve compliance with RAR (applicable to Orchid Creek) and, more generally, to protect environmental values of both watercourses. Notwithstanding, whether or not they are RAR-applicable, watercourses in the Gambier LTA could alternatively be protected through the establishment of watercourse setbacks in applicable land use bylaws.

NEXT STEPS

In response to LTC direction, staff will prepare an updated Project Charter and budget proposal for LTC consideration, along with supplemental information as needed, at an upcoming meeting.

Submitted By:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	July 20, 2017
---------------	---	---------------

ATTACHMENTS

1. Letter to Anvil Island property owners



700 North Road, Gabriola Island, BC V0R 1X3
Telephone **250-247-2063** Fax 250-247-7514

Toll Free via Enquiry BC in Vancouver 604.660.2421 Elsewhere in BC **1.800.663.7867**

Email northinfo@islandstrust.bc.ca

Web www.islandstrust.bc.ca

June 2, 2017

To Whom It May Concern:

Re: Proposed Development Permit Area for Anvil Island

I am writing you as a Gambier Local Trustee regarding a proposed Development Permit Area for Anvil Island.

The Gambier Island Local Trust Committee, as a BC local government, is required to comply with the provincial *Riparian Areas Regulation* (RAR) by introducing measures to protect RAR-applicable streams, which provide, or are capable of providing, fish habitat. During the past 18 months, the Local Trust Committee has commissioned studies within our area to identify RAR applicable streams. These studies have resulted in bylaws to establish Development Permit Areas (DPAs) for RAR applicable streams on a number of islands including Gambier, Keats, South Thormanby, and Anvil (Chapman Creek).

Development Permit Areas are intended to guide rather than prohibit development; in a RAR Development Permit Area, a development permit may be issued by the Local Trust Committee based on the recommendations of a Qualified Environmental Professional (QEP), who identifies protective measures that must be taken during and after development.

The Local Trust Committee has the ability to establish Development Permit Areas for a variety of purposes including “protection of the natural environment, its ecosystems and biodiversity” and has recently initiated Development Permit Areas for non-RAR applicable watercourses, including watercourses on Gambier Island and Keats Island. A new Development Permit Area is also proposed for Bowyer Island (where there has been debate about the RAR-applicability of Orchid Creek). The actions of the Local Trust Committee are consistent with the Islands Trust “*preserve and protect*” mandate and Official Community Plan policies.

Further to these actions, at the May 25, 2017 meeting, the Local Trust Committee considered a staff report recommending that the “unnamed Creek” at the western boundary of Day Break Camp on Anvil Island also be placed in a Development Permit Area. The recommendations arise from a previous RAR study which determined that the un-named creek is not RAR applicable, but noted:

“Although the stream is not considered to be applicable to the RAR process, it was mapped to a point where a channel could not be discerned. The riparian corridor adjacent to the mapped portion of the stream will provide habitat for unique plant assemblages and wildlife. Protection of the riparian zone will ensure that this habitat type and water quality within the stream is maintained.”

The staff report provided to the Local Trust Committee on May 25th is attached for information. The RAR study can be viewed online at: <http://www.islandstrust.bc.ca/media/328255/Att-4-Gambier-Keats-Anvil-RAR-Stream-Mapping-FINAL-April-20.pdf> and specifically at page 43.

The Local Trust committee has deferred deliberation of the staff recommendation to the July 27, 2017 meeting which will be held on Keats Island. If the LTC decides to proceed with a new Development Permit Area for the un-named creek on Anvil Island, affected property owners and members of the public are welcome to provide input. The bylaws would also be shared with other government agencies and First Nations and would be subject to a statutory process involving a public hearing.

If you have questions or concerns, you can contact either me or Trustee Kate-Louise Stamford directly by phone or email. You are also welcome to send formal written comments for the public record to gambierislandlocaltrustcommittee@islandstrust.bc.ca. If you have any technical questions about Development Permit Areas, please contact Ann Kjerulf, Regional Planning Manager for the Islands Trust Northern Office at akjerulf@islandstrust.bc.ca or 250-247-2209.

We are committed to keeping you informed and listening to your information and views throughout this process.

Yours sincerely,



Dan Rogers
Gambier Local Trustee
drogers@islandstrust.bc.ca
604-220-1500

Enclosure

Copy: Kate-Louise Stamford, Gambier Local Trustee - kstamford@islandstrust.bc.ca 604-886-4752
Susan Morrison, Chair, Gambier Island Local Trustee
Ann Kjerulf, Islands Trust Regional Planning Manager

Preserving **Island** communities, culture and environment

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

**Top Priorities****Gambier Island**

No.	Description	Activity	R/Initiated	Responsibility	Target Date
1	Riparian Areas Regulation	Implement RAR across Gambier Island Local Trust Area.	26-Oct-2011	Ann Kjerulf	31-Dec-2012
2	Gambier OCP comprehensive review.		12-Feb-2015	Kate-Louise Stamford Ann Kjerulf	01-Aug-2017
3	Foreshore protection & stewardship	Investigate and recommend options for protection/stewardship within the local trust area through the use of existing land use planning tools [implementation of Development Approval Information Bylaw (DAI) or Development Permit Areas (DPAs)]	31-Jan-2012		27-Nov-2014
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	24-Oct-2013	Kate-Louise Stamford Dan Rogers	31-May-2015

**Projects****Gambier Island**

Description	Activity	R/Initiated
Keats Island Trail Map	Amend Keats Island OCP to include trail map used during OCP public process	08-Mar-2007
Development Approval Information Bylaw	Develop and adopt a D.A.I bylaw for the Gambier Trust Area.	
Squamish First Nation Consultation	Scope interim strategies pending completion of a possible protocol agreement to address protection of archaeological and heritage resources.	31-Jan-2012
Howe Sound Strategic Planning Review		31-Jan-2012
Gambier LUB Review	Review Gambier 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.	22-May-2014
Gambier Site-specific Water Zones	Staff to research the history of Site-Specific water zones on Gambier.	26-Sep-2013
Riparian Sensitive Ecosystem protection	Review Madrone stream mapping reports and consider addressing other sensitive ecosystems on the islands identified in reports.	17-Mar-2016

Projects

Gambier Island

Description	Activity	R/Initiated
Recreational Camp and Private Institutional Regulation Review	Review Recreational Camp and Private Institutional regulations in all Local Trust Area land use bylaws. Review to ensure that regulations properly balance ecological protection with current realities re: rentals as income source for rec camps.	28-Jul-2016



Islands Trust

Print Date: July 20, 2017

Applications

Development Variance Permit

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

Planner: Sonja Zupanec

Planning Status

Status Date: 10-Apr-2008

still on hold pending rezoning

Status Date: 13-Aug-2007

on hold pending rezoning application

Status Date: 16-May-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	Corin and Larouche, Elena and France	22-Mar-2011	PID: 024-212-041 1250 Taki-Te-Si Road, Gambier Island\nvary the setback to the natural boundary of the sea for retaining wall

Planner: Marnie Eggen

Planning Status

Status Date: 14-Oct-2016

Requested documents not received in the time provided. File passed over to bylaw enforcement.

Status Date: 11-Jul-2016

Staff sent letter requesting information to complete the DVP application. Property owner given 90 days to respond to request.

Status Date: 09-Jun-2015

no change

Rezoning

File Number	Applicant Name	Date Received	Purpose
-------------	----------------	---------------	---------



Islands Trust

Print Date: July 20, 2017

Applications

GM-RZ-2004.1 LandPlan Group Inc. 16-Jun-2004 PID: 014-385-694
Keats Island - Keats Camp rezoning application
DL 696

Planner: Sonja Zupanec

Planning Status

Status Date: 25-May-2017

CIM scheduled for July 27th to provide draft bylaw amendments to enable a comprehensive development zone; transfer LUC provisions and enable subdivision.

Status Date: 20-Apr-2017

Revised draft ToR for hydro.assessment sent to applicant for review.

Status Date: 10-Mar-2017

Draft Terms of Reference for hydrogeological assessment sent to applicant for review

Subdivision

File Number	Applicant Name	Date Received	Purpose
GM-SUB-2013.1	Creus Engineering	09-Dec-2013	PID: 014-385-694 The Convention of Baptist Churches of BC\nKeats Island\n9 Lot Subdivision

Planner: Sonja Zupanec

Planning Status

Status Date: 20-Apr-2017

New drawings January 20, 2017 endorsed by MOTI staff

Status Date: 06-Oct-2016

New drawings submitted to MOTI September 9, 2016.

Status Date: 01-Aug-2016

New subdivision application submitted to MOTI on July 16, 2016.

Islands Trust
LTC EXP SUMMARY REPORT F2018
Invoices posted to Month ending May 2017

630 Gambier	Invoices posted to Month ending May 2017	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-630	LTC "Trustee Expenses"	3,000.00	460.55	2,539.45
LTC Local				
65200-630	LTC - Local Exp - LTC Meeting Expenses	4,750.00	1,323.95	3,426.05
65210-630	LTC - Local Exp - APC Meeting Expenses	500.00	0.00	500.00
65220-630	LTC - Local Exp - Communications	1,000.00	0.00	1,000.00
65230-630	LTC - Local Exp - Special Projects	500.00	0.00	500.00
TOTAL LTC Local Expense		<u>6,750.00</u>	<u>1,323.95</u>	<u>5,426.05</u>
Projects				
73001-630-2016	Gambier OCP/LUB	5,000.00	0.00	5,000.00
73001-630-4024	Gambier Foreshore Protection and Stewardship	8,000.00	0.00	8,000.00
73001-630-4066	Gambier First Nations Relations	500.00	0.00	500.00
73001-630-4082	Gambier DAI Bylaws	1,500.00	0.00	1,500.00
TOTAL Project Expenses		<u>15,000.00</u>	<u>0.00</u>	<u>15,000.00</u>

Gambier Island Local Trust Committee

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: - representative of a broad cross section of the geographical areas of the Gambier Island Local Trust Committee area; - 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 - 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.

Principles for Cooperation

Atl'Kitsem /Howe Sound Community Forum

To provide an overview of the need, purpose and structure for cooperative efforts by interested local governments and First Nations operating on the unceded territory of the Coast Salish People, Atl'Kitsem/ Howe Sound region .

1. Statement of Purpose

To provide a forum for local governments, Regional Districts and First Nations discussion to maintain and enhance the economic, environmental, cultural and social well being of the Atl'Kitsem/Howe Sound (the Region) for the benefit of present and future generations.

2. Rationale (The Need)

The Atl'Kitsem/Howe Sound Community Forum (the Forum) will enhance collective action among local governments, regional districts and First Nations by:

- Providing a common forum for dialogue
- Sharing knowledge and information to avoid duplication of effort and to enhance any single organization's capacity for action
- Promoting the use of transparent processes that encourage awareness and involvement.
- Provide a forum for gaining a better understanding of First Nations in the Region.

3. Scope

The Atl'Kitsem/Howe Sound region includes the marine waters and all the lands that drain into these waters, the surrounding airshed on the east side of the Strait of Georgia between Point Atkinson and Gower Point, and interested adjacent communities.

4. Common Vision

The Forum envisions that communities within the Region can be healthy, productive and sustainable by:

- understanding the use and occupancy of the region by the Squamish Nation/Skw̓wú7mesh Ḳ̓w̓m̓ixw who have used and managed the resources of Atl'Kitsem for many thousands of years;
- building appreciation for the spiritual and cultural values of the region;
- understanding, promoting and implementing best practices including traditional practices;
- promoting compact and complete communities;
- encouraging safe and livable communities;
- encouraging an integrated transportation system;
- preserving a healthy and natural environment;
- nurturing cultural heritage
- supporting sustainable use of resources;
- fostering a vibrant and dynamic economy;

Principles for Cooperation

Atl'Kitsem /Howe Sound Community Forum

- raising awareness about land use; and
- ensuring the public is informed and encouraged to be active.

5. Shared Values

The Forum will involve the collective efforts of First Nations and a wide variety of governments, non-government organizations, the private sector, educational institutions and individuals to pursue the following values and objectives. The Forum shares the following values and objectives.

Value...Recognition of Indigenous Rights and Titles

Objective – Respect and support of Aboriginal Rights and Title, traditional knowledge and sacred places....

Value...Spirit of Sharing

Objective - The many interests and organizations in the Region can strengthen the effectiveness of programs by openly sharing information and knowledge.

Value... Action Orientation

Objective - The Forum will encourage groups to take actions that produce positive observable results and public benefit to communities.

Value...Efforts towards Sustainability

Objective – The Forum members recognize the need to effectively manage and maintain a balanced relationship between community development and the protection of unique biophysical, First Nations sacred places and cultural qualities of the Region.

Value.. The need for Cooperation and observing protocol

Objective -Governments, First Nations and organizations will be encouraged to work together.

Value...Stewardship

Objective - Voluntary action of individuals and organizations as a powerful and effective tool for achieving positive results is an objective of the Forum.

Value... Transcending Jurisdictions

Objective - The Forum will encourage communities to work together for the greater good because territorial lines on a map mean nothing in terms of sustainability.

Value...Focus and Transparency

Objective - Forum member programs will encourage clear objectives and use accountable processes that are available to Forum members and the public.

Value... Respect for Diversity

Objective - It is recognized that while every member of the Forum may have a different focus or interest, they are encouraged to acknowledge a shared interest in the sustainability of the Region .

Principles for Cooperation

Atl'Kitsem /Howe Sound Community Forum

6. Structure (The Members)

A hosting community from the membership will act as the focal point and be responsible to coordinate meetings and agenda material.

The hosting community will rotate among the Forum members and meetings will be held bi-annually, or more frequently, as requested by any member or as predicated by local issues.

Task forces or sub forums may be established to focus on specific projects.

Charter members of the Atl'Kitsem/Howe Sound Community Forum include elected representatives of:

Bowen Island Municipality

Gambier Island Local Trust Committee

Town of Gibsons

Village of Lions Bay

Metro Vancouver Regional District

District of Squamish

Squamish-Lillooet Regional District

Squamish Nation/Skwú7mesh Úxwumixw

Sunshine Coast Regional District

Tsleil-Waututh Nation

Village of Pemberton

District of West Vancouver

Resort Municipality of Whistler

7. Activities (Action and Results)

The Forum members are not expected to make decisions as a body and will achieve its objectives through activities that build on the talents, knowledge and actions of its individual members by:

- Facilitating information exchange about local or regional projects.
- Supporting members by sharing information, research and best practices.
- Apprise the public of topical and important matters that affect us all.
- Identifying areas of public policy that require attention and projects that deserve the support of the Forum members.
- Assessing progress through benchmark, monitoring, and program assessments; and
- Promoting transparency and accessibility by the Forum members.

Principles for Cooperation
Atl'Kitsem / Howe Sound Community Forum

Therefore, all the parties of the Howe Sound Community Forum commit to respect the Principles for Cooperation. Approved by:

Bowen Island Municipality:

Murray Skeels, Mayor

Gambier Island Local Trust:

Susan Morrison, Chair

Town of Gibsons:

Wayne Rowe, Mayor

Village of Lions Bay:

Karl Buhr, Mayor

Metro Vancouver:

Greg Moore, Chair

Town of Pemberton:

Mike Richman, Mayor

District of Squamish:

Patricia Heintzman, Mayor

Squamish Lillooet Regional District:

Jack Crompton, Chair

Squamish Nation:

Ian Campbell, Chief

Sunshine Coast Regional District:

Garry Nohr, Chair

Tsleil-Waututh Nation:

Maureen Thomas, Chief

Resort Municipality of Whistler:

Nancy Wilhelm-Morden, Mayor

District of West Vancouver:

Mike Smith, Mayor