



## Islands Trust

A NOTICE OF A BUSINESS MEETING OF **THE GAMBIER ISLAND LOCAL TRUST COMMITTEE**  
to be held at 10:30 AM on Thursday, July 5, 2012  
at Gambier Island Community Centre, Andy's Bay Road,  
Gambier Island, BC

### AGENDA

		<i>Page No.</i>	<i>*Approx. Time*</i>
1.	<b>CALL TO ORDER</b>		10:30 am
2.	<b>Rezoning Application GM-RZ-2011.1 (CAMP FIRCOM, GAMBIER ISLAND)</b> An application to rezone the subject property from residential to camp use.		
3.	<b>QUESTIONS AND ANSWERS FOR</b> Proposed Bylaw No. 117 cited as "Gambier Island Official Community Plan Bylaw No. 73, 2001, Amendment No. 1, 2012." <b>AND</b> Proposed Bylaw No. 118 cited as "Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 1, 2012."		
4.	<b>Rezoning Application GM-RZ-2011.2 (THUNDERBIRD YACHT CLUB, GAMBIER ISLAND).</b> An application to rezone the foreshore waters to allow for a moorage extension.		
5.	<b>QUESTIONS AND ANSWERS FOR</b> Proposed Bylaw No. 119 cited as "Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 2, 2012."		
<b>RECESS FOR PUBLIC HEARING</b>			
<b>RECONVENE</b>			
6.	<b>APPROVAL OF AGENDA</b>		
7.	<b>MINUTES</b>		
7.1	Local Trust Committee Meeting Minutes dated May 24, 2012 – <i>attached</i>	1-5	
7.2	Section 26 Resolutions Without Meeting - <i>none</i>		
7.3	Gambier Island Advisory Planning Commission Minutes dated May 23, 2012 - <i>attached</i>	6-9	
7.4	Gambier Island Advisory Planning Commission Draft Minutes dated June 13, 2012 and Recommendation - <i>attached</i>	10-13	

<b>8.</b>	<b>BUSINESS ARISING FROM MINUTES</b>	14-15
8.1	Follow-up Action List dated June 25, 2012 - <i>attached</i>	
<b>9.</b>	<b>CHAIR'S REPORT</b>	
<b>10.</b>	<b>TRUSTEES' REPORT</b>	
<b>11.</b>	<b>DELEGATIONS</b>	
<b>12.</b>	<b>TOWN HALL SESSION</b>	
<b>13.</b>	<b>CORRESPONDENCE</b>	
	<i>Correspondence specific to an active development application and/or project will be received by the Gambier Island Local Trust Committee when that application and/or project is on the agenda for consideration.</i>	
<b>14.</b>	<b>LOCAL TRUST COMMITTEE PROJECTS</b>	
14.1	GM-LUB-2011.2 (Associated Islands Land Use Bylaw Review Project)	
	14.1.1 Staff Report dated June 29, 2012 – <i>to be distributed</i>	
	14.1.2 Draft Associated Islands Land Use Bylaw dated July 2012 – <i>to be distributed</i>	
	<b>BREAK</b>	
<b>15.</b>	<b>APPLICATIONS AND PERMITS - <i>none</i></b>	
<b>16.</b>	<b>BYLAWS - <i>none</i></b>	
16.1	Proposed Bylaw No. 117 cited as "Gambier Island Official Community Plan Bylaw No. 73, 2001, Amendment No. 1, 2012." <i>for consideration of second and third readings and submission to Executive Committee and to the Minister of Community, Sport and Cultural Development for Approval - attached</i>	16-17
16.2	Proposed Bylaw No. 118 cited as "Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 1, 2012." <i>for consideration of second and third readings and submission to Executive Committee - attached</i>	18-20
16.3	Proposed Bylaw No. 119 cited as "Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 2, 2012." <i>for consideration of second and third readings and submission to Executive Committee - attached</i>	21-22
<b>17.</b>	<b>REPORTS</b>	
<b>17.1</b>	<b>Work Program Reports</b>	
	Top Priorities Report and Projects List dated June 25, 2012 - <i>attached</i>	23-25
<b>17.2</b>	<b>Applications Log</b>	
	Report dated June 25, 2012 - <i>attached</i>	26-30
<b>17.3</b>	<b>Trustee and Local Expenses</b>	
	Expenses posted to May 31, 2012 - <i>attached</i>	31
<b>18.</b>	<b>NEW BUSINESS</b>	
18.1	Honorarium for Consultant - <i>discussion</i>	
18.2	Meeting with Greater Vancouver Regional District this Term - <i>discussion</i>	

**19. ISLANDS TRUST WEBSITE**

19.1 Gambier page – *attached*

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**20. NEXT MEETING**

Thursday, September 20, 2012 at 10:30 am at Keats Camp, Keats Island, BC

**21. ADJOURNMENT**

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

**MINUTES OF THE GAMBIER ISLAND LOCAL TRUST COMMITTEE MEETING  
HELD ON THURSDAY, MAY 24 AT 10:30 AM  
AT GIBSONS AND AREA COMMUNITY CENTRE  
700 PARK ROAD, GIBSONS, BC**

<b><u>PRESENT:</u></b>	David Graham	Chair
	Jan Hagedorn	Local Trustee
	Kate-Louise Stamford	Local Trustee
	Sonja Zupanec	Island Planner
	Diane Corbett	Minute Taker

There were no members of the public in attendance.

**1. CALL TO ORDER**

Chair Graham called the meeting to order at 10:31 am.

**2. APPROVAL OF AGENDA**

The Agenda was adopted as amended by consensus:

- 14.4 Bylaw Enforcement Notification Bylaw

**3. MINUTES**

**3.1 *Gambier Island Local Trust Committee Meeting Minutes dated April 12, 2012***

The minutes of the Gambier Island Local Trust Committee meeting dated April 12, 2012 were adopted as amended by consensus, with the following changes:

- Delete on page 1 under "Present" the listing of the delegation
- Page 1: Change "six (6)" to "seven (7)" members of the public in attendance
- Page 3, paragraph 4, last sentence should read: "The parking issue has been going on for 15 years."
- Item 7.1: insert "Hardwick" after all five notations of "Nystedt"
- Item 8, paragraph 5, replace "term" with "budget year"

**3.2 *Section 26 Resolutions Without Meeting***

There were no *Resolutions Without Meeting*.

**3.3 *Gambier Island Advisory Planning Commission Minutes***

There were no Gambier Island Advisory Planning Commission minutes.

Planner Zupanec advised that the new Advisory Planning Commission had met. The chair is Joyce Clegg, Al Haley is Vice Chair, and Secretary is David Walker. The Advisory Planning Commission will meet again in two weeks to determine the recommendation for the Local Trust Committee for the sustainability brochure.

**4. BUSINESS ARISING FROM MINUTES**

*4.1 Follow-up Action List dated May 14, 2012*

Planner Zupanec provided an update on the Follow-Up Action List dated May 14, 2012.

Planner Zupanec responded to Trustees' questions about the Riparian Areas Regulation.

Trustee Stamford recommended that information be sent from Islands Trust to all property owners about the Riparian Areas Regulation and expectations in regards to the Riparian Areas Regulation.

Chair Graham advised that an Islands Trust Planner had been assigned to collaborate with trustees on this.

**5. CHAIR'S REPORT**

**Chair Graham** reported on his attendance at the annual meeting of the Association of Vancouver Island and Coastal Communities. Topics presented at the meeting included the Island Corridor Rail Line, changes in operations of the Agricultural Land Commission, and aquaculture management. A number of resolutions were made, including endorsement of decriminalization of marijuana.

The Islands Trust Executive Committee continues to look at items and materials pertaining to the strategic plan.

Recently Trustee Hagedorn and Chair Graham attended a Local Planning Committee meeting by phone, and looked at emerging energy technology and at shoreline mapping.

**6. TRUSTEES' REPORT**

**Trustee Stamford** attended the Sunshine Coast Regional District Corporate and Administrative Services Committee meeting on April 26, 2012 to provide support for the Gambier Community Association Grant-In-Aid application for parking funds.

At a Programs Subcommittee meeting in Ladysmith, members discussed how the municipalities and Local Trust Committees can work together. The meeting also focused on the Community Stewardship Award nominations. It appeared that preliminary recommendations included an individual from the Gambier Local Trust

Area.

The public information meeting held by BURNCO May 23, 2012 in West Vancouver, attended by both Local Trustees, received a large turnout. On May 25, 2012 Trustee Stamford would be joining a group that includes the Howe Sound Community Forum group, representatives from the Sunshine Coast Regional District, McNab Creek Estates and other groups, for a site visit with BURNCO at McNab Creek.

Trustee Stamford announced there would be a Transport Canada meeting at the ramp at New Brighton that would include a divestiture group. There had been no new information about the divestiture issue.

**Trustee Hagedorn** attended the recent Planning Committee meeting via teleconference. The trustee noted that there is financial support for small scale renewable energy offered by BC Hydro. The annual meeting with Keats Island Roads Committee is scheduled for June 1, 2012. Trustee Hagedorn attended the recent Advisory Planning Commission meeting. She stated her appreciation for the installation of the new ramp at New Brighton.

**7. DELEGATIONS**

There were no delegations.

**8. TOWN HALL SESSION**

There were no town hall participants.

**9. CORRESPONDENCE**

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

Trustee Hagedorn had received a number of emails pertaining to the BURNCO issue. Staff advised the trustee to forward these to BURNCO and copy to the Sunshine Coast Regional District Planner assigned to the project.

**10. LOCAL TRUST COMMITTEE PROJECTS**

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

*10.1.1 Island Visits*

Planner Zupanec informed the Local Trust Committee that a revised version of the draft Associated Islands Land Use Bylaw was being worked on for the July 5, 2012 meeting.

Planner Zupanec advised the Local Trust Committee the she did not plan to do any site visits for the duration of the initial draft, other than the two Open Houses on the Draft Associated Islands Land Use Bylaw, in West Vancouver on July 13, 2012 and in Sechelt on July 20, 2012.

Members of the Local Trust Committee agreed to wait until after these public consultations before doing any site visits, which likely would happen later in the summer.

**11. APPLICATIONS AND PERMITS – *None***

**12. BYLAWS – *None***

**13. REPORTS**

*13.1 Work Program Reports*

The Top Priorities Report and Projects List dated May 14, 2012 were received for information.

It was announced that the RAR northern working group meeting would happen this summer.

Planner Zupanec and Trustee Hagedorn discussed shoreline mapping.

*13.2 Applications Log*

The Applications Log Report dated May 14, 2012 was received for information.

*13.3 Trustee and Local Expenses*

The expenses report posted to Fiscal Year End March 31, 2012 was received for information.

**14. NEW BUSINESS**

*14.1 Proposed BURNCO Aggregate Mine Project*

Trustees Stamford and Hagedorn provided a verbal update on the BURNCO public information meeting held by the applicant the previous evening in West Vancouver that was well attended. Trustee Hagedorn highlighted points from a BURNCO flyer from the event. The project would create twelve jobs, of which one person would live in McNab Creek. A lot of concerns had been raised at the meeting about dust control.

*14.2 Grants to Local Trust Committees*

The email dated May 2, 2012 from Marion Grau entitled "Available Grants Summer/Fall 2012" and attached documentation on Islands Trust grants administration policy were received for information.

*14.3 British Columbia Food Systems Network Gathering on Gambier Island*

Planner Zupanec explained that the gathering of this provincial network on Gambier Island July 5 to 8, 2012 would include a focus on food policy and that, as food security is a priority of relevance to the Federation, it was possible that Trustees could access funds to attend. It also would be an opportunity to advertise the food security initiatives of Islands Trust.

*14.4 Bylaw Enforcement Notification Bylaw*

**GM-031-2012**

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request a written update from Bylaw Enforcement Coordinator Miles Drew regarding the implementation of the Bylaw Enforcement Notification Bylaw brochure for the July 5, 2012 Local Trust Committee meeting.

**CARRIED**

**15. ISLANDS TRUST WEBSITE**

The new Islands Trust website likely will be launched over the summer.

**16. NEXT MEETING**

*16.1 Next Local Trust Committee Regular Business Meeting*

The next Local Trust Committee meeting will be held on Thursday, July 5, 2012 at Gambier Island Community Centre, Andy's Bay Road, Gambier Island, BC.

**17. ADJOURNMENT**

The Gambier Island Local Trust Committee meeting was adjourned by consensus at 12:15 pm.

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Recorder

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Chair





## MINUTES OF THE GAMBIER ISLAND ADVISORY PLANNING COMMISSION MEETING

**Held on:** Wednesday May 23rd 2012

**Venue:** Manil Room in the Gibsons Public Library

### **PRESENT:**

**APC Members:** Joyce Clegg (Chair) (JC), Al Hailey (Dep Chair) (AH), David Walker (Secretary) (DW), Frank Colbourne (FB), Camilla Berry (CB), Lei Marttala (LM), Roger Sweeny (RS), Eric Holtz (EH).

**Trustees:** Jan Hagedorn (JH)

**Invited Guests:** Sonja Zupanec (SJ) Islands Trust Island Planner

**APC Members Regrets:** Brenda Hardisty

**Public:** There were no members of the public present

### **PM 1.0 PRE MEETING #1:**

Prior to the start of the official meeting:

#### **PM #1.01**

SJ provided an overview of the purpose of the Commission together with a brief orientation.  
Items of note as follows:

- Meetings open to public
- Local Trustees are to be invited to each meeting and will typically attend (Local Trustees are Jan Hagedorn and Kate-Louise Stamford. David Graham is Chair Gambier Island Local Trust Committee)
- Staff are invited and will attend if necessary
- Quorum needed of four (4) members
- Meet only if Referrals are forwarded by Local Trust Committee
- Must elect Chair and Deputy Chair and appoint Secretary at initial meeting and outlined role of Secretary (including liaison with staff, take notes and minutes, prepare recommendations (signed by Chair) to Local Trust Committee)

- As an example of a "Referral" --- SJ noted that, as a Commission, we should discuss this package as to if the document is worthwhile to bring to the community and if so, what does it look like. A Recommendation will be forwarded to the Local Trust Committee.

## **PM #1.02**

JH provided welcoming remarks and confirmed role of Commission—respond to referrals from Local Trust Committee

## **PM#1.03**

Both SJ and JH responded to questions from the Commission. No recordable issue arose.

## **2.0 PRE MEETING #2**

### **PM #2.01**

JC assumed role of Interim Chair (volunteered and unanimously approved) and called the meeting to order and requested input, nominations or volunteers as to individuals for positions of Chair, Deputy Chair and Secretary. After discussion following motion was tabled.

*Motion by Al Hailey and seconded by Roger Sweeney*

*"Nominate Joyce Clegg as Chair of the Commission and Al Hailey as Deputy Chair"*

*Motion was passed unanimously.*

*Chair and Deputy Chair then appointed David Walker as Secretary to the Commission*

## **ADVISORY PLANNING COMMISSION MEETING**

### **1.0 Call to Order**

1.1 Chair called meeting to order at 2:55 pm

### **2.0 Matters Arising / Action Items**

2.1 SJ to provide "word document" of Lasqueti Island document.

2.2 Secretary to confirm next meeting

### **3.0 Trustee Report**

3.1 No specific Trustee Report as JH discussed issues during briefing and orientation and will discuss more on Referral agenda item.

### **4.0 New Business**

4.1 May 1<sup>st</sup> Referral re Draft Sustainability

- SJ presented overview of Referral package. Four (4) Local Trust Areas have developed a Sustainability Checklist to assist in the Building Permit process. Gambier Local Trust Area has been discussing this issue over last couple of years and have forwarded to the Commission for review. The APC should discuss if the document is worthwhile to bring to the community and if so, what does it look like. A Recommendation will be forwarded to the Local Trust Committee and our Recommendation is required by June 21<sup>st</sup>
- Of the four samples reviewed most are in Draft form and not a formal document.
- All are linked and tied to the permitting process and are/ will be a mandatory part of the process
- Documents are available at the “front desk” where permits are discussed
- JH noted she has had discussions with Sunshine Coast Regional District and they support the concept of a sustainability document. The development of any document could be a joint effort. Document may assist both Regional Districts –Sunshine Coast and Metro Vancouver.
- JH has not discussed issue with Metro.

## **4.2 General Discussion**

- 4.2.1 There was general discussion on several issues relating to the Referral
- 4.2.2 Is it a worthwhile document?
  - 4.2.2.1 Consensus that “checklist” may not be the best format / title however an information document on sustainability and building on the islands may be of some use to the general public.
  - 4.2.2.2 Document should be helpful to both new and renovation projects
  - 4.2.2.3 Document and its content should not be mandatory
  - 4.2.2.4 Document needs to be available earlier in the project than the building permit process
- 4.2.3 When and how document is distributed?
  - 4.2.3.1 Many thoughts and ideas with no consensus
  - 4.2.3.2 Ideas included Realtors, General Contractors, Islands Trust, Local Trust Area and island specific web sites, and newsletters
- 4.2.4 What would document look like?
  - 4.2.4.1 Should address design stage, construction stage and living on a reduced footprint.
  - 4.2.4.2 Various islands in the Trust Area may have unique or specific issues
  - 4.2.4.3 Of the four (4) reviewed Lasqueti Island looked best suited to an information only document



### 4.3 Conclusions

- 4.3.1 A sustainability document may be of value to owners of new development and renovation projects in the Gambier Trust Area
- 4.3.2 Any document should NOT be linked to permitting process and should be available as early as possible in the planning and development process.
- 4.3.3 Document should be educational and an information only package
- 4.3.4 Any mandatory sustainability related issues need to be addressed in the Land Use Bylaws and other building codes and not this package
- 4.3.5 Document should be available as early as possible in the process
- 4.3.6 Document should address Sustainability at Large and potentially highlighting issues specific to each island within the Trust Area.
- 4.3.7 Of the four Drafts reviewed Lasqueti Island would be a good "base". **Action Item—SJ to provide "word document" of Lasqueti Island document.**

### 4.4 Next Steps

- 4.4.1 Chair proposed members review material and, based on Lasqueti draft, review generic / motherhood issues and provide any comment as to island specific concerns / issues.
- 4.4.2 Give consideration to and provide input as to when the document should be available and to how document could / should be distributed to the public

### 4.5 Next Meeting

- 4.5.1 General discussion with respect to scheduling a regular monthly meeting and cancel if no "Referrals" are forwarded.
- 4.5.2 Venue at Gibsons Library is acceptable to all Commission members
- 4.5.3 Agreed that due to ferry schedules meetings should commence at 1:00 pm to allow for 4:30 (winter) and 4:50 (summer) ferry back to mainland.
- 4.5.4 **Action Item: Secretary to confirm next meeting Wed June 13<sup>th</sup> (1:00 pm) at same venue**

### 4.6 Adjournment

- 4.6.1 ***At 4:00pm, Moved by Eric Holtz and Seconded by Lea Marttala—" adjourn meeting"***  
***Unanimously approved***

Respectively Submitted

David Walker May 28<sup>th</sup> 2012

Secretary

Joyce Clegg

Chair





## MINUTES OF THE GAMBIER ISLAND ADVISORY PLANNING COMMISSION MEETING

**Held on:** Wednesday June 13th 2012

**Venue:** Manil Room in the Gibsons Public Library

### **PRESENT:**

**APC Members:** Joyce Clegg (Chair) (JC), Al Hailey (Dep Chair) (AH), David Walker (Secretary) (DW), Frank Colbourne (FB), Camilla Berry (CB), Lei Marttala (LM), Eric Holtz (EH), Brenda Hardisty (BH)

**Trustees:** None present

**Invited Guests:** None present

**APC Members Regrets:** Roger Sweeny (RS)

**Public:** There were no members of the public present

### **1.0 CALL TO ORDER:**

Chair called meeting to order at 1:07 pm

### **2.0 REVIEW OF DRAFT MINUTES**

There was a spelling error on last page

***It was moved by AH and seconded by EH that the draft minutes of May 23<sup>rd</sup> 2012 be accepted as amended. Passed unanimously.***

### **3.0 MATTERS ARISING**

There are no outstanding matters arising from May 23<sup>rd</sup> meeting

**3.1 AH to prepare “track changes” version of draft document incorporating comments and inputs received to date**

**3.2 DW to prepare draft recommendations for review by Commission prior to signature by Chair**

#### 4.0 TRUSTEE REPORT

As the Trustees were at the Trust Council meetings there was no report

#### 5.0 CHAIR REPORT

Other than noting a recent news release posted on the Islands Trust web page re the rock wall on Keats Island Maple Beach there was no report

#### 6.0 REFERRAL DRAFT SUSTAINABILITY CHECKLIST

- 6.1 AH had worked on the latest Lasqueti Island document and had e-mailed a copy to our Chair and distributed several hard copies at the meeting.
- 6.2 DW noted RS was unable to attend as he was out of town however he provided a draft document incorporating his comments on the Lasqueti Island document. RS comments were given to AH for incorporation into any further edits.
- 6.3 General discussion as to the need for a separate document for each local trust area or would the residents be better served if a master document be prepared for Islands Trust as a whole with the potential for an insert be included for a specific local area for any unique issues if applicable.
- 6.4 There was general agreement on the concept of a master document however concern was raised as to the timing of the preparation of a master document.
- 6.5 It was agreed that any document would be of benefit to the Gambier area residents as early as possible and as such, AH agreed to provide further edits on his initial draft. This version could be used as a “draft” information document until such time as the master document is ready for formal issuance.
- 6.6 CB suggested each look at the reference section and provide comment to AH.
- 6.7 AH noted his “track change” version of the word document could be ready in 7 to 10 days for further review and input by the Commission
- 6.8 A final draft could be available for review by the trustees at the next Trustee meeting (assumed to be in Sept)

***It was moved by EH and seconded by CB that the Secretary draft a resolution /recommendation as discussed. Motion passed unanimously.***

#### 7.0 NEW BUSINESS

There was no new business

## **8.0 ADJOURNMENT AND NEXT MEETING**

The next meeting will be scheduled “as and when required”.

Meeting was adjourned at 2:15 pm.

Respectively Submitted

David Walker      June 20<sup>th</sup> 2012



**Islands Trust**

**Resolution of the Gambier Island Advisory Planning Commission**

**Made on June 13<sup>th</sup> 2012**

**At Manil Room in the Gibsons Public Library**

The following resolution was passed at a regular meeting of the Gambier Island Advisory Planning Commission:

With respect to the review of the Referral dated May 1 2012 re Draft Sustainability Checklist the Gambier Island Advisory Planning Commission recommends that the Gambier Island Local Trust Committee approve the following:

Recommend that:

- 1- A sustainability document be available for owners of new development and renovation projects in the Gambier Trust area.
- 2- The document should be educational and for information only and not linked to any permitting process.
- 3- Rather than each Local Trust Area have a separate document, Islands Trust take the lead in developing a "master document" for area wide usage and each Trust Area develop a small insert for their Area and Island specific issues if applicable.
- 4- The frameworks for a master document be the Lasqueti Island draft.
- 5- If recommendations 1 through 4 are approved, and depending on timeline for the issuance of a master document, the Gambier Island APC develop a Gambier Area draft document for early distribution in their area.

Signed by:

Chairperson

on (date)

JUNE 20, 2012





# Islands Trust

## Follow Up Action Report w/ Target Date

### Gambier Island Jun-23-2010

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

### Feb-03-2011

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

### May-12-2011

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

### Mar-01-2012

No.	Activity	Responsibility	Target Date	Status
1	GM-RZ-2011.1 (Camp Fircom,Gambier) GM-RZ-2011.2 (Thunderbird Yacht Club,Gambier)  GMLTC resolution: First reading given to Proposed Bylaw No. 117, 118, 119. Staff to proceed with agency referrals, notification and scheduling of CIM/public hearing on Gambier Island in July. Update bylaws and post to website.	Jacquie Hill Sonja Zupanec	Mar-23-2012	Done

## Apr-12-2012

No.	Activity	Responsibility	Target Date	Status
1	RAR Implementation:  LTC Resolution: requesting staff to proceed with establishing a northern working group made up of northern trustees and staff in order to develop community consultation options and education materials for RAR implementation.	Chloe Fox Chris Jackson	Apr-27-2012	On Going
1	Schedule the annual meeting with SCRD re: protocol and Regional Planning Manager  Schedule annual meeting with MOTI (Don Legault) Jeff Moore? and Capilano as soon as possible.	Chris Jackson Theresa Vieau	Apr-27-2012	Done

## Apr-27-2012

No.	Activity	Responsibility	Target Date	Status
1	GM-LUB-2011.2 (Associated Island LUB Review Project)  Book a meeting room for 30 people for Friday July 13th in Horseshoe Bay 3:00 pm - 6 pm.  Book a meeting room for 30 people for Friday July 20th in Sechelt 5:00 pm - 8 pm.  Require screen for projection; chairs and head table.	Theresa Vieau	Jun-15-2012	Done

# PROPOSED

## GAMBIER ISLAND LOCAL TRUST COMMITTEE BYLAW No. 117

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### A BYLAW TO AMEND GAMBIER ISLAND OFFICIAL COMMUNITY PLAN BYLAW 73, 2001

\*\*\*\*\*

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

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

AND WHEREAS the Gambier Island Local Trust Committee wishes to amend Official Community Plan Bylaw 73, 2001;

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

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

1. This Bylaw may be cited for all purposes as "Gambier Island Official Community Plan Bylaw No. 73, 2001, Amendment No. 1, 2012."
2. Gambier Island Official Community Plan Bylaw No. 73, 2001 is amended as follows:
  - (1) Schedule "B" Land Use Designation Map is amended by changing the designation of the area indicated on Plan No. 1 (Lot B, District Lot 836, Plan 21550, Gambier Island PID 009-393-358) attached to and forming part of this Bylaw, from Settlement Residential (SR) to Private Camps (CMP).

READ A FIRST TIME this                      1st                      day of                      March                      , 2012.

PUBLIC HEARING HELD this                      day of                      , 201x.

READ A SECOND TIME this                      day of                      , 201x.

READ A THIRD TIME this                      day of                      , 201x.

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST  
this                      day of                      , 201x.

APPROVED BY THE MINISTER OF COMMUNITY, SPORT AND CULTURAL DEVELOPMENT  
this                      day of                      , 201x.

ADOPTED this                      day of                      , 201x.

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CHAIRPERSON

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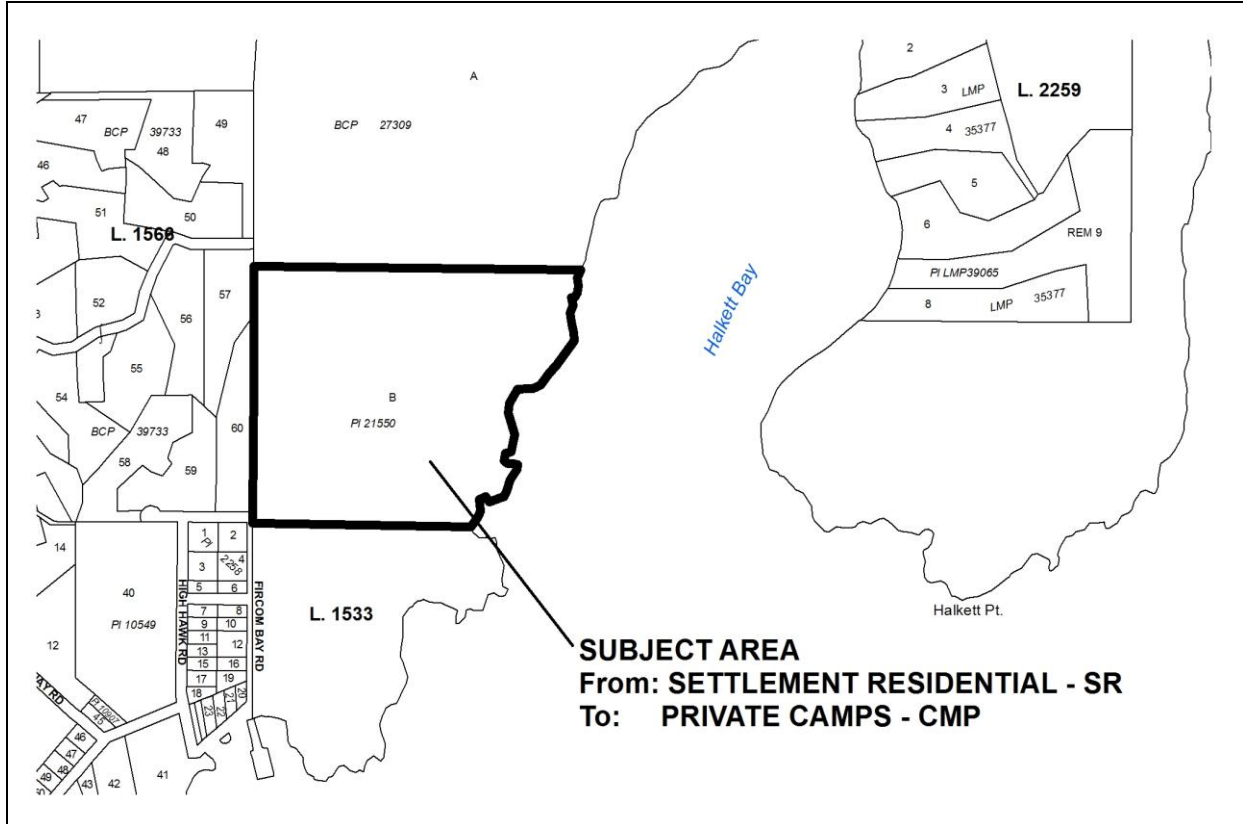
SECRETARY

# PROPOSED

## GAMBIER ISLAND LOCAL TRUST COMMITTEE

### BYLAW No. 117

### PLAN NO. 1



# PROPOSED

## GAMBIER ISLAND LOCAL TRUST COMMITTEE BYLAW No. 118

\*\*\*\*\*

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

\*\*\*\*\*

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

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

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

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

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

1. This Bylaw may be cited for all purposes as "Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 1, 2012."
2. Gambier Island Land Use Bylaw No. 86, 2004 is amended as follows:
  - (1) Adding the following text under Part 5.9(11):

"Site Specific Regulations

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

Table 5.9		
Site Specific Zone	Location Description	Site Specific Regulations
S3(a)	Lot 8, District Lot 836, Plan 21550, Halkett Bay, Gambier Island  PID: 009-393-358	(1) Despite 5.9(1) recreation camp, assembly and accessory uses are the only permitted uses. (2) Despite 5.9(3) no residential caretaker dwelling unit accessory to recreational camp use is permitted. (3) Despite 5.9(4) the maximum lot coverage for all buildings and structures is 5%. (4) Despite 5.9(7) and 5.9(9) moorage is not permitted in the foreshore area adjacent to the S3(a) zone. (5) Despite 5.9(10) and (11) the minimum lot area and minimum average lot area created by subdivision is 24 hectares."

# PROPOSED

- (2) Schedule "B" (Zoning Map) is amended by changing the zoning of the area indicated on Plan No. 1, attached to and forming part of this Bylaw, from the Settlement Residential - (SR) zone to a Recreation Service(a) (S3)(a) zone.

READ A FIRST TIME this                      1st                      day of                      March                      , 2012.

PUBLIC HEARING HELD this    day of    , 201x.

READ A SECOND TIME this    day of    , 201x.

READ A THIRD TIME this    day of    , 201x.

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST  
this    day of    , 201x.

ADOPTED this    day of    , 201x.

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CHAIRPERSON

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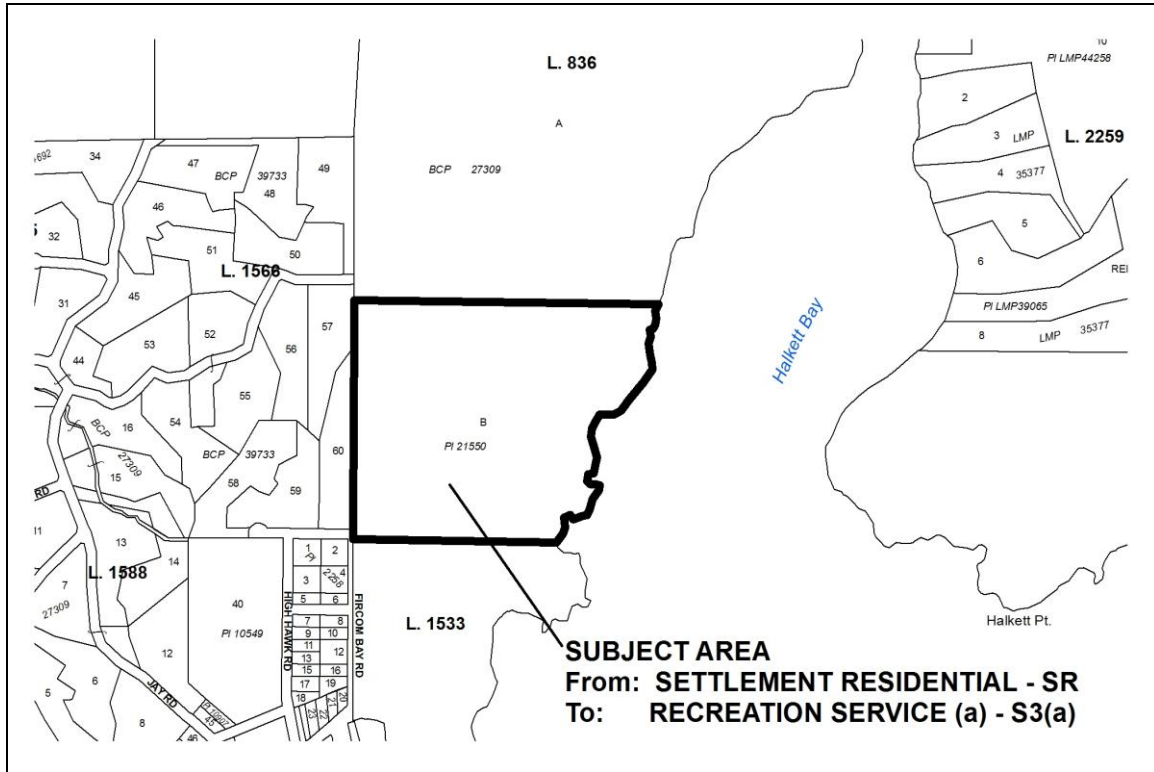
SECRETARY

# PROPOSED

## GAMBIER ISLAND LOCAL TRUST COMMITTEE

### BYLAW No. 118

### PLAN NO. 1



# PROPOSED

## GAMBIER ISLAND LOCAL TRUST COMMITTEE BYLAW No. 119

\*\*\*\*\*

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

\*\*\*\*\*

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

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

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

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

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

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

READ A FIRST TIME this	1st	day of	March	, 2012.
PUBLIC HEARING HELD this		day of		, 201x.
READ A SECOND TIME this		day of		, 201x.
READ A THIRD TIME this		day of		, 201x.
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST				
this		day of		, 201x.
ADOPTED this		day of		, 201x.

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CHAIRPERSON

---

SECRETARY



# PROPOSED

## GAMBIER ISLAND LOCAL TRUST COMMITTEE

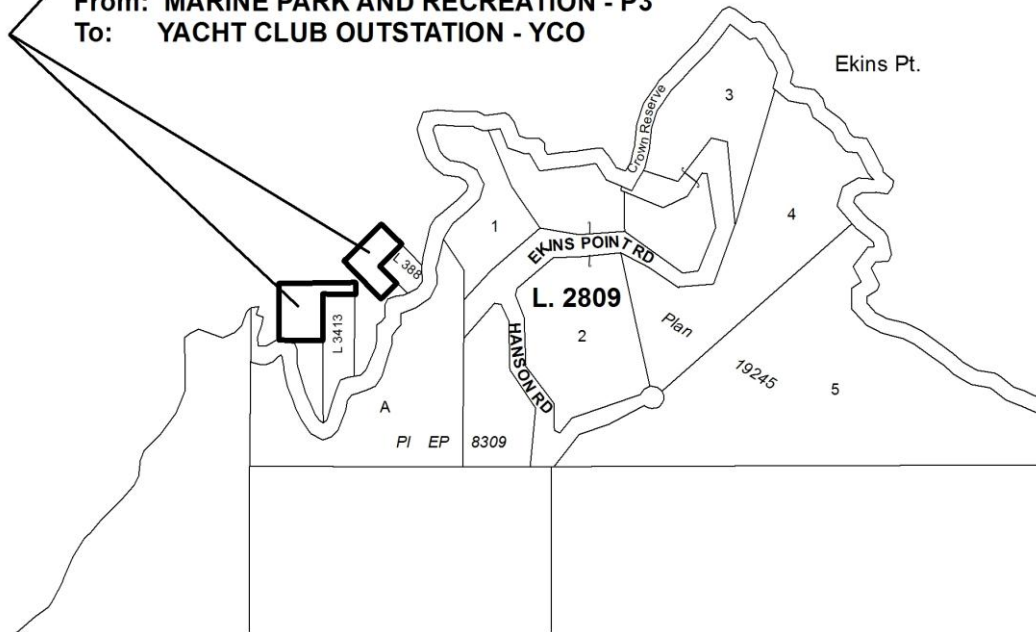
### BYLAW No. 119

### PLAN NO. 1

#### SUBJECT AREAS

From: MARINE PARK AND RECREATION - P3

To: YACHT CLUB OUTSTATION - YCO





# Islands Trust

## Top Priorities

### Gambier Island

No.	Description	Activity	Received/Initiated	Responsibility	Target Date	Status
1	LUB for SCRD Islands	Initiate new LUB review process for SCRD islands.	Feb-02-2006	Sonja Zupanec	Apr-07-2011	On Going
2	Riparian Areas Regulation Implementation Project for Gambier Island Local Trust Area.		Oct-26-2011	Sonja Zupanec	Dec-31-2012	On Going
3	Foreshore protection/stewardship and clarity; implementation of Development Approval Information Bylaw (DAI) or Development Permit Areas (DPA's).	Investigate and recommend options for protection/stewardship within the local trust area through the use of existing land use planning tools.	Jan-31-2012			On Going



## Projects

### Gambier Island

No.	Description	Activity	Received/Initiated	Status
1	Keats Island OCP Map Amendment - add trail map used during public process developing OCP.		Mar-08-2007	On Going
1	Staff to prepare an issues outline with respect to Gambier Island Comprehensive Land Use Planning Project. (Address community planning and environmental protection issues)  Gambier dp and comprehensive planning - subject to alternate funding and resources. To include: 1. Road issues - road network, and parking issues 2. Gambier forest tenure and reallocation - Gambier Island Crown lands. Gambier LUB follow-up: Definition of recreation in Area 3, CD1 Zone. Subdivision and use of common property in a bare land strata plan. Legal non-conforming - information note. ssociated secondary dwelling - definition and use. Potable water requirements.		Jun-23-2010	On Going
1	Consider a mechanism to recognize authorizations of additional dwellings as permitted by s. 4.4.10 of Keats LUB		Aug-04-2010	On Going
1	GHG Emissions - examine as part of next OCP reviews more proactive approaches to plan for GHG reductions especially in relation to Policies 6.1 and 6.2 in consultation with SCRD. Initiative arises from recommendation of SCRD in comments about bylaws 111 & 112.		Oct-06-2010	On Going
1	Sustainability Checklist in consultation with Sunshine Coast Regional District.		Feb-03-2011	On Going

1	Food Security: Based on the November 2010 'Exploring Food Security in the Islands Trust Area' - explore opportunities to implement policies and regulations to address food security in the Gambier Trust Area.		On Going
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1	Development Approval Information Bylaw	Develop and adopt a D.A.I bylaw for the Gambier Trust Area.		On Going
1	Consultation with Squamish First Nation	Scope interim strategies pending completion of a possible protocol agreement to address protection of archaeological and heritage resources.	Jan-31-2012	On Going
1	Strategic Planning Review for Howe Sound		Jan-31-2012	On Going



## Applications w/ Status - Gambier Island Status: Open

### Applications

#### Development Variance Permit

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

#### Planning Status

**Status Date:** Apr-10-2008

still on hold pending rezoning

**Status Date:** Aug-13-2007

on hold pending rezoning application

**Status Date:** May-16-2006

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

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2009.4	Jonathan Ehling <b>Planner:</b> Linda Prowse	May-13-2009	PID: 010-528-199 Gambier Island - workshop height variance (principal building on lot)

#### Planning Status

**Status Date:** Mar-28-2011

Awaiting further information from applicant

**Status Date:** Nov-17-2010

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

**Status Date:** Oct-06-2010

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

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2009.8	David & Carolyn/Doug & Sue/Pat & Mary Philip/Lane/Willmott <b>Planner:</b> Linda Prowse	Jun-24-2009	PID: 026-162-890 Gambier Island - Proposed variance to the ocean setback requirement. District Lot 1259.

### Planning Status

**Status Date:** Jan-25-2012

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

**Status Date:** Apr-28-2011

Memo sent to RPM requesting advice on how to proceed

**Status Date:** Mar-28-2011

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

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

### Planning Status

**Status Date:** Jan-06-2012

No change.

**Status Date:** May-04-2011

Awaiting further info from applicant.

**Status Date:** Apr-18-2011

Staff site visit

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2012.2	Liebenberg William <b>Planner:</b> Marnie Eggen	Mar-06-2012	PID: 026-954-419 Gambier Island Development variance as deck to be built up to rear lot line

### Planning Status

File Number	Applicant Name	Date Received	Purpose
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GM-DVP-2012.3

Cam Reimer

May-31-2012

024-211-583 (Cutler & Bolli, 1496 Taki-Te-Si Road, Gambier)  
Variance to setback from natural boundary of the sea from 15 meters to 7.5

**Planner:**

### **Planning Status**

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#### **Rezoning**

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

**Planner:** Sonja Zupanec

#### **Planning Status**

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**Status Date:** Oct-23-2009

Representative provided verbal update at LTC meeting

**Status Date:** Sep-18-2009

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

**Status Date:** Nov-24-2008

Letter sent to applicant with LTC resolution and requesting status update

---

File Number	Applicant Name	Date Received	Purpose
GM-RZ-2011.1	Camp Fircom	Nov-08-2011	PID: 009-393-358 Gambier Island To redesignate and rezone an undeveloped parcel of land adjacent to the existing camp Fircom from SR (Settlement Residential) to S3 (Recreational Service).

**Planner:** Sonja Zupanec

#### **Planning Status**

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**Status Date:** Apr-12-2012

First Reading Proposed Bylaws 117 and 118 to PH July 2012

**Status Date:** Jan-09-2012

Preliminary staff report for LTC January 31 meeting prepared.

**Status Date:** Nov-23-2011

Applicant advised that reference plan still required an too costly

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

**Planner:** Sonja Zupanec

### **Planning Status**

**Status Date:** Apr-12-2012

Proposed Bylaw 119 to PH July 2012

**Status Date:** Jan-10-2012

Preliminary staff report prepared for LTC meeting Jan 31.

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### **Subdivision**

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

**Planner:** Sonja Zupanec

### **Planning Status**

**Status Date:** Jun-06-2007

On hold pending rezoning application.

**Status Date:** May-16-2006

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

**Status Date:** Dec-21-2005

MOT issues Prelim Layout NOT APPROVED with conditions.

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

**Planner:** Linda Prowse

### **Planning Status**

**Status Date:** May-01-2012

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

**Status Date:** Apr-10-2012

Applicant's legal counsel is drafting a 30 metre no build and no soil disturbance covenant to satisfy RAR

**Status Date:** Feb-24-2012

Was contacted by applicant's legal counsel asking about the subdivision process. They were advised that the Islands Trust requires receipt of the FINAL plan of subdivision to review for compliance with Gambier bylaws prior to sending a letter to the Ministry of Transportation and Infrastructure stating the proposed subdivision meets our requirements



File Number	Applicant Name	Date Received	Purpose
GM-SUB-2010.1	Venture Management Ltd <b>Planner:</b> Sonja Zupanec	May-25-2010	PID: 015-980-324 7 residential lots

### Planning Status

**Status Date:** Jan-06-2012

No further action until applicant finalizes final plan of subdivision.

**Status Date:** Mar-16-2011

Comments sent to MoTI. Depth to width information was received.

**Status Date:** Feb-23-2011

Waiting for applicant to confirm that lots comply with depth to width ratio. Revised comments to be sent to MoTI.

File Number	Applicant Name	Date Received	Purpose
GM-SUB-2011.2	EDWARD TRAFF <b>Planner:</b> Marnie Eggen	Jul-21-2011	014-111-888 and 014-111-896 Lot Line adjustment on Gambier Island

### Planning Status

**Status Date:** Oct-31-2011

Referral Report to MOTI

File Number	Applicant Name	Date Received	Purpose
GM-SUB-2012.1	570601 BC Ltd. (Andrew Strang) <b>Planner:</b> Sonja Zupanec	Jan-23-2012	PID: 024-664-235 Lot 10 Halkett Bay - Gambier Island 2 lot subdivision

### Planning Status

**From:** Nancy Roggers  
**Sent:** May-28-12 5:29 PM  
**To:** David Graham; Jan Hagedorn; Kate-Louise Stamford; Sonja Zupanec; Becky McErlean  
**Cc:** Cindy Shelest  
**Subject:** Gambier Expense report May/12

***Islands Trust***  
**LTC EXP SUMMARY REPORT F2012**  
 Invoices posted to May 31, 2012

630 Gambier	Invoices posted to May 31, 2012	Budget	Spent	Balance
65000	LTC "Trustee Expenses"	1,200.00	-	1,200.00
65200	LTC Local Exp LTC Meeting Expenses	5,500.00	230.21	5,269.79
65210	LTC Local Exp APC Meeting Expenses	-	-	-
65220	LTC Local Exp Communications	-	-	-
65230	LTC Local Exp Special Projects	-	-	-
65240	LTC Local Exp Miscellaneous	-	-	-
<b>TOTAL LTC Local Expense</b>		5,500.00	230.21	5,269.79
73001	Gambier Associated Islands OCP	8,000.00	-	8,000.00

Thanks!

Nancy Roggers  
 Finance Officer

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

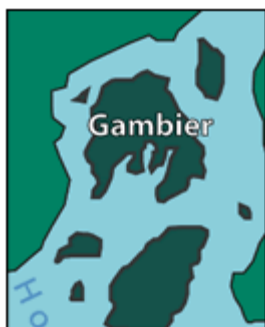
Preserving *island* communities, culture and environment

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# Islands Trust

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

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## Population (2011):

Approximately 275

## Size:

6,893 hectares (17,032 acres)

## Location:

10 kilometres north of Horseshoe Bay in Howe Sound.

[Land Use Planning](#)
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[Trust Area Mapping](#)
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## Gambier Island Local Trust Committee

### Latest News

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

### June 2012

- [The Local Trust Committee is holding a public hearing on July 5, 2012 regarding Camp Fircom and Thunderbird Yacht Club zoning and land use designation amendments](#)
- [Notice of Advisory Planning Commission Meeting - 1:00 pm, June 13, 2012 re: Draft Sustainability Checklist Referral](#)

### May 2012

- [Associated Islands Land Use Bylaw Review Project – Spring Newsletter](#)

### April 2012

- [Gambier Island Local Trust Committee Business Meeting Schedule - 2012](#)

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## Gambier Island Local Trust Committee Projects

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

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

### Staff Reports

- [Staff Report dated September 2011](#)
- [Staff Report dated January 2011](#)

### Draft Land Use Bylaw

- [Land Use Bylaw dated February 2011](#)

## Applications

### GM-RZ-2011.1 (Camp Fircom, Gambier Island)

- [Staff Report - April 2012](#)
- [Staff Report - January 2012](#)

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

- [Staff Report - April 2012](#)
- [Staff Report - January 2012](#)

### Trustee Newsletters

- [Trustee Newsletter - February 2012](#)

## Committee Links

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