



# Islands Trust

A NOTICE OF A BUSINESS MEETING OF **THE GAMBIER ISLAND LOCAL TRUST COMMITTEE**  
to be held at 10:30 AM on Thursday, September 20, 2012  
at Keats Camp, Keats Island, BC

## AGENDA

	<b>Page No.</b>	<b>*Approx. Time*</b>
<b>1. CALL TO ORDER</b>		10:30 am
<b>2. APPROVAL OF AGENDA</b>		
<b>3. MINUTES</b>		
3.1 Local Trust Committee Meeting Minutes dated July 5, 2012 – <i>for adoption</i>	1-8	
3.2 Local Trust Committee Public Hearing Record dated July 5, 2012 – <i>for receipt</i>	9-10	
3.3 Local Trust Committee Special Meeting Minutes dated July 13, 2012 – <i>for adoption</i>	11-13	
3.4 Local Trust Committee Special Meeting Minutes dated July 20, 2012 – <i>for adoption</i>	14-17	
3.5 Section 26 Resolutions Without Meeting - <i>none</i>		
3.6 Gambier Island Advisory Planning Commission Minutes - <i>none</i>		
<b>4. BUSINESS ARISING FROM MINUTES</b>		10:40 am
4.1 Follow-up Action List dated September 10, 2012 - <i>attached</i>	18-19	
4.2 HMCS Annapolis Sinking in Halkett Bay - <i>update for discussion</i>		
<b>5. CHAIR'S REPORT</b>		
<b>6. TRUSTEES' REPORT</b>		
<b>7. DELEGATIONS</b>		
<b>8. TOWN HALL SESSION</b>		10:50 am
<b>9. 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>		
9.1 Email dated July 13, 2012 from Ami Shah of Transport Canada regarding Divestiture – New Brighton Government Dock - <i>attached</i>	20-23	
<b>10. LOCAL TRUST COMMITTEE PROJECTS</b>		11:10 am
10.1 GM-LUB-2011.2 (Associated Islands Land Use Bylaw Review Project)		
10.1.1 Staff Report dated August 29, 2012 - <i>attached</i>	24-28	
10.1.2 Compilation of Correspondence to September 9, 2012	29-55	

<b>11.</b>	<b>APPLICATIONS AND PERMITS</b>		12:15 pm
11.1	GM-DVP-2012.3 (Cutler) Staff Report dated July 23, 2012 - <i>attached</i>	56-76	
<b>12.</b>	<b>BYLAWS</b>		12:45 pm
12.1	Bylaw No. 119 cited as "Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 2, 2012." – <i>for adoption</i>	77-79	
<b>13.</b>	<b>REPORTS</b>		12:50 pm
<b>13.1</b>	<b>Work Program Reports</b> Top Priorities Report and Projects List dated September 10, 2012 - <i>attached</i>	80-82	
<b>13.2</b>	<b>Applications Log</b> Report dated September 10, 2012 - <i>attached</i>	83-87	
<b>13.3</b>	<b>Trustee and Local Expenses</b>		
	13.3.1 Expenses posted to June 30, 2012 - <i>attached</i>	88	
	13.3.2 Expenses posted to July 31, 2012 - <i>attached</i>	89	
	13.3.3 Expenses posted to August 31, 2012 - <i>attached</i>	90	
<b>14.</b>	<b>NEW BUSINESS</b>		1:10 pm
14.1	Islands Trust Fund Board Referral Briefing and Five Year Plan - <i>attached</i>	91-106	
14.2	Local Trust Committee Meeting Dates for October and November 2012 – <i>for discussion</i>		
14.3	Local Trust Committee Meeting Dates for 2013 Memorandum dated September 10, 2012 – <i>attached for discussion</i>	107	
14.4	Islands Trust Briefing Note dated September 7, 2012 from Clare Frater, Trust Area Policy Analyst, regarding BC Hydro Woodpole Test and Treat Program – 2012 - <i>attached</i>	108-150	
<b>15.</b>	<b>ISLANDS TRUST WEBSITE</b>		
15.1	Gambier page – <i>attached</i>	151-152	
<b>16.</b>	<b>NEXT MEETING</b> - To be determined		
<b>17.</b>	<b>ADJOURNMENT</b>		2:00 pm

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

DRAFT

**MINUTES OF THE GAMBIER ISLAND LOCAL TRUST COMMITTEE MEETING  
HELD ON THURSDAY JULY 5, 2012 AT 10:30 AM  
AT THE GAMBIER ISLAND COMMUNITY CENTRE  
ANDY'S BAY ROAD, GAMBIER ISLAND, BC**

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

There were six (6) members of the public in attendance.

**1. CALL TO ORDER**

Chair Graham called the meeting to order at 10:30 am and introduced trustees and staff in attendance.

Chair Graham announced that the meeting would start with information sessions pertaining to two rezoning applications.

**2. REZONING APPLICATION GM-RZ-2011.1 (CAMP FIRCOM, GAMBIER ISLAND)**

Planner Zupanec provided background information on the proposed rezoning of a large residential lot to a camp use.

**3. QUESTIONS AND ANSWERS**

*Proposed Bylaw No. 117 Cited as "Gambier Island Official Community Plan Bylaw No. 73, 2001, Amendment No. 1, 2012" AND*

*Proposed Bylaw No. 118 cited as "Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 1, 2012"*

There were no questions on the proposed bylaws.

**4. REZONING APPLICATION GM-RZ-2011.2 (THUNDERBIRD YACHT CLUB, GAMBIER ISLAND)**

Planner Zupanec provided background information on a proposed foreshore rezoning requesting expansion of an existing Yacht Club Outstation zone to accommodate needs for extra moorage.

5. **QUESTIONS AND ANSWERS FOR**

*Proposed Bylaw No. 119 cited as "Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 2, 2012"*

Brief discussion ensued on background events pertaining to the rezoning application.

Responding to an inquiry, staff clarified that the Sliammon Nation had no interest in the property, which is not in the Sliammon Nation traditional territory.

Chair Graham announced that the Local Trust Committee would now move into a public hearing.

*The meeting recessed for public hearing at 10:42 am.*

*The meeting reconvened at 10:48 am.*

6. **APPROVAL OF AGENDA**

The Agenda was adopted as amended by consensus, with the following additions:

- 14.1.3 Draft letter and agenda
- 17.4 June 2012 expense report

7. **MINUTES**

7.1 *Gambier Island Local Trust Committee Meeting Minutes dated May 24, 2012*

The minutes of the Gambier Island Local Trust Committee meeting dated May 24, 2012 were adopted as amended by consensus, with the following change:

- Item 14.1: Add "and other environmental impacts" to the end of last sentence.

7.2 *Section 26 Resolutions Without Meeting*

None.

7.3 *Gambier Island Advisory Planning Commission Minutes*

The minutes of the Gambier Island Advisory Planning Commission dated May 23, 2012 were received for information.

Trustee Hagedorn extended thanks to the Advisory Planning Commission and Joyce Clegg, APC chair. The trustee commented on item PM #1.01 in the minutes, noting that trustees would not typically attend Advisory Planning Commission meetings and that requests from the Advisory Planning

Commission for technical information would best be directed to Islands Trust staff.

7.4 *Gambier Island Advisory Planning Commission Draft Minutes dated June 13, 2012 and Recommendation*

Received.

Joyce Clegg provided supportive and explanatory comments on the recommendation regarding a draft sustainability checklist.

Islands Trust's recently published "Environmentally Friendly Building and Renovating Guide" for the southern Gulf Islands was circulated and discussed. It was noted that the Advisory Planning Commission's recommendation was similar to what was done in the southern islands.

**GM-032-2012**

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request that the Northern Regional Planning Manager investigate the possibility of customizing the Southern Gulf Islands Environmentally Friendly Building and Renovating Guide for the Northern Trust Area.

**CARRIED**

**8. BUSINESS ARISING FROM MINUTES**

8.1 *Follow-up Action List dated*

Received.

**9. CHAIR'S REPORT**

An outcome of a recent Trust Council meeting on Pender Island was the start of a strategic plan for Trust Council to direct the work for trustees for this term. Chair Graham advised that a new public comment period on the Trust Council's priorities that had been introduced until the end of July. The public consultation on the proposed strategic plan was being conducted through a geographically based online survey managed by PlaySpeak.

**10. TRUSTEES' REPORT**

**Trustee Stamford** said that a personal outcome of the recent BURNCO site visit was a realization of the importance of developing a strategic plan for Howe Sound. She wanted to see "bigger questions" being answered. Trustee Stamford noted that other information was available in the Trustees' July 2012 newsletter.

**Trustee Hagedorn** concurred with Trustee Stamford that the BURNCO proposal was an opportunity to look at a bigger plan for the Howe Sound area, with Lion's Bay, Bowen Island, Squamish all sharing a common interest in the beautiful environment. On June 1, 2012 there was a meeting of a road committee on Keats Island where topics like speed control and safety on the road were discussed. This is the first year Keats has had a conservation group; members recently pulled out

invasive species from a 33-acre park. Trustee Hagedorn proposed to invite Ramona DeGraff to Keats to look at foreshore development.

It was noted that highlights from Trust Council were mentioned in the Trustee newsletter.

On July 7, 2012 there would be joint town hall meetings with the trustees and the Sunshine Coast Regional District Electoral Area F (West Howe Sound) Director on Keats and Gambier.

A meeting of the trustees with the Ministry of Transportation and Infrastructure and Capilano Highways would be held on July 12, 2012.

11. **DELEGATIONS**

None.

12. **TOWN HALL SESSION**

**Lou Byers** and **Beth Feldman of Gambier Island** provided comments and discussed with staff and trustees recent developments regarding their long-standing subdivision application. They now faced an additional expense related to the implementation of the *Riparian Areas Regulation*, requiring a report from a Qualified Environmental Professional.

**Trustee Stamford** advised that she had spoken to the northern team at Trust Council about the proposed subdivision; correspondence with one's Member of the Legislative Assembly was suggested if the provincial *Riparian Areas Regulation* regulations were too onerous.

**Jeff Willis**, Executive Director of Camp Fircom, owned by the United Church, said the camp was moving into its second year of operation. The camp offers programs tailored to school groups that visit, and had developed numerous partnerships including partnering with Sea to Sky Outdoor School.

Mr. Willis described Camp Fircom as a "thematic based camp" and elaborated upon planned programs and enterprises, including social enterprise. Mr. Willis commented that he wanted to build the "greenest camp in BC". He noted the importance of food and food programs and initiatives at the camp. Mr. Willis commented on the present expansion of a three-quarter acre farm and mentioned possible food related initiatives for the Gambier Island area. As well, he praised the capacities of the staff team at Camp Fircom.

**Trustee Hagedorn** commented that she was encouraging Trust Council to meet at Camp Fircom this term.

13. **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*

*(Item 16 was moved forward for the convenience of members of the public.)*

16. **BYLAWS**

16.1 *Proposed Bylaw No. 117 cited as “Gambier Island Official Community Plan Bylaw No. 73, 2001, Amendment No. 1, 2012”*

**GM-033-2012** It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee give second reading to proposed Bylaw No. 117, cited as “Gambier Island Official Community Plan Bylaw No. 73, 2001, Amendment No. 1, 2012”.

**CARRIED**

**GM-034-2012** It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee give third reading to proposed Bylaw No. 117, cited as “Gambier Island Official Community Plan Bylaw No. 73, 2001, Amendment No. 1, 2012”.

**CARRIED**

**GM-035-2012** It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee submit proposed Bylaw No. 117, cited as “Gambier Island Official Community Plan Bylaw No. 73, 2001, Amendment No. 1, 2012”, to the Executive Committee and to the Minister of Community, Sport and Cultural Development for approval.

**CARRIED**

16.2 *Proposed Bylaw No. 118 cited as “Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 1, 2012”*

**GM-036-2012** It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee give second reading to proposed Bylaw No. 118 cited as “Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 1, 2012”.

**CARRIED**

**GM-037-2012** It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee give third reading to proposed Bylaw No. 118 cited as “Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 1, 2012”.

**CARRIED**

**GM-038-2012** It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee submit proposed Bylaw No. 118 cited as “Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 1, 2012” to the Executive Committee.

**CARRIED**

16.3 *Proposed Bylaw No. 119 cited as “Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 2, 2012”*

**GM-039-2012** It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee give second reading to proposed Bylaw No. 119 cited as “Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 2, 2012”.

**CARRIED**

**GM-040-2012** It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee give third reading to proposed Bylaw No. 119 cited as “Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 2, 2012”.

**CARRIED**

**GM-041-2012** It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee submit proposed Bylaw No. 119 cited as “Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 2, 2012” to the Executive Committee.

**CARRIED**

*The meeting recessed at 12:02 pm and resumed at 12:26 pm.*

**14. LOCAL TRUST COMMITTEE PROJECTS**

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

14.1.1 *Staff Report dated June 29, 2012*

14.1.2 *Draft Associated Islands Land Use Bylaw dated July 2012*

14.1.3 *Draft Letter and Agenda*

Planner Zupanec reviewed the staff report dated June 29, 2012. The format and logistics for the upcoming Community Information Meetings were considered.

**GM-042-2012** It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee direct staff to amend the draft Associated Islands Land Use Bylaw (GM-LUB-2011.2) with changes deemed appropriate by the Local Trust Committee and post the July 2012 draft Land Use Bylaw to the Gambier Local Trust Committee web page.

**CARRIED**

**GM-043-2012** It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee endorse the notice and agenda for the Community Information Meetings on July 13 and 20, 2012 and requests staff to notify residents and property owners of the upcoming meeting by mail and web posting.

**CARRIED**

**GM-044-2012** It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request early referral of the July 2012 Draft Associated Islands Land Use Bylaw to the Islands Trust Bylaw Enforcement Division, Sunshine Coast Regional District and adjacent First Nations.

**CARRIED**

15. **APPLICATIONS AND PERMITS** – *None*

17. **REPORTS**

17.1 *Work Program Reports*

The Local Trust Committee reviewed the Top Priorities Report and Projects List dated June 25, 2012.

**GM-045-2012** It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request the Director of Local Planning Services to release funds from the Scientific Studies account in order to include Keats and the Thormanby islands as part of the Integrated Shoreline and Watershed Mapping project.

**CARRIED**

17.2 *Applications Log*

The Local Trust Committee reviewed the Applications Log Report dated June 25, 2012.

17.3 *Trustee and Local Expenses*

The expenses report posted to May 31, 2012 was received for information.

17.4 *June 2012 Expense Report*

The June 2012 expense report was received for information.

18. **NEW BUSINESS**

18.1 *Honorarium for Consultant*

**GM-046-2012**

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff to release funds from the Special Projects account to grant Ramona de Graff an honorarium in the amount of \$150 for the purpose of outreach and education in foreshore stewardship in the Gambier Trust Area / Keats Island.

**CARRIED**

18.2 *Meeting with Greater Vancouver Regional District this Term*

**GM-047-2012**

It was **MOVED** and **SECONDED** that the Gambier Island Local Trust Committee request staff to arrange a meeting in the fall of 2012 with Maria Harris, electoral director of Bowyer and Passage Island from the Greater Vancouver Regional District.

**CARRIED**

**19. ISLANDS TRUST WEBSITE**

Trustees requested that staff add to the Islands Trust website the July 2012 trustee newsletter, July 2012 meeting notices, the draft Land Use Bylaw (GM-LUB-2011.2), and the staff report of June 29, 2012.

**20. NEXT MEETING**

16.1 *Next Local Trust Committee Regular Business Meeting*

The next regular meeting of the Gambier Island Local Trust Committee is scheduled for Thursday, September 20, 2012 at 10:30 am at Keats Camp, Keats Island, BC.

**21. ADJOURNMENT**

The Gambier Island Local Trust Committee meeting was adjourned by consensus at 2:52 pm.

\_\_\_\_\_  
Recorder

\_\_\_\_\_  
Chair

DRAFT

**GAMBIER ISLAND LOCAL TRUST COMMITTEE  
PUBLIC HEARING RECORD  
REGARDING:**

**PROPOSED BYLAW NO. 117  
CITED AS “GAMBIER ISLAND OFFICIAL COMMUNITY PLAN BYLAW NO.  
73, 2001, AMENDMENT NO. 1, 2012”**

**PROPOSED BYLAW NO. 118  
CITED AS “GAMBIER ISLAND LAND USE BYLAW NO. 86, 2004,  
AMENDMENT NO. 1, 2012”**

**PROPOSED BYLAW NO. 119  
CITED AS “GAMBIER ISLAND LAND USE BYLAW NO. 86, 2004,  
AMENDMENT NO. 2, 2012”**

**HELD ON THURSDAY, JULY 5, 2012  
AT THE GAMBIER ISLAND COMMUNITY CENTRE, ANDY’S BAY ROAD,  
GAMBIER ISLAND, BC**

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

There were four (4) members of the public in attendance.

**CALL TO ORDER**

Chair Graham called the Public Hearing to order at 10:42 am.

**INTRODUCTION**

Chair Graham gave an opening statement that included reading the Notice of Public Hearing.

Planner Zupanec stated that, as per regulations of the *Local Government Act*, the Notice of Public Hearing was sent to adjacent property owners within 100 metres of the properties and posted on Gambier Island and at the Gibsons Public

Library; documents had been made available to the public prior to and at the public hearing. She also cited the government agencies that had been received the bylaws' referrals, including twenty-two First Nations groups, Sunshine Coast Regional District, and Bowen Island Municipality.

A number of responses from agencies had been received indicating either approval or they were not affected. There were no requests to change any of the bylaws.

Planner Zupanec reviewed the purposes of each of the proposed bylaws:

- Bylaw No. 117 to amend the Official Community Plan and No. 118 to amend the Land Use Bylaw to rezone the subject property from residential to camp use;
- Bylaw No. 119 to amend the Land Use Bylaw to rezone the foreshore waters to allow for a moorage extension

Chair Graham announced that public submissions would be received and opened the Public Hearing to comments.

Chair Graham called again for any further submissions to bylaws.

Chair Graham called a third time for submissions to the proposed bylaws.

**CLOSURE**

There being no further submissions, the Public Hearing for proposed Bylaw No. 117 cited as "Gambier Island Official Community Plan Bylaw No. 73, 2001, Amendment No. 1, 2012", proposed Bylaw No. 118 cited as "Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 1, 2012", and proposed Bylaw No. 119 cited as "Gambier Island Land Use Bylaw No. 86, 2004, Amendment No. 2, 2012" was closed at 10:48 a.m.

**I CERTIFY THAT THIS IS A FAIR AND ACCURATE SUMMARY OF THE NATURE OF REPRESENTATIONS RESPECTING THE MEETING HELD.**

\_\_\_\_\_  
Recorder

\_\_\_\_\_  
Date

DRAFT

**MINUTES OF THE GAMBIER ISLAND LOCAL TRUST COMMITTEE  
SPECIAL BUSINESS MEETING  
TO HOLD A COMMUNITY INFORMATION MEETING  
FRIDAY, JULY 13, 2012 AT 4:00 PM  
GLENEAGLES COMMUNITY CENTRE, 6262 MARINE DRIVE  
WEST VANCOUVER, BC**

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

There were twelve (12) members of the public in attendance.

**1. CALL TO ORDER**

Chair Graham called the meeting to order at 4:03 pm and introduced the Trustees, Island Planner and Recorder.

**2. APPROVAL OF AGENDA**

The agenda was adopted by consensus.

**3. OPENING REMARKS FROM THE CHAIR AND TRUSTEES**

Chair Graham announced that the purpose of the meeting was to give the public an opportunity to look at the first draft of the Associated Islands Land Use Bylaw, ask questions and give feedback.

Trustee Hagedorn explained that the draft was a starting point and that it was hoped that in the spring the land use bylaw would move towards completion.

Trustee Stamford commented on the importance of the Land Use Bylaw review process.

**4. COMMUNITY INFORMATION MEETING FOR ASSOCIATED ISLANDS LAND USE BYLAW REVIEW PROJECT (GM-LUB-2011.2)**

Planner Zupanec explained that the presentation would provide an orientation to the Land Use Bylaw and was intended to clarify technical matters as well as to make the public aware of the opportunities for input. Early input from the public was being solicited and had been endorsed by the trustees early in the

term. The project was the number one priority for the Local Trust Committee in this term.

Planner Zupanec outlined historic land use planning for the Associated Islands. She noted that the current initiative was based on implementing the Associated Islands Official Community Plan, adopted in 2010. The Official Community Plan will not be amended during this review.

The timeline for the land use bylaw process was reviewed. While input could be submitted at any time prior to the close of the public hearing on the bylaw, which potentially could occur in February or March of 2013, Planner Zupanec suggested that the September Local Trust Committee meeting would be a good place to identify proposed changes.

Planner Zupanec explained that all the staff reports and minutes related to this review as well as the draft Land Use Bylaw could be found on the Islands Trust website.

Planner Zupanec reviewed the sections of the draft Associated Islands Land Use Bylaw. Throughout the presentation, Planner Zupanec responded to issue-specific inquiries pertaining to the land use zones from members of the public.

Mechanisms for input on the draft bylaw were outlined.

Chair Graham thanked Planner Zupanec for the presentation.

## 5. PUBLIC COMMENTS AND QUESTIONS

Chair Graham invited further comments and questions from members of the public.

Comments and questions that arose included:

- Request for two dwellings to be permitted on **Merry Island** in Community Service zone in light of there being full-time and assistant caretakers
- Concern about the bylaw officer coming onto a property when the owner is not present, and the wording of the bylaw enforcement procedure
- **Mr. Sweeney of Mickey Island** was concerned if he would be allowed two dwellings on the island.
- Bed and breakfast provisions for lots with two dwellings
- Woman from **Tikki Island** wondered if eco-tours, not a current use within the Official Community Plan area, would be allowed under home-based business provisions.
- Is there an opportunity for a variance from the regulations for short-term rentals

- Description of a Temporary Use Permit
- What is the impact of having a conservation covenant on private property

Chair Graham asked if there were further questions. Hearing none, Chair Graham thanked the public for attending and for the feedback.

**6. CLOSE OF THE MEETING**

Chair Graham declared the meeting closed at 5:44 pm.

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Recorder

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Chair

DRAFT

**MINUTES OF THE GAMBIER ISLAND LOCAL TRUST COMMITTEE  
SPECIAL BUSINESS MEETING  
TO HOLD A COMMUNITY INFORMATION MEETING  
FRIDAY, JULY 20, 2012 AT 4:00 PM  
ST. HILDA'S ANGLICAN CHURCH, 5838 BARNACLE STREET  
SECHELT, BC**

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

There were six (6) members of the public in attendance.

**1. CALL TO ORDER**

Chair Graham called the meeting to order at 6:00 pm and introduced the Trustees, Island Planner and Recorder.

**2. APPROVAL OF AGENDA**

The agenda was adopted by consensus.

**3. OPENING REMARKS FROM THE CHAIR AND TRUSTEES**

Chair Graham explained that the purpose of the Community Information Meeting was to show the first draft of the Land Use Bylaw.

Trustee Hagedorn thanked **Al Hailey** of **South Thormanby Island** for being involved with the Gambier Island Advisory Planning Commission. She remarked that this was a starting point for the bylaw review and that it was hoped the process would be finished by next spring.

Trustee Stamford commented that, although she was new to the Trustee position, she was familiar with the Land Use Bylaw review process through her involvement with the Official Community Plan process as previous Local Trust Committee minute taker. She noted the Trustees were trying to make themselves as available as possible and focusing on bringing people together.

Planner Zupanec explained that she was the contact person for this project in terms of technical inquiries. The purpose of the meeting was to introduce the draft bylaw, the number one priority for the Gambier Island Local Trust Committee this term.

4. **COMMUNITY INFORMATION MEETING FOR ASSOCIATED ISLANDS LAND USE BYLAW REVIEW PROJECT (GM-LUB-2011.2)**

Planner Zupanec gave a presentation that outlined historic land use planning activity for the Local Trust Area, introduced the draft bylaw and outlined the legislative process for the bylaw. The draft bylaw is based on Associated Islands Official Community Plan policies. A project charter was endorsed by the Local Trust Committee.

Planner Zupanec remarked that early input from the public was being solicited. The intention was that a public hearing, the last opportunity for submission of input, would be conducted in February or March of 2013.

Throughout the presentation, members of the public directed questions and comments to Planner Zupanec and responded to questions and comments from Planner Zupanec and Local Trustees.

Comments and questions from members of the public from **North and South Thormanby** and topics of discussion included:

- How do you measure the natural boundary on a steeply sloped beach?
- Regarding home occupations (item 3.6), **Al Hailey, South Thormanby Island**, remarked that it makes sense that it is allowable, in response to which Planner Zupanec noted the corporation might want to flag that home occupation is not in the corporate bylaws.
- How do you deal with lofts? Is a loft deemed to be a story?
- What if there is a conflict between the land use contract and permitted uses?
- Subdivision, clustering and density – Examples of possible property subdivision, including clustering and Comprehensive Development Zones, were discussed. It was noted that subdivision comes under the jurisdiction of the Ministry of Transportation and Infrastructure, and also requires oversight by Vancouver Coastal Health; the Local Trust Committee deals with zoning. A surveyor could help to maximize the build out for a subdivision plan.
- Zoning possibilities for a communal dock off North Thormanby
- Are owners allowed to log any part of their property?
- Page 48, 6.2 (1)(d): add “boat traffic”
- If we come in with a rezoning, and you have to advise affected neighbours, who are our affected neighbours? If I were going to subdivide, and one side says they don’t want you doing anything, and other side says go ahead, what do you do? ... What about if I want to put a float out? If you want to put an extra dock in you’d have to go for a rezoning?
- If you had over 10 acres, and are allowed two sites, does it make sense you should be able to have two docks?
- I don’t think 100-metre buffer for water zone is enough.

A member of the public representing owners from **East Trail Island** requested

that there be at least three designations for the M2 Zone in order to enable the possibility of having at least three breakwaters. She noted there was no water taxi service to the island. She said there is a very strong current around the island, which had an impact on where marine ambulance services could land, so there needed to be some flexibility and provision for safe access. The boat access at the only Ministry of Transportation and Infrastructure road was full of deadheads on the beach. Another access was between lot 16 and 17, the only place the garbage barge could come in, and on the other side of the island.

Staff commented that owners of the upland lots would need to request that the foreshore would permit a community dock, and that there would be various planning implications that would need to be discussed with planning staff. Designating an area and negotiating with private owners for breakwater is a significant undertaking, not within scope of this project.

**Trustee Hagedorn** inquired if it would be possible to put an M2 Zone at the Ministry of Transportation and Infrastructure access. Staff responded that it would be possible; an M2 Zone could only be as wide as the outward projections of the lot lines bordering the Ministry of Transportation and Infrastructure right-of-way. Planner Zupanec recommended that the member of the public ask other East Trail Island owners to take a look at this before the next draft. The woman commented that it would be necessary for the ministry to clear that road which was “full of deadheads”.

The large number of accessory buildings on the East Trail Island was mentioned.

Planner Zupanec outlined ways the public could provide input to the Local Trust Committee. Owners also could request a meeting with Planner Zupanec to discuss site-specific issues, or contact staff by phone for clarification of technical issues. All relevant project documents are posted to the Gambier Island website at [www.islandstrust.bc.ca](http://www.islandstrust.bc.ca).

Trustee Hagedorn urged members of the public to submit in writing to Islands Trust what they want to see in the bylaw, noting that some people say ‘yes’ and then change their mind.

Chair Graham thanked Planner Zupanec for the presentation.

## 5. **PUBLIC COMMENTS AND QUESTIONS**

Chair Graham invited comments and questions from members of the public, and requested that the public bring to the Local Trust Committee’s attention if there something that does not work in the Land Use Bylaw. He said there were a lot of opportunities to review the Land Use Bylaw, and urged people to send in their information.

6. **CLOSE OF THE MEETING**

Chair Graham declared the meeting closed at 8:04 pm.

\_\_\_\_\_  
Recorder

\_\_\_\_\_  
Chair



Islands Trust

## Follow Up Action Report w/ Target Date

### Gambier Island Jun-23-2010

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

### 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

### Jul-05-2012

No.	Activity	Responsibility	Target Date	Status
1	Request staff to arrange a meeting with the GVRD electoral area director, Maria -- for Passage and Bowyer Islands in the fall 2012. Agenda items to discuss include NAPTEP; sustainability guide and garbage pick up.	Theresa Warren	Jul-27-2012	On Going

1	GMLTC Resolution: That the GMLTC request the Northern Regional Planning Manager investigate the options to customize the southern islands' "Guide to Environmentally Friendly Building and Renovating" for the northern trust area and report back to the GMLTC.	Chris Jackson	Aug-31-2012	On Going
1	GMLTC Resolution requesting that the Director of LPS release sufficient funds from the scientific studies budget to fund a shoreline research project for the Gambier Trust Area (Thormanby Island and possibly Keats Island).	David Marlor	Aug-31-2012	Done

**From:** "Shah, Ami" <[ami.shah@tc.gc.ca](mailto:ami.shah@tc.gc.ca)>  
**Date:** Fri, 13 Jul 2012 12:04:24 -0700  
**To:** Jan Hagedorn <[jhagedorn@islandstrust.bc.ca](mailto:jhagedorn@islandstrust.bc.ca)>  
**Subject:** FW: Divestiture - New Brighton Government Dock

Good afternoon Ms. Hagedorn,

Following is the email with the attachment that I sent to Ms. Joyce Clegg, however, I just realized that she is no longer the local trustee. I am forwarding it to you with the hopes of receiving a response from Gambier Island Local Trust Committee.

Please contact me if you have any questions.  
 Thank you kindly.

**Ami Shah**  
**Programs Officer,**  
**Transport Canada**  
**# 620 - 800 Burrard Street**  
**Vancouver, BC, V6Z 2J8**  
**Phone (604) 666-0706 Fax (604) 666-5545**

**From:** Shah, Ami  
**Sent:** July 13, 2012 11:37 AM  
**To:** '[jclegg@islandstrust.bc.ca](mailto:jclegg@islandstrust.bc.ca)'  
**Subject:** Divestiture - New Brighton Government Dock

Dear Ms. Clegg,

My name is Ami Shah and I am a Program Officer with Transport Canada's Property and Divestiture Group. I would like to provide you with the attached letter regarding the Government of Canada's 2012 Economic Action Plan and the renewal of the Port Divestiture Program. You may recollect that the Port Divestiture Program stems from the National Marine Policy, 1995, which aims at strengthening Canada's public port system. By transferring the port facilities to local governments, community groups and private interests, the ports will be operated more efficiently and will better serve the user needs. There are contribution funds available for the transfer of each port, the amount of which is based on the size and the condition of the facility.

At this time we are soliciting interests from potential parties with regards to the divestiture of New Brighton dock located on Gambier Island. Please note that it is located on provincial water lot. Therefore, there is no land involved in the transfer. Only the facilities themselves will be transferred with the waterlot being returned to the province for re-leasing to the new owner/operator.

We would like to know if the Islands Trust has an interest in acquiring the New Brighton dock and/or upto what extent would the Trust like to be involved in the divestiture process. Further, the Department wishes to engage with as much of the local New Brighton / Gambier Island

community as possible regarding the port. If you could suggest any other venue, such as a community message board etc, where we could make the attached letter more publicly available it would be much appreciated.

Please feel free to contact either Ms. Gill (contact information on the attached letter) or myself if you would like any further information about the Port Divestiture Program.

Kind Regards,

---

***Ami Shah***  
**Programs Officer,**  
**Transport Canada**  
**# 620 - 800 Burrard Street**  
**Vancouver, BC, V6Z 2J8**  
**Phone (604) 666-0706 Fax (604) 666-5545**



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Vancouver, C-B  
V6Z 2J8

Your File    Votre référence

Our File    Notre référence  
T7712-754

July 12, 2012

Ms Joyce Clegg,  
Gambier Island Local Trust Committee  
Gambier Island, BC.  
V0N 1V0

Dear Ms. Clegg

**Re:    Economic Action Plan 2012 – Port Divestiture Program**

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Through Canada's Economic Action Plan 2012, Transport Canada's Port Divestiture Program was extended for another two years, ending March 31, 2014, to support the divestiture of regional/local and remote port facilities and the continued operation and maintenance of federally-owned ports. .

The renewal of the Port Divestiture Program allows Transport Canada to continue its discussions with local interests and other interested parties on the divestiture of Transport Canada's remaining port facilities.

The Port Divestiture Program aims to transfer ownership and operation of Transport Canada-owned ports to other federal departments, Canadian Port Authorities, provincial/territorial governments or local interests, including municipalities, which are better positioned to operate these ports in a manner that is more efficient and responsive to local needs.

In British Columbia, this will mean transferring ownership, operation, management and maintenance of 15 public port facilities to local interests. In particular, the Transport Canada facility located at **New Brighton on Gambier Island** may be of particular interest to you.

New port operators/owners may be entitled to contribution funding (amount varies depending on the size and condition of the port) which can be used for the operation and maintenance of the port. Contribution funds are limited and will be awarded to prospective port operators/owners on a "first come, first serve" basis, therefore if you are interested in one of the remaining port facilities, I would encourage you contact us as soon as possible due to the required time to conclude a transfer.

For more information on the Transport Canada's Port Divestiture Program and a list of the remaining ports a, please refer to <http://www.tc.gc.ca/eng/programs/ports-menu-1127.htm>.

**Canada**

Please contact the undersigned by September 30, 2012 or earlier, should you be interested in this program. I can be reached at 604-666-5390 or e-mail [lorraine.gill@tc.gc.ca](mailto:lorraine.gill@tc.gc.ca).

Sincerely,

A handwritten signature in black ink, appearing to read 'Lorraine Gill', with a large, sweeping flourish above the name.

Lorraine Gill  
Regional Manager  
Property and Divestiture



# STAFF REPORT

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**Date:** August 29, 2012

**File No.:** GM-LUB-2011.1  
(Associated Islands  
LUB Review)

**To:** Gambier Island Local Trust Committee  
For meeting of September 20, 2012

**From:** Sonja Zupanec  
Island Planner

**Copy:** Chris Jackson, Regional Planning Manager, Northern Team

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**Re: Proposed Land Use Bylaw – Associated Islands within the SCR D**

## THE PROPOSAL:

This report summarizes comments and suggested revisions to the July 2012 draft Land Use Bylaw (LUB) from select early agency referrals, residents, property owners and staff. The Local Trust Committee may consider revisions to the draft Land Use Bylaw at this time and provide direction to staff on preferred options for advancement of the draft bylaw.

## AGENCY REFERRALS:

A copy of the July 2012 draft LUB was forwarded to the Islands Trust Bylaw Enforcement division and the Sunshine Coast Regional District Planning (SCR D) department for early referral and comments. The SCR D planning staff advised that the draft bylaw supports existing uses as they pertain to SCR D interests. A formal referral of the draft bylaw to the SCR D Board will be required 30 days prior to consideration of first reading. The Islands Trust Bylaw Enforcement Coordinator was referred a copy of the July 2012 draft LUB and identified no major omissions or changes.

Twenty-two First Nations were sent letters in May 2012 notifying them of the review process and the link to the draft documents. To date no comments have been received on the draft LUB.

## INPUT ON DRAFT LAND USE BYLAW:

Two Community Information Meetings on the July 2012 draft Land Use Bylaw were held in July. West Vancouver on July 13, 2012 and in Sechelt on July 20, 2012. Eighteen members of the public attended. A compilation of written public comments has been included in the meeting agenda for LTC review.

The attached table outlines the nature of written and verbal public comments received to date on the draft LUB and the proposed edits to be considered by the Local Trust Committee. The table does not outline several revisions based on internal staff review for grammar, punctuation, spelling, style and administrative accuracy. These revisions have been noted by staff and will be

corrected in time for the release of the next draft bylaw. Written correspondence received to date regarding the July 2012 draft have been attached for reference.

**NEXT STEPS:**

The LTC is being asked to endorse a number of revisions to the July 2012 draft land use bylaw. Based on the resolution of the September 20 business meeting, staff can prepare the revised September 2012 draft LUB and have it posted to the website before the end of the month. A referral to the SCR D Board is strongly recommended to comply with the requirements of the Letter of Understanding, as the LTC will be asked to consider first reading at their next business meeting. Staff will also prepare and present recommendations at the next meeting pertaining to a moratorium on development applications while the legislative bylaw review is in process. This proposed timeline for next steps coincides with the Project Charter endorsed by the LTC in April 2012.

**RECOMMENDATION:**

**THAT** the Gambier Island Local Trust Committee:

1. Endorse the proposed amendments to the draft land use bylaw for the Associated Islands for the purpose of preparing the draft for first reading as outlined in the staff report dated September 7, 2012;
2. Refer a copy of the revised draft land use bylaw to the Sunshine Coast Regional District Board for review prior to consideration of first reading; and
3. Post a copy of the September 2012 revised land use bylaw on the Gambier webpage of the Islands Trust website under 'Latest News' for public review.

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September 7, 2012

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Sonja Zupanec, MCIP, RPP  
Island Planner

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Date

Concurred in by:

*Chris Jackson*

*September 2012*

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MCIP, RPP  
Regional Planning Manager

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Date

Attachment:

1. Draft LUB Revisions Worksheet

## Table of Recommended Revisions for Draft Gambier Associated Islands Land Use Bylaw

September 2012

No.	Section or Regulation	Identified Issues and Potential Revisions
<b><i>Part 1 – Definitions and Schedules A and B</i></b>		
1	Throughout the document	Correct punctuation, grammar, numbering, spelling, format and abbreviations.
2	“recreation vehicle” definition	Revise to read: “means a tent trailer, travel trailer, motor home or other self-propelled vehicle, containing <b>one or all of the following</b> : sleeping, cooking and sanitary facilities, but does not include a mobile home or manufactured home.”
3	Sch A-1	Insert Site Plan for Buccaneer Bay Holdings
4	Sch B – Map B	Change water zone to M2 around Merry Island and expand M1 zone across the bay from BBH on South Thormanby.
5	Sch B Map B	Expand M3 water zone around North Thormanby to 400 metres.
6	Sch B – Map C	Add a M2 zone at the end of the road allowance on East Trail Island.
	Sch B – Map F	Change M3 to M2 zone north of Anvil Island Resorts Ltd. as per written request.
<b><i>Part 2 – Administration</i></b>		
7	2.3(1)	Question on whether this is standard wording and what is the directive policy for enforcement is. Bylaw Enforcement confirmed that this is standard LUB regulation.  <b>No change recommended.</b>
<b><i>Part 3 – General Regulations</i></b>		
8	3.4(1)	Water towers/tanks are proposed to be permitted in any zone and the height may exceed what is permitted in residential zones.  <b>Add water catchement and storage facilities to the list of structures that are exempt from the height regulations.</b>
<b><i>Part 5 – Zoning</i></b>		

No.	Section or Regulation	Identified Issues and Potential Revisions
9	5.1(3)	Increase the floor area ratio from 0.15 to 0.20 for dwellings within the SRR zone.
10	5.1(5)	<b>Amend the regulation to exclude woodsheds and utility sheds.</b>
11	5.1(6)	<b>Decrease the front setback along a road allowance to 6.0 metres in the SRR zone.</b>
12	5.1(6)(b)	<p>The increase of the interior side yard setback from 5 to 10 feet was proposed to encourage greater fire separation and privacy on lots. Smaller interior side yard setbacks can allow for greater flexibility in siting and placement on irregular shaped lots.</p> <p><b>Revert to 1.5 metre (5 ft) interior side yard setback in the SRR zone for buildings and structures.</b></p>
13	5.1(6)(b)	<b>Delete reference to rear setback as it is duplicated from (a)</b>
14	5.1(9)	<b>Delete reference to water storage tanks from screening requirement in the SRR zone.</b>
15	5.2	<b>Delete reference to Worlcombe Island in RR1 Information Note.</b>
16	5.2(2)	<p>Add maximum floor area per dwelling for RR1 zone. On smaller lots or shareholder lot situations a Floor Area Ratio is highly recommended. On large lots typically this is unregulated. Staff do not recommend a FAR limit for the RR1 zone at this time.</p> <p><b>No change recommended</b></p>
17	5.2	<b>Add density regulation to limit number of accessory buildings to 3, excluding woodsheds and utility sheds.</b>
18	5.2 (9)	<p>RR1(a) The owners of Tiki island are looking for an equal building allowance between the three cabins. The addition of a floor area and lot coverage breakdown for each dwelling would ensure greater certainty at time of building permit application as to what is permitted.</p> <p><b>Include site specific floor area and lot coverage in the RR1(a) zone.</b></p> <p>RR1(b) The owners of Jack Tolmie Island have requested the maximum permitted density for the island be one dwelling (sleeping cabins are permitted). Currently the draft provisions allow for an additional dwelling if services intended for the island are connected at the time of issuance of a building permit.</p> <p><b>Remove site specific sub-zone for Jack Tolmie Island and reinstate RR1 zoning which would permit a maximum of one dwelling.</b></p>

No.	Section or Regulation	Identified Issues and Potential Revisions
19	5.2 (9)	<p>The owner of South Trail Island has requested that three dwellings be permitted on the island where two are currently permitted . No documentation or affidavit on the date of construction of the dwellings preceeding SCRD Bylaw 98 has been received. Staff do not recommend any changes to the permitted density at this time.</p> <p><b>No change recommended.</b></p>
20	5.3(12)	<b>Add floor area for motor vehicle shed(s) based on BBH submission.</b>
21	5.4	<b>Delete RR3 zone for Anvil Island Resorts – create RR1(d) site specific zone to regulate density only.</b>
22	5.8	<b>Revise PI1 zone to reflect submission from Daybreak Point Bible Camp.</b>
23	5.12(1)	<b>Add boat ramp; helipad; boathouse to the list of permitted uses in the CS zone.</b>
24	5.12(3)	<b>Increase density to two dwellings per lot in the CS zone.</b>
25	5.14(5)	<b>Include maximum dock area for M2 (a) and (b) site specific zones based on property owner submissions.</b>
26	5.15(1)	<b>Include mooring buoys as a permitted use and structure in the M3 zone.</b>
27	6.2(1)(d)	<b>Add marine or aviation traffic to the sign regulation.</b>

Compilation of Correspondence  
to September 9, 2012

## Sonja Zupanec

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**From:** Pearl <pearlv@telus.net>  
**Sent:** July-18-12 3:49 PM  
**To:** Kate-Louise Stamford; Sonja Zupanec  
**Cc:** Jan Hagedorn  
**Subject:** Re: Chatting

Hello All,

I am providing some feed back to the meeting for the LUB draft. It was very informative and Kevin and I felt we came away from the meeting with a clearer picture of how to proceed.

I would like to make a comment about one subject in particular. I inquired about the opportunity to possibly operate a business that may not or does not conform and for short term cabin rentals. It was indicated that there is little change or provision for future business that is not already outlined in the current LUB. From a business prospective, I felt this was short sighted. In building a new bridge or highway, the number of lanes built should not accommodate only the existing need or volume but consideration should be for the future growth and demand. I believe a governing body should consider future possibilities for business or employment strategies for the people in their elected area to insure a viable and successful future for existing residence and generations to follow. I was please to hear there may be a grey area that will allow for a trial permit to test the waters for future growth in business for our trust area. I feel it is important to explore the possibilities and potential opportunities in order to create sustainability for our community now and for the future.

My husband and I are in the process of preparing for semi retirement, of sorts. We do not want to remain in Vancouver and it is our intention to be living at the island full time within two years, however, we will require a revenue source to cover our increasing taxes, food and other misc living expenses. This revenue source will have to be in place and proven viable before we are able to make the move to full time residency at the island. We would like to establish a business providing eco tours as well as cabin rentals and bed and breakfast. As we age, bed and breakfast may not be as appealing so we want to be proactive to insure we plan for our future to have access to cabin rentals also so we will not have to cook and clean full time as elderly people. We would be present at all times regardless of which type of business we operate.

We have discussed the three cabins that are currently in place. I am in the process of getting individuals in the Sechelt community who had long ago been to the island and can substantiate the presence of these three houses prior to 1976. I would like to pursue having these structures made legal and was interested to hear that Tiki Island had zoning for three homes. Can you please advise how I would proceed to establish this or initiate this process or, if you are unable to provide that information, who I may contact to get the ball rolling before we sit down to discuss the LUB for South Trail.

I look forward to hearing back from you. Thank you for your time.

Pearl

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

**From:** [Kate-Louise Stamford](#)  
**To:** [Pearl](#)  
**Cc:** [Jan Hagedorn](#) ; [Sonja Zupanec](#) ; [David Graham](#)  
**Sent:** Friday, July 06, 2012 6:58 PM  
**Subject:** RE: Chatting

The Local Trust Committee reviewed the preliminary draft of the Associated Islands Bylaws yesterday at our business meeting and I requested clarification on the issues you had brought up in your emails to me.

## Sonja Zupanec

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**From:** Pearl <pearlv@telus.net>  
**Sent:** July-19-12 9:24 AM  
**To:** Sonja Zupanec  
**Cc:** Kate-Louise Stamford; jhagendorn@islandstrust.bc.ca  
**Subject:** Re: Chatting

Hi Ladies,

Thank you for the reply. I will see what I can find. The doctor who built the cabins was a Russian Jew who fled Europe during the holocaust, bought the property in the 40s, resided full time here with his family and has since passed away. This is information I received from his second wife, who now lives in Wilson Creek and is in her eighties. I can get a written statement signed by her and I have found a realtor in Sechelt whose father remembers the property from the early years. They are heritage buildings that belonged to a pioneer of the early community along the Coast and I want them preserved as such. They are unique in design, are plumbed and wired and show his progression on the property, as he created a place for his family throughout the years with orchards, substantial vegetable gardens to feed them, chicken coop, work shops and sheds along with landscaped gathering areas. We are trying to restore it to its previous state. I have done some research on the history of the island back to the man who bought it for one dollar per acre, to the history of the doctor and his incredible life story and destiny to spend over 40 years on South Trail.

I will continue to look for information that will assist us in determining their time line.

Pearl

Message -----

**From:** Sonja Zupanec  
**To:** Pearl  
**Sent:** Thursday, July 19, 2012 8:26 AM  
**Subject:** RE: Chatting

Hi Pearl,

We'll need verification of the years each of the cabins was constructed, and a survey or site plan identifying their location on the island. You can consult with the SCRDC on this as they may have something on file.

Feel free to send this along to me when you are ready, or call to discuss any other questions you have.

Thank you.

Sonja Zupanec, M.C.I.P.  
Island Planner (Gambier and Hornby Island Local Trust Committees)  
Islands Trust  
700 North Road, Gabriola Island, B.C. V0R 1X3  
Ph: 250.247.2211 or toll free 1.800.663.7867  
Fx: 250.247.7514  
[www.islandstrust.bc.ca](http://www.islandstrust.bc.ca)

*Preserving Island communities, culture and environment*

## Sonja Zupanec

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**From:** Karl Gustavson <karl@kgarchitect.ca>  
**Sent:** July-24-12 5:25 PM  
**To:** Sonja Zupanec  
**Cc:** 'Moirira Gustavson (moira@30seconds.ca)'  
**Subject:** RE: draft land use bylaw

Sonja

I was talking to the Harrington's about the meeting at Gleneagles that I was not able to attend. They indicated there was no real representation from Thormanby so I have a few questions as follows on the proposed SRR zone.

1. The .15 FAR seems quite onerous, does this include all accessory structures or is this the principal residence only. I would say we are already maxed out based on our small lot which would mean no possible addition for us in the future and certainly not a second floor. In the end I am not sure what this will look like based on the new houses that have been built. It will certainly have an impact on property values considering the limited building potential. You indicated in the side column that this was up for discussion. Has there been any push back to date or is this the final number.
2. The yard setbacks have all increased. The increase from 5 – 10 feet seems excessive on narrower lots. This would put a lot of cabins in non-conformance including ours. Can this be changed.
3. As I understand it you can still have a one storey accessory building as a sleeping cottage. Was any thought given allowing these one storey structures a 5 foot side yard, this might help the overall siting and placement on smaller lots.
4. The lot coverage has changed substantially and I assume this includes all accessory structures, does it include decks over 1.2 meters above grade. This is all getting a little tight especially as some of us have long term concerns about the foreshore and rising water levels. We are thinking of raising the house due to high tides, which could put the decks in jeopardy based on your 25%.
5. There is no mention of water towers been allowed to penetrate the height envelope. For lots 1 -9 this is still an issue. We have one that we actively use. On the same issue you talk about screening water tanks, this would be impossible for a tower 25 feet high, any thoughts on this one.
6. For the RR1 there is no restriction on the number of accessory buildings as you have done with the smaller lots. This is of particular concern to all the residents on the smaller lots with the proliferation of accessory structures plus what seems like numerous sleeping cabins on lot 15 behind us (this is one of the 10 acre lots).
7. For RR1 you have left the lot coverage at 25% with no limit that I can find on FAR. This makes no sense to me as there should be some limits on what can be done. Covering 25% of a 10 acre lot with no limits to floor area does not seem reasonable to me.

I see that the public consultation part seems to be over. What is your anticipated time frame for first reading.

I support the general direction but now that I see the actual numbers I have some concerns about balance. I look forward to your comments.

Regards,

Karl W. Gustavson MAIBC, MRAIC, LEEDtm  
Office: 604.926.1649  
Cell: 604.644.4548  
[karl@kgarchitect.ca](mailto:karl@kgarchitect.ca)

## Sonja Zupanec

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**From:** Randall Eckert <randalleckert@hotmail.com>  
**Sent:** July-24-12 7:43 PM  
**To:** Sonja Zupanec; Jan Hagedorn

Hi Sonja,

After attending the West Vancouver Island Trust meeting my wife, Eva, and I were both pleasantly surprised with the accommodating nature of the proposed bylaws. Our only concern with regards to Tiki Island is the buildable allowance being allocated to the lot as a whole. We would ask you to please consider a clause which would limit each of the three buildings to a 1/3 proportion of the allowable site coverage and square footage calculations. It would be a simple addition which would go a long way in protecting the integrity and balance of the island and the relative values of the owners. After discussions with Mr. Ritco and the Harringtons, we all feel that it is our best interests to have this imbedded in the OCP.

Sincerely,  
Randall Eckert  
Eva Kleinman-Eckert.

## Sonja Zupanec

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**From:** Karl Gustavson <karl@kgarchitect.ca>  
**Sent:** July-25-12 10:04 AM  
**To:** Sonja Zupanec  
**Cc:** Jan Hagedorn; Kate-Louise Stamford; 'Moirra Gustavson (moira@30seconds.ca)'  
**Subject:** RE: draft land use bylaw

Sonja

Thank you for your quick response and clarification. Although I support the direction and intent there are some items I think need further consideration as indicated below. I would like you to consider this as a formal request for change on all the listed items. I think what needs to happen is to look at a typical small lot based on setbacks, lot coverage etc.. Our lot for example is approximately 8,500 sq.ft. which would allow for an 1275 sq. ft. cottage based on your scenario. We are slightly over this now. Ours is one of the original BC Tel cabins and this is not a large structure on the lot. Most zoning bylaws we work with allow for different setbacks for detached structures such as accessory buildings so I think the reduced setbacks would make sense. I could go on but I am looking for some assurance from you that these items will be changed and not suggested as I do not recall any process were these numbers were represented or discussed. I had the draft bylaw from June without these blanks being filled in and now the numbers are there which need to be considered very carefully.

What I am hoping is that some suggested options can be put forward by planning for consideration in advance of the September 20<sup>th</sup> submission deadline.

Thank you for all or you time and effort with this.

Regards,

Karl W. Gustavson MAIBC, MRAIC, LEEDtm  
Office: 604.926.1649  
Cell: 604.644.4548  
[karl@kgarchitect.ca](mailto:karl@kgarchitect.ca)  
[www.kgarchitect.ca](http://www.kgarchitect.ca)

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**From:** Sonja Zupanec [mailto:szupanec@islandstrust.bc.ca]  
**Sent:** July-25-12 9:03 AM  
**To:** Karl Gustavson  
**Cc:** Jan Hagedorn; Kate-Louise Stamford  
**Subject:** RE: draft land use bylaw

Hi Karl,

Thank you for reviewing the draft Land Use Bylaw. Independent input from property owners is being requested now that the initial public information and consultation sessions are over. Sorry that so few North Thormanby folks could attend one of the two sessions. Those who did attend seemed to find them very helpful.

I am available to discuss the draft over the phone or by email. My comments below will hopefully help answer some of your questions. Please consider submitting your requested changes to the Local Trust Committee formally in time for

## Sonja Zupanec

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**From:** Karl Gustavson <karl@kgarchitect.ca>  
**Sent:** July-26-12 10:38 AM  
**To:** Jan Hagedorn  
**Cc:** Kate-Louise Stamford; 'Moira Gustavson (moira@30seconds.ca)'; Sonja Zupanec  
**Subject:** RE: draft land use bylaw

Jan

I appreciate your feedback. You know I completely support the intent but I am concerned for all the property owners if this goes through as is. For example on this issue of .15 FSR alone if you take lot 37 which is an inside VID lot, it has an area of approximately 4800 sq.ft. and would allow for a 720 sq.ft. cabin under your proposal. This is not reasonable for that property owner.

I am going to do my best to let people know but I think there was a bit of a disconnect with this part of the process. As you know I am normally in the loop but I completely missed the meeting and inclusion of the numbers into the draft by-law at the last minute. I would suggest that you should send out the draft to all the property owners highlighting the changes as this has a significant impact to them.

Regards,

Karl W. Gustavson MAIBC, MRAIC, LEEDtm  
Office: 604.926.1649  
Cell: 604.644.4548  
[karl@kgarchitect.ca](mailto:karl@kgarchitect.ca)  
[www.kgarchitect.ca](http://www.kgarchitect.ca)

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**From:** Jan Hagedorn [mailto:[jhagedorn@islandstrust.bc.ca](mailto:jhagedorn@islandstrust.bc.ca)]  
**Sent:** July-25-12 9:19 PM  
**To:** Karl Gustavson  
**Cc:** Kate-Louise Stamford; 'Moira Gustavson (moira@30seconds.ca)'; Sonja Zupanec  
**Subject:** Re: draft land use bylaw

Hi Karl, Thanks for your input. We had a small turn out to both our community information meetings and hopefully you will encourage your community to voice their suggestions. We are at the starting point with the first draft so hopefully people will engage and provide input. Thanks again. Jan

On 12-07-25 11:43 AM, "Sonja Zupanec" <[szupanec@islandstrust.bc.ca](mailto:szupanec@islandstrust.bc.ca)> wrote:

Hi Karl,

Your requests will be forwarded to the LTC for their September 20th regular business meeting for consideration along with a staff report detailing recommended changes.

The LTC endorsed the draft as a starting point for discussion and have requested input for property owners. I strongly encourage you to speak with your neighbours and have them submit their suggestions in writing to the LTC as well. The draft numbers have been suggested by staff as a starting point for discussion about conservative build out potential on small lots in very fragile ecosystems.

## Sonja Zupanec

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**From:** David Bullus <dbullus@wesbild.com>  
**Sent:** July-25-12 4:55 PM  
**To:** Sonja Zupanec  
**Subject:** FW: Gambier Ass. Islands land use bylaw - draft for comments

Hi Sonja,

I am a property owner at Vaucroft, N Thormanby, ( Lot 35 , DL 1017, Gp 1, NWD, Plan 10306), and have some comments on the draft land use plan.

1. Page 23 Part 5 Zones 5.1 Small Lot Rural Residential (SRR)

The maximum FAR is proposed to be 1.5. which I think is very restrictive. Although I am supportive of limiting the size of cabins this FAR may not even cover the current size of some of the older cabins.

I suggest an FAR of 0.2 would be more appropriate and still maintain the principle of limiting the size of the cabins

2. Page 45 5.15 Marine Protection (M3)

The permitted uses should be amended to allow mooring buoys for cabin owners. I'm sure that the intention was not to prevent a long term practice of cabin owners of mooring off the beach.

Regards

David Bullus

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NOTICE

This message is intended only for the named addressee(s) and may contain confidential and/or privileged information. If you are not the named addressee you should not disseminate, copy, take any action or place any reliance on this message. If you have received this message in error, please notify the sender by return e-mail and delete the message and any attachments accompanying it immediately.

## Sonja Zupanec

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**From:** Dan Walsh <daniel.g.walsh@gmail.com>  
**Sent:** July-29-12 8:01 PM  
**To:** Sonja Zupanec; Jan Hagedorn; Kate-Louise Stamford; David Graham  
**Cc:** Andy McLaren; Ryan Beechinor; Ray Des Harnais; Mike Sherman  
**Subject:** Land Use Bylaw Merry Island

This is further to the Eagle Harbour meeting on the proposed bylaw.

With regard to the provisions that affect Merry Island we have the following comments:

The marine designation is M1. Is M2 not more appropriate in this case? It would reflect the existing barge ramp and the proposed breakwater.

As you recall there was prolonged debate and wordsmithing on the OCP on bonus density and clustering and I am not sure that the proposed provisions dovetail well with the OCP. Particularly under density I suggest there should be reference to the OCP ie the Density clause ( or Subdivision Lot Area clause) should start "Subject to the provisions of clause 3.2.11 of the OCP which may permit additional density..... the maximum number of dwellings etc" - or some such modification.

Also under clause 8 the minimum lot size is 2.4 acres. I suggest that that be .75 acres. Under our proposal for Merry we were considering the creation of about 12 one acre lots thus yielding a much larger conservation area on the rest of the Island. By making the minimum lot size 2.4 acres any conservation area will thus be correspondingly smaller and clustering less efficient and may result in the proposal not being acceptable to us or the Islands Trust.

We suggest that the "park" definition be amended either to allow for a conservation area that is not open to the general public or have a separate Conservation Area definition. Our proposal for Merry is for a nature reserve and because of delicate environmental reasons, lack of firefighting capability and the presence of a Coastguard facility it may not be desirable to have general public access but rather restricted access.

Thank you  
Daniel Walsh  
604 926 2694

## Sonja Zupanec

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**From:** Dan Walsh <daniel.g.walsh@gmail.com>  
**Sent:** July-29-12 6:52 PM  
**To:** Sonja Zupanec; Jan Hagedorn; jkstamford@islandstrust.bc.ca; David Graham  
**Subject:** Land Use Bylaw

This is further to the recent meeting in Eagle Harbour with respect to the draft bylaw.

I have canvassed a number of residents of North Thormanby regarding the proposed bylaw ( SRR designation) and I believe that there is substantial support for many of the provisions contained therein. In particular many residents seem to want to see a restriction placed on the development of very large and tall "cabins". Nevertheless there are a few provisions that many find troubling.

Firstly, the foreshore designation as M3, which does not permit mooring buoys, is highly problematic for Thormanby. Virtually every cabin has a buoy in the vicinity of the government dock and they are an essential component of access to the Island for most Owners. I mentioned this to you at the meeting. Secondly, the proposed floor space ratio of .15 is very little and many cabins would exceed that. It would seem in speaking to neighbours that .2 would be more reasonable and would still retain the rural cabin atmosphere that we cherish. Thirdly, I think that the rear setback of 24.6 should be reduced to 20 feet.

Overall, subject to the above, I support the proposed Land Use Bylaw.

Thank you,

Daniel Walsh

604 926 2694

## Sonja Zupanec

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**From:** Lisa Gordon  
**Sent:** August-09-12 9:58 AM  
**To:** Gillian Foster  
**Cc:** Sonja Zupanec  
**Subject:** RE: North Thormanby Island

Hi Gillian,

How delightful to hear from North Thormanby. I think it is a first for me.

I am passing your suggestion on to Sonya Zupanec, the Island Planner for Gambier. She is working on the Associated Islands Land Use Bylaw now and may find this helpful.

If you want to be discuss more land use planning issues specific to your area, you could call Sonya at 250-247-2121 or e-mail her at [szupanec@islandstrust.bc.ca](mailto:szupanec@islandstrust.bc.ca)

Lisa Gordon  
Director, Trust Area Services  
Islands Trust  
200-1627 Fort St.  
Victoria BC V8R 1H8  
In Victoria 405-5174  
Enquiry BC Toll-free call 1-800-663-7867  
or from the lower mainland 604-660-2421

Websites: [www.islandstrust.bc.ca](http://www.islandstrust.bc.ca) | [www.islandstrustfund.bc.ca](http://www.islandstrustfund.bc.ca)  
*Preserving Island communities, culture and environment*

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**From:** Gillian Foster [<mailto:gillianfoster@shaw.ca>]  
**Sent:** August-09-12 8:12 AM  
**To:** Strategic Plan  
**Subject:** North Thormanby Island

Hooray! It's time to halt the high rises and massive building footprints on North Thormanby. I wholeheartedly support all your recommendations – it's too bad this is several years too late for our waterfront....

There is one area in the by-laws which even I, a non boat owner, thinks need to be changed – that is the buoys around the dock. Almost all cabin owners have one there, and it is essential for them to be able to access the island this way.

Thanks  
Gillian Foster  
Lot 36/37 North Thormanby

## Sonja Zupanec

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**From:** Al Hailey <alhailey@dccnet.com>  
**Sent:** August-16-12 4:29 PM  
**To:** Sonja Zupanec  
**Cc:** John Simson; John / Carol  
**Subject:** Land Use Bylaw,

Hello Sonja,

I have taken the GPS coordinates to a couple of the outermost mooring buoys for North Thormanby and the two coordinates are from 250 - 360 meters from shore

they are:

- 1) N 49degrees 30.329 minutes W 123 degrees 59.540 minutes ( 250 meters from shore)
- 2) N 49degrees 30.255 minutes W 123 degrees 59.525 minutes ( 360 meters from shore)

Hopefully this will be some help.

North Thormanby really needs to give you a map showing where their mooring buoy outer limit is as I only took a couple of readings and the buoys extend southeast and northwest of my two coordinates.

John Simson and I plan to measure the existing dock and jeep sheds this coming weekend and provide you with the numbers for them as well as the requirements for the additional dock on our adjacent property.

On thing, do we need to pout all of the points we discussed at the information meeting or did your notes taken suffice?

Thank you

Bunny Hailey

## Sonja Zupanec

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**From:** David Rafael <David.Rafael@scrd.ca>  
**Sent:** August-30-12 3:08 PM  
**To:** Sonja Zupanec; Steven Olmstead  
**Subject:** RE: Early Review - Draft Land Use Bylaw for the Gambier Associated Islands

Hi Sonja

Thank you for the opportunity to review an early version of the draft bylaw.

I had a quick look at the draft with a focus on any SCRD parks, docks or other interests. I note that all parks in our records are designated within the Natural Area Park (P) zone and the SCRD's dock on North Thormanby Island is within the Public Wharf (M5) zone. The boundary for the marine zones (M1, M2, M3 M4 and M5) do not impact on the SCRDs Water One (W1) and Water Two (W2) zones as set out in the *Sunshine Coast Regional District Zoning Bylaw 310, 1987*. The draft bylaw supports existing uses as they pertain to SCRD interests.

The Regional District Board may have additional comments when we receive the formal referral.

Regards,  
David

**David Rafael**  
Senior Planner  
Sunshine Coast Regional District  
1975 Field Road, Sechelt, BC, V0N 3A1

phone: 604 885 6804 ext 4 (direct line)  
604 885 6800 (Reception)  
fax: 604 885 7909  
[www.scrd.ca](http://www.scrd.ca)

Normal office hours are Monday to Friday from 8:30 a.m. to 4:30 p.m.

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**From:** Sonja Zupanec [<mailto:szupanec@islandstrust.bc.ca>]  
**Sent:** July-30-12 9:24 AM  
**To:** Steven Olmstead; David Rafael  
**Subject:** Early Review - Draft Land Use Bylaw for the Gambier Associated Islands

The Gambier Island Local Trust Committee has released a July 2012 draft of the Associated Islands Land Use Bylaw, which covers all the islands in the SCRD area.

Hello Steve and David,

The Gambier Island Local Trust Committee of the Islands Trust recently released a July 2012 draft LUB for the associated islands within the SCRD. The draft is on our website:

<http://www.islandstrust.bc.ca/ltc/gm/pdf/gmassocscrdraftlubjul2012.pdf>

Islands Trust planning staff wanted to send SCRD planning staff the draft as an early staff referral in order to identify any glaring omissions or errors prior to the LTC's considerations of a revised draft September 20<sup>th</sup>. Staff have already identified a number of administrative and grammatical errors that need to be corrected before the next draft is

## Sonja Zupanec

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**From:** Jan Hagedorn <jhagedorn@islandstrust.bc.ca>  
**Sent:** September-04-12 10:29 PM  
**To:** Kate-Louise Stamford; David Graham; Sonja Zupanec  
**Cc:** Rob Toohey  
**Subject:** Re: Comments from Lot 9 East Trail Island

Sonja, Would you kindly ensure the email from Rob is included in the agenda for the 20 Sept 2012 so his comments may be discussed and considered by the Local Trust Committee in the initial draft of the Land Use Bylaw. Thanks Jan

On 12-08-29 10:23 PM, "Rob Toohey" <rtoohey@xplornet.com> wrote:

Dear IT; Thank you for the opportunity to comment on the draft land use bylaws. Much work has been done by Eunice Robinson and Lynn Leboe of East Trail Island, and indeed they read and distill the legalese of your work and make it readable to the other residents. I agree with Eunice's comments wholeheartedly.

I have built my own cabin, and can testify to just how slow and hard it has been. The trip between Selma Park boat launch and our small shared dock is only 1 nautical mile but it can be daunting in anything but the best of weather. Carrying 16' lumber, bags of cement, plywood etc, is just downright pure labour. To lump us in with Thormanby Island isn't representative of the facts. Producing laws not based on facts, just seems like shoddy work. Please stop yourselves before you go down that path. We are a friendly bunch. We're not building condos, we're not logging. Just a few families that want peace and quiet, and a place in the forest to relax. I have partially built a very small cabin, and now my son and his fiancée are interested in spending time on our island paradise. They would like to build another small cabin, or extend the cabin I have built. Why is Islands Trust so 'locked' into not listening to the legal taxpaying landowners? If someone was ruining the natural features of the island I'd be the first to come screaming to IT. But no one is. The main complaint, in fact the *only* complaint most of us have is that Islands Trust steadfastly refuses to listen to us.

Why is that?

I enclose Eunice's letter as she pretty much sums up what most of us feel. Thank you for the opportunity to try, (again, again, and again) to get you folks to see the realities of East Trail Island. It's not Thormanby, it's not like anywhere else. There are real challenges to building there, and it's a wonderful place with wonderful helping neighbours. We love the place.

Regarding the Land Use Bylaw, I would request that East Trail Island not be partnered up with North Thormanby. Our islands are radically different - they have a water taxi, we do not - each owner must have their own transportation. North Thormanby has other amenities that East Trail does not. All that these two islands share is the fact that they are islands.

When East Trail was developed back in October 1968, it was divided into 25 lots, all with waterfront, with the centre lot of lot 26. The sizes of our lots range from slightly under 1 acre to 2 acres in size. We don't want to subdivide them further. Each lot provides plenty of space. So lumping us with the more densely subdivided island of North Thormanby does not compare apples to apples. Our density is already established.

Due to our remote situation, and lack of amenities, owners on East Trail need to prepare for various eventualities, such as storage sheds, wood sheds, boat sheds, vehicle sheds, and outhouses. To limit us to 1 dwelling and 2 accessory buildings is not always practical. Who wants a storage shed next to their outhouse, or wants their 'water equipment -

kayaks, boogie boards and the like' stored far away from the water. Again, each property is large enough to allow for more than 2 accessory buildings. But even on East Trail Island, development of each property will completely depend on the amount of time and use that each owner is going to invest in. If we are going to be limited as to number of accessory buildings, then we need to be given sufficient time to either enlarge our current accessory buildings or add on to our cabins to accommodate this consolidation.

Limit to 1 dwelling - currently most of the dwellings on East Trail Island are relatively small. For example, our cabin is 800 square feet. Back in the day when we built our cabin there were the 2 of us and 2 young children. The cabin accommodated us all fine. When we had company, they could sleep in the bedrooms and our boys and the other children would be relegated to the couches in the living room. Now our sons are married with children of their own, so when we are all at the cabin, it gets a little cramped for space, and with any company, we are really in a pinch. We have considered building a sleeping cabin that would be under 200 square feet. It would be just for sleeping, and there would not be any cooking but perhaps a composting toilet. This would not be used more than 3 months of a year - from May to September, and not always continuous. But would provide more comfortable sleeping accommodations for our family and friends. If we had known that this limit would have been forced upon us, we would have planned to build a larger cabin - even though at the time we built, we built only what we could afford and needed. Because we always were aware that in the future, we could build another dwelling or add on to our current one. But now this option has been taken away from us.

Building on East Trail Island is not an easy feat. Everything has to be barged over or dropped by helicopter. Adding even more expense. So to compare building on any other island that has barge or ferry service is not the same as East Trail. The landscape is not flat, and in some areas, the only building site is not necessarily close to the island dirt roadway. This fact has kept most of the cabins on a fairly small size. The island is mainly bedrock, so if the site is fairly level, there are boulders or rock. On East Trail Island, any cabins built on a site need to be grandfathered. If this isn't granted, then the chances of finding another good building site on a specific lot could be problematic. And then there are the logistics of distance to wells, required setbacks, septic fields having to be reconfigured, etc. So please allow the grandfathering of our building sites (historic cabin footprint) for East Trail Island in the event of the cabin being destroyed.

Moorage - half the lots on East Trail Island - from lot 20 to 11 have waterfront access to a 'beach', while the balance of the lots 21 to 10 have waterfront that is rock cliff. Moorage by buoy is not an option for these owners. The exposure is to the east and south, and in the worst weather, this is the direction the waves and wind hit the beach. There is a small cove near lots 22 and 23 with a 40 foot public access. The owner of Lot 23 has built a dock which accommodates his boat, but allows several other island residents to moor their boats there too. There was another float owned by one of the other island owners, but during the winter storms of 2011-2012, it was destroyed. Another owner had a buoy with a 400 pound weight. In a storm last week (August 20th), the wind and tide combined caused this anchor to give way, and despite having a rear anchor out too, the boat was adrift. It was through a great effort on the boat owner's part, plus one of the other island owners that this first boat was saved, but unfortunately did sustain some damage.

Therefore we need M2 marine designation. We need to build a community dock that would allow all owners to have safe moorage for their boats. Even those couple of owners who historically have had their own mooring buoys. We are requesting this in order to construct a breakwater and community float or community dock.

Believe there was some discussion at the last Islands Trust meeting about banning the tent structures that some people use for one of the accessory buildings. I have no problem with these structures, as we currently have a couple on East Trail Island, and given the fact that our properties are at least 1 acre in size or more. These structures are not a permanent building and could be relocated if required, but are also located in places where they blend in and do not block the views. As mentioned before, all the lots are water view lots. The common dirt roadway encircles each lot on the 'back side'.

Storage of boats and watercraft - again, even as a safety precaution, we may have more than 1 boat on our property. For example, if you have a mooring buoy, then how do you get to your boat. So you have a row boat or a

kayak which is stored on shore. Or maybe you need options. Why operate a larger motor boat when you could use a 9.8 motor on a inflatable? None of us store boats on our property as storage. They all have a purpose and a need. This restriction maybe something that other islands such as North Thormandby need, but here on East Trail Island, we do not need this.

Life on smaller non-serviced islands is tough enough without excessive rules and regulations that curtail and stifle the creative back-to-nature outlook that many islanders have. If we must have Land Use Bylaws, then each island should be looked at individually on its own merits and amenities, and not pooled together just because they are lots of land surrounded by water. Many island owners have been here prior to Islands Trust, and have managed their properties in a careful guardianship. Putting so many restrictions and limits in place is, in many cases, not really required. Perhaps Land Use Bylaws, etc. would be better directed at those islands that are already overly developed, rather than those whose very nature of their subdivision does not required so much interference.

yours truly,

Robert Toohey  
Lot 9 East Trail Island

Rob Toohey  
Unit Manager, "GoldRush": Season 3  
Office: 867 993 6104  
Yukon cell: 867 335 1753  
B.C. cell: 604 989 3310  
[www.rtlocations.com](http://www.rtlocations.com) <<http://www.rtlocations.com>>

Jan Hagedorn  
Gambier Island Trustee  
[jhagedorn@islandstrust.bc.ca](mailto:jhagedorn@islandstrust.bc.ca)  
1 604 815 7339

## Sonja Zupanec

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**From:** Jan Hagedorn <jhagedorn@islandstrust.bc.ca>  
**Sent:** September-04-12 10:38 PM  
**To:** Sonja Zupanec  
**Cc:** eunice  
**Subject:** FW: Sunshine Coast Associated Islands Land Use Bylaw feedback please before 20th September 2012

Sonja, Please ensure Eunice's email is placed on the agenda for the Local Trust Committee Meeting on the 20th for discussion and consideration. Thanks Jan

Jan Hagedorn

Gambier Island Trustee

[jhagedorn@islandstrust.bc.ca](mailto:jhagedorn@islandstrust.bc.ca)

1 604 815 7339

----- Forwarded Message

**From:** eunice <[eunice@dccnet.com](mailto:eunice@dccnet.com)>  
**Date:** Mon, 3 Sep 2012 21:40:04 -0700  
**To:** Jan Hagedorn <[jhagedorn@islandstrust.bc.ca](mailto:jhagedorn@islandstrust.bc.ca)>  
**Cc:** Kate-Louise Stamford <[kstamford@islandstrust.bc.ca](mailto:kstamford@islandstrust.bc.ca)>, Sonja Zupanec <[szupanec@islandstrust.bc.ca](mailto:szupanec@islandstrust.bc.ca)>  
**Subject:** Sunshine Coast Associated Islands Land Use Bylaw feedback please before 20th September 2012

Dear Islands Trust:

Unfortunately I was unable to attend the previously held meetings. For one of them, I was on East Trail Island, and unable to get off due to the high winds and waves. However, did want to express some concerns regarding the Land Use Bylaws.

We have had a chance to discuss these proposals with several of our fellow East Trail Islanders over the past couple of weeks. We have encouraged them to contact you expressing their concerns. I also passed on a draft of this letter for their consideration and comment. The response has been a resounding agreement with the content of my letter, so I hope that they will diligent about sending their letters to you.

Point one - We would request that East Trail Island not be partnered up with North Thormandby. Our islands are radically different - they have a water taxi, we do not - each owner must have their own transportation. North Thomandby has other amenities that East Trail does not. All that these two islands share is the fact that they are islands.

When East Trail was developed back in October 1968, it was divided into 25 lots, all with waterfront, with the centre lot of lot 26. The sizes of our lots range from slightly under 1 acre to 2 acres in size. We don't want to subdivide them further. Each lot provides plenty of space. So lumping us with the more densely subdivided island of North Thormandby does not compare apples to apples. Our density is already established.

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on the amount of time and use that each owner is going to invest in. If we are going to be limited as to number of accessory buildings, then we need to be given sufficient time to either enlarge our current accessory buildings or add on to our cabins to accommodate this consolidation. And time and weather are not always with us, plus the logistics of getting supplies and equipment is much more difficult than doing anything on the mainland.

Limit to 1 dwelling - currently most of the dwellings on East Trail Island are relatively small. For example, our cabin is 800 square feet. Back in the day when we built our cabin there were the 2 of us and 2 young children. The cabin accommodated us all fine. When we had company, they could sleep in the bedrooms and our boys and the other children would be relegated to the couches in the living room. Now our sons are married with children of their own, so when we are all at the cabin, it gets a little cramped for space, and with any company, we are really in a pinch. We have considered building a sleeping cabin that would be under 200 square feet. It would be just for sleeping, and there would not be any cooking but perhaps a composting toilet. This would not be used more than 3 months of a year - from May to September, and not always continuous. But would provide more comfortable sleeping accommodations for our family and friends. If we had known that this limit would have been forced upon us, we would have planned to build a larger cabin - even though at the time we built, we built only what we could afford and needed. Because we always were aware that in the future, we could build another dwelling or add on to our current one. But now this option has been taken away from us.

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Storage of boats and watercraft - again, even as a safety precaution, we may have more than 1 boat on our property. For example, if you have a mooring buoy, then how do you get to your boat. So you have a row boat or a kayak which is stored on shore. Or maybe you need options. Why operate a larger motor boat when you could use a

9.8 motor on a inflatable? None of us store boats on our property as storage. They all have a purpose and a need. This restriction maybe something that other islands such as North Thormandby need, but here on East Trail Island, we do not need this.

Life on smaller non-serviced islands is tough enough without excessive rules and regulations that curtail and stifle the creative back-to-nature outlook that many islanders have. If we must have Land Use Bylaws, then each island should be looked at individually on its own merits and amenities, and not pooled together just because they are lots of land surrounded by water. Many island owners have been here prior to Islands Trust, and have managed their properties in a careful guardianship. Putting so many restrictions and limits in place is, in many cases, not really required. Perhaps Land Use Bylaws, etc. would be better directed at those islands that are already overly developed, rather than those whose very nature of their subdivision does not required so much interference.

If you wish more clarification, please contact me via email.

Respectfully submitted for your consideration,

Barry & Eunice Robinson  
Lots 15 & 16, East Trail Island  
(home address 7637 - 114th Street  
Delta, BC V4C 5H5)

----- End of Forwarded Message

## Sonja Zupanec

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**From:** Jordan Smith <jordsmith@gmail.com>  
**Sent:** September-07-12 12:45 PM  
**To:** Sonja Zupanec  
**Subject:** Re: Anvil Island

Hi Sonja,

The community floats are a series of floats 8' wide totalling 120' in length, for 960 square feet. The private float is 8'x24' for 192 square feet.

Thanks,

Jordan.

On Fri, Sep 7, 2012 at 11:12 AM, Sonja Zupanec <[szupanec@islandstrust.bc.ca](mailto:szupanec@islandstrust.bc.ca)> wrote:

Hi Jordan,

I just wanted to check in with you on total dock and float area for the waterfront area of your property. We've got a place-holder in the draft Land Use Bylaw that permits an additional dock (community dock) along with the private dock – but we need to insert the maximum size for the community dock. Can you send that to me by email? Thanks – if you have any questions you can give me a call.

Sonja

**From:** Jordan Smith [mailto:[jordsmith@gmail.com](mailto:jordsmith@gmail.com)]  
**Sent:** June-07-12 10:17 AM

**To:** Sonja Zupanec  
**Subject:** Re: Anvil Island

Hi Sonja,

Here is a simplified, rough 8.5"x11" of our "community plan". The lots have never been surveyed, so they are just roughly drawn, representing the seven shares. The five buildings are also simply represented.

## Sonja Zupanec

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**From:** Jan Hagedorn <jhagedorn@islandstrust.bc.ca>  
**Sent:** September-09-12 1:25 PM  
**To:** Sonja Zupanec  
**Cc:** Barry and Beth Drummond; Kate-Louise Stamford; David Graham  
**Subject:** Re: Draft Land Use Bylaw -Associated Islands Jack Tolmie Island

Hi Sonja, Please ensure the email below is included in correspondence to be considered in our next Local Trust Committee meeting. I may have sent this before from Lasqueti and if so you will be receiving a double request. Thanks  
Jan

On 12-09-04 12:37 PM, "Barry and Beth Drummond" <bdrum@dccnet.com> wrote:

We request that the Site Specific Regulations for our island be revised as proposed in Table 5.2 under the zoning of RR1(b).

To preserve, as much as possible, the natural look and profile of the island forest, we suggest that the number of dwellings allowed be reduced to one. However, an additional "guest house" or "sleeping cabin" would suffice instead of the second dwelling provided the structure could be properly nestled amongst the growth of trees.

This gem of an island is the south entrance to the Secret Cove area and is enjoyed by the entire community. We will endeavor to develop this property to protect this sensitive natural appearance.

The present language regarding the island service connections is not necessary as all the rights-of-way are registered. The water service line is operational for fire protection and septic field is constructed and located on the mainland.

Your consideration towards these comments would greatly be appreciated.

Barry Drummond  
Representative for Western Eagle Development Corporation

## Sonja Zupanec

**From:** John McMaster <john@jcmcmaster.com>  
**Sent:** September-09-12 8:19 PM  
**To:** Sonja Zupanec  
**Subject:** RE: draft zone provisions DL 845 Anvil Island

Hi Sonja,

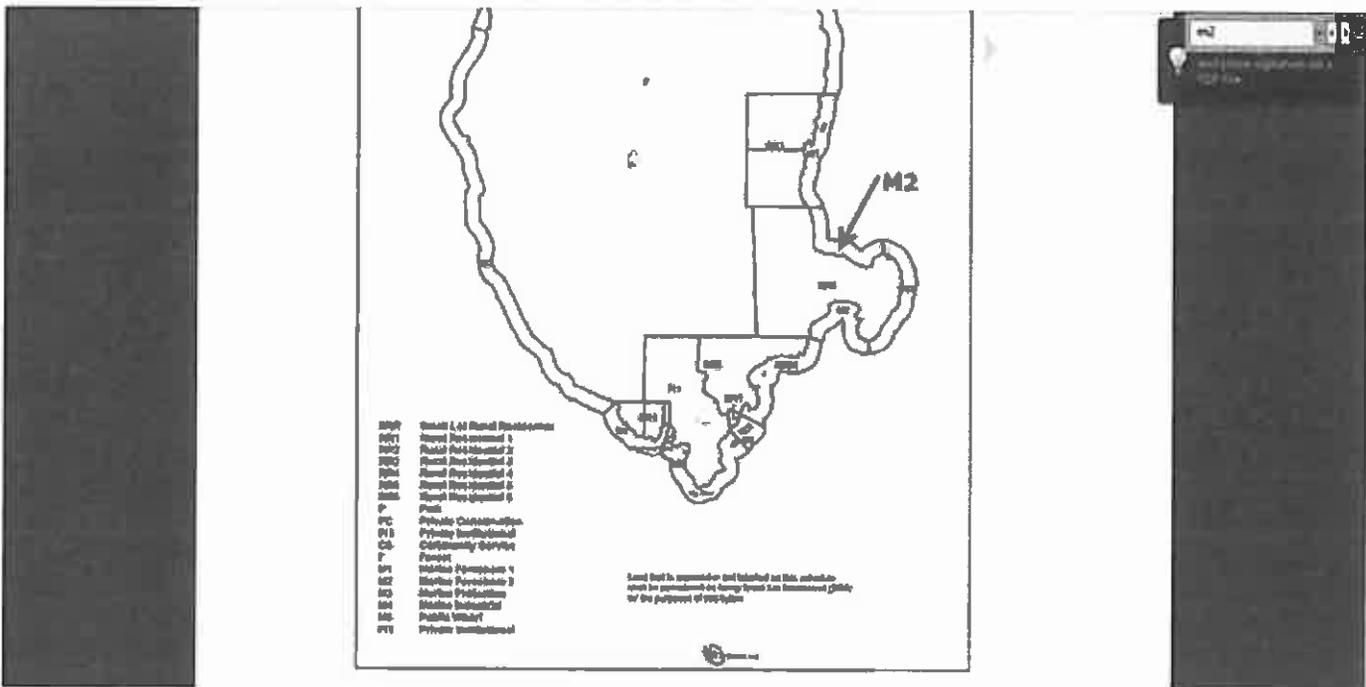
Sorry for not responding sooner ...

Regarding DL 845: in 2007 when we rezoned the parcel from A4 to A9, the only thing we changed was density. (Several permitted uses were removed as well, I'm not sure why.) So I'm wondering why RR3 was created instead of making it an RR1(x) style. Seems to me that it would make the final document less complex ...

If it has to stay RR3 for some reason:

- 1) Could we please add Agriculture in as a permitted use. Even though it was removed when A9 was create, I don't think it was removed for any particular reason. Of course, Agriculture is in RR1.
- 2) Density (2): replace "on District Lot 845" with "in the RR3 zone".
- 3) Siting and size – where and why did (4), (5) and (6) come from? Those sections are not in RR1, nor were they in A4 or A9.
- 4) If (4) has to stay – then we suggest the maximum floor area should be 186 square meters (2000 square feet).

We'd like to have the North facing waterfront on DL 845 zoned as M2, rather than M3:



It has been a good summer – it isn't over, is it?

John

**From:** Adrian Franke  
**To:** Jan Hagedorn; Sonja Zupanec  
**Subject:** FW: Comments on Land Use Bylaws  
**Date:** September-07-12 1:06:50 PM

---

Just for clarification, I am the owner owner of lots 4 and 18 on **East Trail Island**.

Adrian

----- Forwarded Message

From: Adrian Franke <adrianfranke@earthlink.net>  
Date: Fri, 07 Sep 2012 09:35:11 -1000  
To: <jhagedorn@islandstrust.bc.ca>, <szupanec@islandstrust.bc.ca>  
Conversation: Comments on Land Use Bylaws  
Subject: Comments on Land Use Bylaws

Dear Islands Trust:

Unfortunately I was unable to attend the previously held meetings. However, I wanted to express some concerns regarding the Land Use Bylaws.

I would request that East Trail Island not be partnered up with North Thormandby. Our islands are radically different - they have a water taxi, we do not - each owner must have their own transportation. North Thomandby has other amenities that East Trail does not. All that these two islands share is the fact that they are islands.

When East Trail was developed back in October 1968, it was divided into 25 lots, all with waterfront, with the centre lot of lot 26. The sizes of our lots range from slightly under 1 acre to 2 acres in size. We don't want to subdivide them further. Each lot provides plenty of space. So lumping us with the more densely subdivided island of North Thormandby does not compare apples to apples. Our density is already established.

Due to our remote situation, and lack of amenities, owners on East Trail need to prepare for various eventualities, such as storage sheds, wood sheds, boat sheds, vehicle sheds, and outhouses. To limit us to 1 dwelling and 2 accessory buildings is not always practical. Who wants a storage shed next to their outhouse, or wants their 'water equipment - kayaks, boogie boards and the like' stored far away from the water. Again, each property is large enough to allow for more than 2 accessory buildings. But even on East Trail Island, development of each property will completely depend on the amount of time and use that each owner is going to invest in. If we are going to be limited as to number of accessory buildings, then we need to be given sufficient time to either enlarge our current accessory buildings or add on to our cabins to accommodate this consolidation. And time and weather are not always with us, plus the logistics of getting supplies and equipment is much more difficult than doing anything on the mainland.

Building on East Trail Island is not an easy feat. Everything has to be barged over or dropped by helicopter. Adding even more expense. So to compare building on any other Island that has barge or ferry service is not the same as East Trail. The landscape is not flat, and in some areas, the only building site is not necessarily close to the island dirt roadway. This fact has kept most of the cabins on a fairly small size. The island is mainly bedrock, so if the site is fairly level, there are boulders or rock. On East Trail Island, any cabins built on a site need to be grandfathered. If this isn't granted, then the chances of finding another good building site on a specific lot could be problematic. And then there are the logistics of distance to wells, required setbacks, septic fields having to be reconfigured, etc. So please allow the grandfathering of our building sites (historic cabin footprint) for East Trail Island in the event of the cabin being destroyed.

Need for a M2 marine designation. We need to build a community dock that would allow all owners to have safe moorage for their boats. Even those couple of owners who historically have had their own mooring buoys. We are requesting this in order to construct a breakwater and community float or community dock.

Believe there was some discussion at the last Islands Trust meeting about banning the tent structures that some people use for one of the accessory buildings. I have no problem with these

structures, as we currently have a couple on East Trail Island, and given the fact that our properties are at least 1 acre in size or more. These structures are not a permanent building and could be relocated if required, but are also located in places where they blend in and do not block the views. As mentioned before, all the lots are water view lots. The common dirt roadway encircles each lot on the 'back side'.

Need for storage of boats and watercraft. As a safety precaution, we need more than 1 boat on our property. For example, if you have a mooring buoy, then how do you get to your boat. So you have a row boat or a kayak which is stored on shore. Or maybe you need options. Why operate a larger motor boat when you could use a 9.8 motor on an inflatable? None of us store boats on our property as storage. They all have a purpose and a need. This restriction maybe something that other islands such as North Thormandby need, but here on East Trail Island, we do not need this.

Life on smaller non-serviced islands is tough enough without excessive rules and regulations that curtail and stifle the creative back-to-nature outlook that many islanders have. If we must have Land Use Bylaws, then each island should be looked at individually on its own merits and amenities, and not pooled together just because they are lots of land surrounded by water. Many island owners have been here prior to Islands Trust, and have managed their properties in a careful guardianship. Putting so many restrictions and limits in place is, in many cases, not really required. Perhaps Land Use Bylaws, etc. would be better directed at those Islands that are already overly developed, rather than those whose very nature of their subdivision does not require so much interference.

If you wish more clarification, please contact me via email.

Respectfully,

Adrian Franke (owner of lots 4 and 18)  
2650 Gardenia St.  
Honolulu, HI 96816  
USA  
adrianfranke@earthlink.net

----- End of Forwarded Message

**From:** Martin Peters [<mailto:jmartinpeters@gmail.com>]  
**Sent:** September-10-12 5:02 PM  
**To:** Sonja Zupanec  
**Subject:** Re: draft LUB provisions

Sonia:

We did meet this summer and have an amended draft to propose which I attach. Essentially we would like to stipulate a maximum square footage for dwelling, associated guest house and auxillary buildings at a total of 3600s' with no building being larger than 2400s'. This will provide flexibility as to number of sleeping cabins etc and still keep a lid on development. I am hoping you find this draft meets both of our needs.

Martin

Information Note: The purpose of the Rural Residential Five Zone is to provide for the regulation of the development of District Lot 697, Pasley Island and District Lot 2813, Group 1, New Westminster District.

### Permitted Uses

(1) The following uses are permitted in the RR5 zone subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:

- (a) Dwellings;
- (b) Guest houses;
- (c) Caretaker Residence

(d) Accessory uses, buildings and structures, including home occupations, but excluding commercial visitor accommodation.

- (e) Recreational uses, buildings and structures.

### Density

(2) The maximum number of dwellings, on District Lot 697 is one per 3.33 ha to a maximum of thirty (30).

(3) The maximum number of guest houses on District Lot 697 is one per 3.33 ha to a maximum of thirty (30).

(4) One caretaker residence on District Lot 697 is permitted in addition to the dwellings regulated in subsections 5.6(2) and 5.6(3).

~~(5) The maximum number of accessory buildings in the RR5 zone is two (2) per dwelling (exclusive of utility and woodsheds).~~

**(5) The maximum number of guest houses per dwelling is one.**

**(6) The construction of all permitted uses is subject to the prior approval by Pasley Island Ltd.**

### Siting and Size

**(7) The maximum floor area for each dwelling, its guest house and accessory buildings is 334.5 m<sup>2</sup> (3,600 ft<sup>2</sup>) and no single building or structure may exceed 223 m<sup>2</sup> (2400 ft<sup>2</sup>).**

~~(6) The maximum floor area of any dwelling, guest house or caretaker residence in the RR5 zone is x m<sup>2</sup> (x ft<sup>2</sup>).~~

~~(7) The total accessory building floor area per dwelling in the RR5 zone shall not exceed 46 m<sup>2</sup> (500 ft<sup>2</sup>) with a maximum floor area of 32.5 m<sup>2</sup> (350 ft<sup>2</sup>) for any one accessory building.~~

(8) The minimum setback for any building or structure in the RR5 zone is 7.5 metres (24.6 feet) from any lot line.

(9) The maximum height for any dwelling in the RR5 zone is 11 m (36 ft).

(10) The maximum height for any accessory building or structure in the RR5 zone is 5.2 metres (17 feet) and one storey.

**Subdivision Lot Area Requirements**

(11) The average lot size in the RR5 zone is 100 hectares (247 acres). *No subdivision potential*

# STAFF REPORT

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**Date:** July 23, 2012

**File No.:** GM-DVP-2012.3  
(Cutler & Bolli, Gambier Island)

**To:** Gambier Island Local Trust Committee  
For meeting of September 20, 2012

**From:** Sonja Zupanec, RPP  
Island Planner, Northern Team

**Copy:** Chris Jackson, RPP  
Regional Planning Manager, Northern Team

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**Re: Application for Development Variance Permit on Lot 2, District Lot 877, Group 1 NWD Plan LMP38515, Gambier Island**

**Owner:** Gillian and Robert Cutler and Todd Bolli  
**Applicant:** Cam Reimer  
**Location:** West Bay, Gambier Island

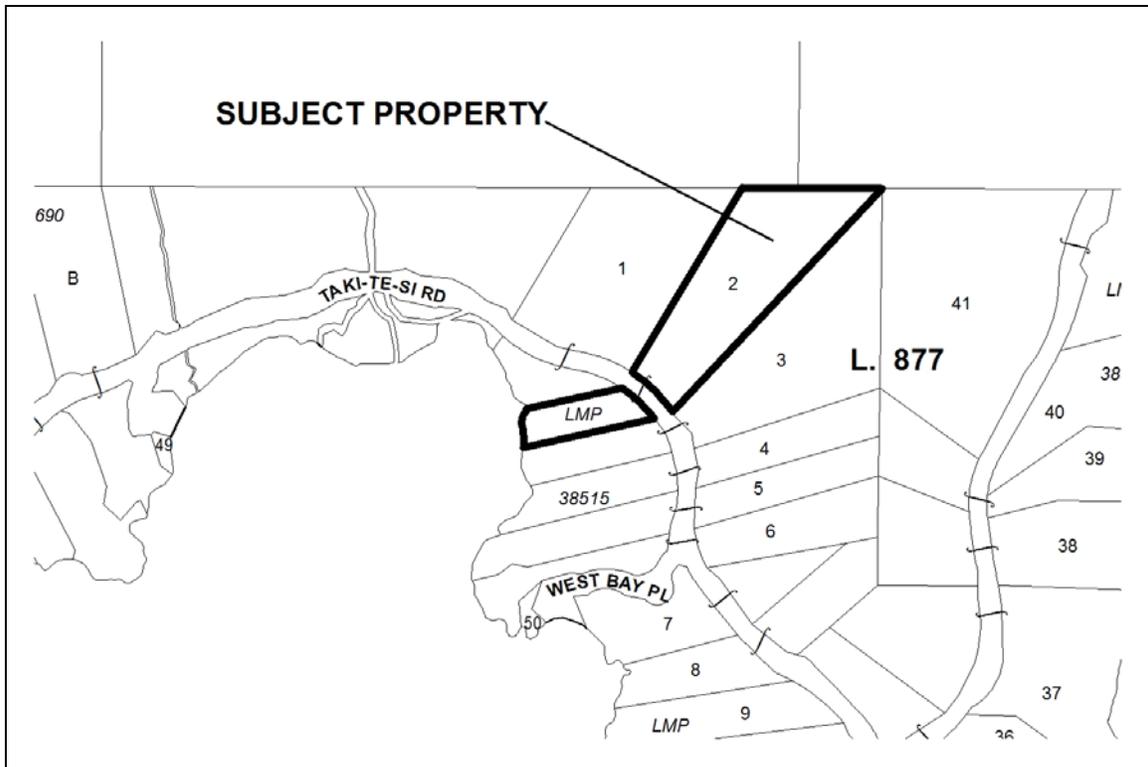
## THE PROPOSAL:

The applicant has requested a relaxation of section 3.3 of Gambier Island Land Use Bylaw No. 86 to allow the siting of a 1,752 sq. ft. single family dwelling and approximately 1,100 sq. ft. of decks, 7.5 metres from the natural boundary of the sea when 15.0 metres are required. The property is further encumbered by a restrictive covenant that prohibits development of the foreshore without further assessment and approval by a geotechnical engineer or an amendment to the restrictive covenant with the Sunshine Coast Regional District for the purposes of flood protection for buildings within 15 metres of the natural boundary of the sea.

## SITE CONTEXT:

The property is 3.4 hectares (8.5 acres) and located in the West Bay subdivision (Figure 1.). The lot is steeply sloped with a 40 metre increase in elevation from sea level over a linear distance of 90 metres. There is an existing sleeping cabin on the property proposed to be removed. An outdoor kitchen and deck are located within the 15 metre setback to the natural boundary of the sea and not in compliance with existing setback regulations. Both are proposed to be removed if the variance is approved. Stairs to the shoreline are in place and no permits exist on file for these structures currently on the property. Neighbouring Lots 1 and 3 are developed with a residence and water access each.

The applicant is requesting a variance to site a new 1,752 sq. ft. dwelling partially within the 15 metre setback to the natural boundary of the sea. The request for a reduction in the 15 metre setback to 7.5 metres is being requested to facilitate the proposed development in a partially cleared area to minimize tree removal that would be required if the dwelling was to be located outside the 15 m setback area.



**Figure 1.** Subject property map



**Figure 2.** Aerial overview of subject property.

## **CURRENT PLANNING STATUS OF SUBJECT LANDS:**

### Trust Policy Statement:

The Islands Trust Policy Statement provides a number of policies respecting coastal land management, protection of sensitive coastal areas and flood management that are listed below. The Gambier Island OCP and land use bylaw address these policies and further discussion regarding this application and those policies and regulations is addressed under those headings.

- 3.4.4 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.
- 5.1.3 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
- 5.2.3 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
- 5.2.6 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.
- 5.6.1 Trust Council holds that the natural and human heritage of the Trust Area — that is the areas and property of natural, historic, cultural, aesthetic, educational or scientific heritage value or character — should be identified, preserved, protected and enhanced.

### Official Community Plan

The property is designated Settlement Residential (SR) in the Gambier Island OCP Land Use Map Schedule B. The proposed development complies with all Settlement Residential policies. The OCP maps do not identify any significant environmental values on the property. The subject property is 225 m from a salmon spawning stream located in Sir Thomas Lipton Regional Park.

The Schedule E Hazard Lands map does not identify areas of the lot that are greater than a 35% slope. The property is not subject to any development permit area requirements.

Policy 3.1 of the OCP provides guidance on a number of factors that should be considered in a permit relating to land use development, including but not limited to water, soils, protection of sensitive ecosystems and appearance. Policy 3.7 provides that setback regulations should, amongst other requirements, also protect buildings from floodwaters or coastal erosion and to maintain a view of the coastline that is rural in character and relatively pristine in appearance. Objective 7.20 of the OCP is to recognize the coastline's natural and scenic values as important in giving the Planning area its rural marine character.

All of these OCP objectives and policies provide that caution should be undertaken in any decision making regarding variances to the regulations.

### Land Use Bylaw

The property is zoned Settlement Residential (SR) in the land use bylaw. The application is consistent with all regulations of the land use bylaw, except for Section 3.3 which is the subject of the variance request.

Section 3.3 of the Gambier Island Land Use Bylaw requires that the underside of any floor system that is used for dwelling purposes, business or storage of goods not be less than 1.5 metres above the natural boundary of the sea. This will be confirmed at the time of building permit application.

### Regional Conservation Plan:

There are no identified interests in the immediate area pertaining to the Islands Trust Fund Regional Conservation Plan.

### Sensitive Ecosystem, Hazard and Riparian Areas:

The property is identified as mature forest and there are no perceived sensitive ecosystems or hazard areas in the site of the proposed development. The property is not subject to Riparian Areas Regulation.

### Archaeological Sites:

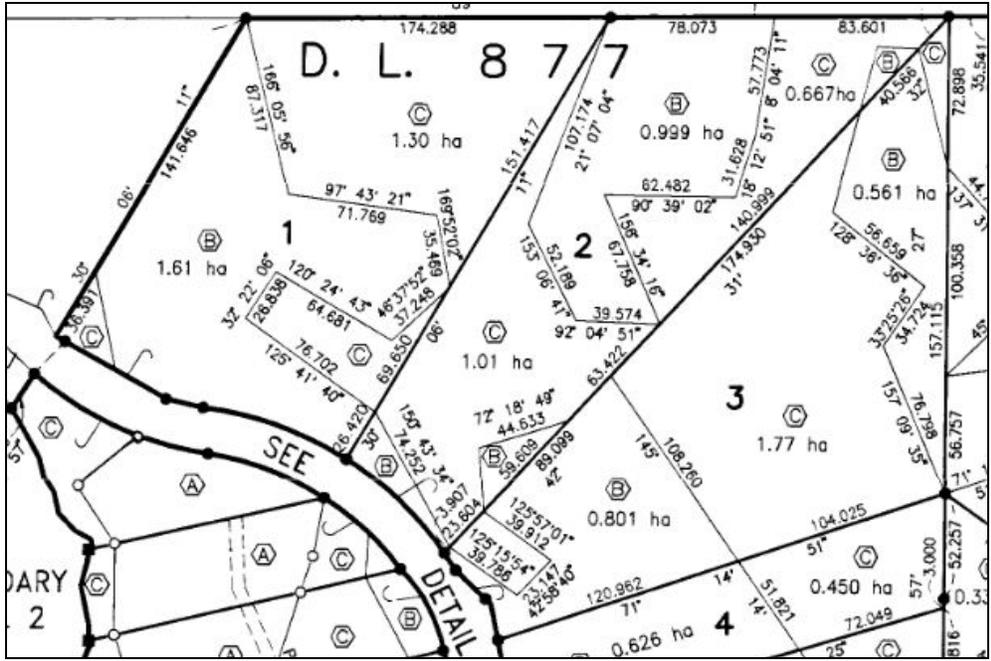
There are no identified archaeological sites on the subject property however several are noted in the vicinity of the salmon spawning stream in Sir Thomas Lipton Regional Park and the West Bay area.

### Covenants:

There are a number of covenants registered on title. In summary they include:

**BM-18947** – covenant with Gambier Island Local Trust Committee that prohibits further subdivision; regulates siting of a 2<sup>nd</sup> dwelling; and regulates tree cutting but allows clearing for a building site and utilities.

**BM-180952**, amended by covenant BB1158861 – covenant with the Crown, as amended allows development of a dwelling in the location subject to this development variance permit application based upon a geotechnical assessment of area “C” (identified in covenant BM-180952 as applicable to the subject property) that authorizes such development (Figure 3). The Ministry of Transportation and Infrastructure has provided written confirmation that they approve an amendment to this covenant.



**Figure 3.** Geotechnical Covenant areas 'C' and 'A' on Lot 2.

**BM-180956** amended - covenant with Crown and Sunshine Coast Regional District requires any building, mobile home or unit or modular home or structure to be at least 15 metres from the natural boundary of the sea. The underside of the wooden floor system or the top of any concrete slab must be at least 1.5 metres Geodetic Survey of Canada datum. The SCRD has provided written confirmation that they will consider an amendment to this covenant.

Other:

There are numerous easements and a statutory building scheme registered on title. The easements do not impact the proposed building location and are primarily for the purpose of providing access to lots in the relatively steep terrain.

Climate Change Mitigation and Adaption

Staff are unable to comment on any potential GHG emission changes resulting from approval of this DVP or on any potential impacts on the proposed development from anticipated or possible climate change induced hazards.

**COMMUNITY INFORMATION MEETING(S):**

Community information meetings are not required for Development Variance Permit applications.

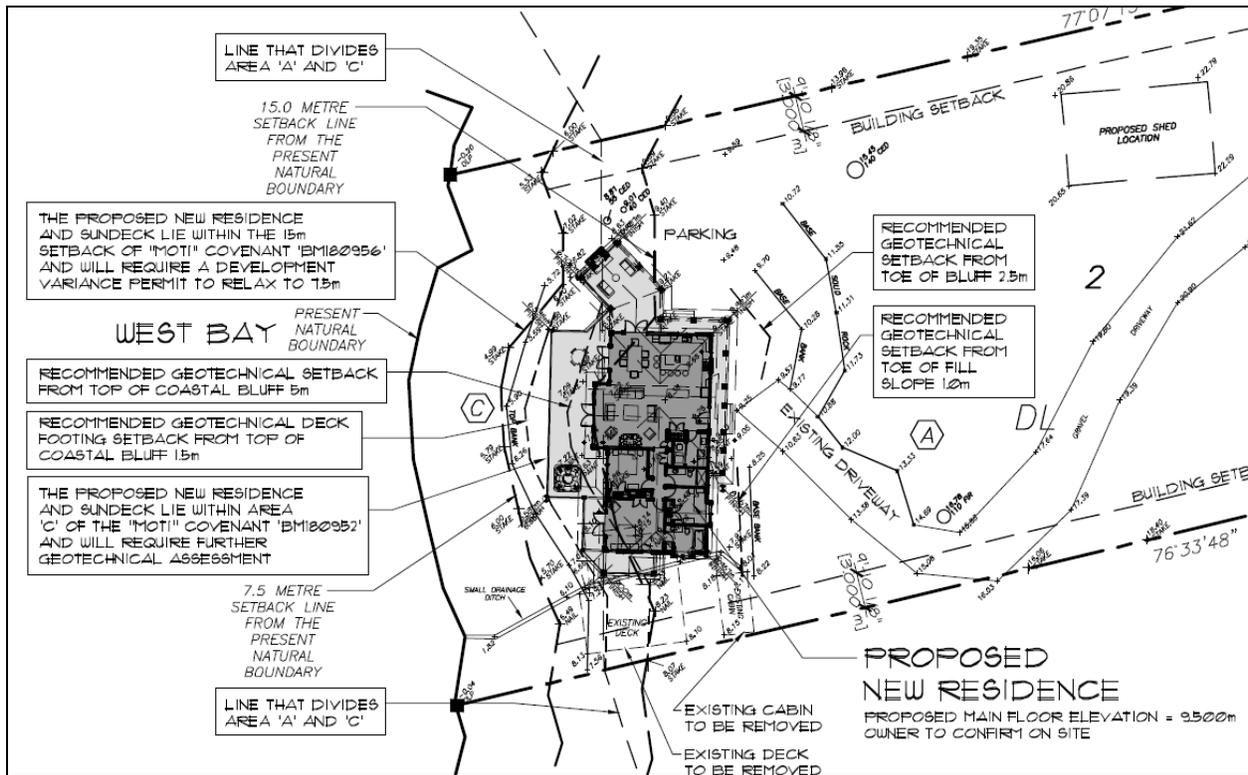
**RESULTS OF CIRCULATION:**

Notification of the proposed variance was sent to adjacent properties. Any comments received will be presented to the LTC at the September 20<sup>th</sup> regular business meeting. The applicant has advised staff that adjacent property owners support the application.

**STAFF COMMENTS:**

Development Variance Permits are to be evaluated on a case-by-case basis, and not based on historic patterns of approval in similar conditions.

A site visit to the property was conducted by planning staff. The proposed dwelling would be 7.5 metres from the natural boundary of the sea when 15 metres is required by bylaw. If approved, the draft development variance permit would allow the dwelling as identified on Schedule A attached to the draft permit. Any further additions to such a dwelling would have to be located at a distance of 15 metres from the natural boundary of the sea.



**Figure 4.** Proposed site plan.

The Ministry of Transportation and Infrastructure holds a slope stability covenant and requires a geotechnical engineer's assessment prior to any residential development on the area of Lot 2 that is proposed for a new dwelling. The Ministry is reviewing the request to amend the covenant and at the time of report writing final confirmation had not been received. The applicant has submitted a geotechnical report dated March 26, 2012 (attached). The report addresses site conditions and recommendations for mitigation of potential impacts at the foreshore only and does not take into consideration development sites on other areas of the 8.5 acre property. The report does not address environmental or riparian setbacks. The report does identify the proposed building site as having a moderate to high risk of naturally occurring landslide that requires mitigation should the proposal proceed.

The Sunshine Coast Regional District and the Ministry of Environment hold a flood protection covenant and staff have received confirmation that the SCRCD would consider amending the covenant should the LTC chose to issue the DVP.

The applicant has indicated in their application that the proposed location is suitable because it has already been cleared of vegetation. The applicant feels that trees would need to be removed along the foreshore if the house were to be sited above the minimum 15 metre setback. When considering this variance, tree removal outside of the foreshore area is not taken into account by staff. Staff is not in a position to evaluate the extent of land disturbance that would be required to support the applicant's proposal for a dwelling that complies with setback regulations. However, based on the site visit and aerial photography, there appears to be sufficient area above the 15 metre setback to site a dwelling wholly within the geotechnical hazard designation 'A' area.

The potential for the foreshore to support tree canopy cover and a healthy understory of ground covers is important, and once buildings or structures are permitted in that narrow envelope, that potential for tree and understory regeneration is essentially eliminated. Protecting the 15 metre foreshore buffer in this location for water quality and habitat preservation; maintaining rural aesthetic along the shoreline and supporting the potential for regeneration of forest canopy in a heavily disturbed waterfront subdivision are important considerations.

The subject property has buildable areas along the existing road access and outside of the geotechnical hazard designation area 'C'. These areas may be suitable for a dwelling and shed that are sensitively sited to respect the geotechnical and Land Use Bylaw setbacks. Staff suggest the applicant evaluate the feasibility of siting a dwelling designed to accommodate those areas and protect the foreshore from further development. For this particular lot, staff supports maintaining the 15 metre setback from the natural boundary of the sea and not issuing a variance.

Staff recommends that the LTC not issue the DVP and that the application be forwarded to the Bylaw Enforcement division for resolution of the structures currently sited on the property within the 15 metre setback to the natural boundary of the sea.

**RECOMMENDATION:**

**THAT** the Gambier Island Local Trust Committee:

1. Not issue development variance permit application GM-DVP-2012.3 (Cutler & Bolli, Gambier Island); and
2. Forward the property information and supporting documentation to the Bylaw Enforcement division of the Islands Trust for resolution of the siting of structures within the setback to the natural boundary of the sea.

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Prepared and Submitted by:

Concurred in by:

Sonja Zupanec, MCIP, RPP  
Island Planner  
July 23, 2012

Chris Jackson, MCIP, RPP  
Regional Planning Manager  
August 27, 2012

Attachment:

1. Proposed Development Variance Permit
2. Geotechnical Report

# PROPOSED



Islands Trust

**GAMBIER ISLAND LOCAL TRUST COMMITTEE  
DEVELOPMENT VARIANCE PERMIT  
GM-DVP-2012.3**

**TO: Gillian Cutler, Robert Cutler and Todd Bolli**

1. This Development Variance Permit applies to the land described below:  
  
Lot 2, District Lot 877, Group 1, New Westminster District, Plan LMP 38515  
PID 024-211-583
2. Pursuant to Section 922 of the *Local Government Act*, the Gambier Island Land Use Bylaw No. 86 is varied as follows:
  - a) Section 3.3 "Siting and Setback Regulations" is varied to reduce the setback from the natural boundary of the sea from 15.0 metres to 7.5 metres, as shown on Schedule "A1" to Schedule "A5" to allow the location of the proposed house, referenced as a single family dwelling in Bylaw No. 86.
3. All buildings and structures shall be consistent with Schedule "A1" and Schedule "A5" which are attached to and forms part of this permit.  
Schedule A1 – Preliminary Site Plan  
Schedule A2 – Main Floor Plan  
Schedule A3 – Wine Cellar/Crawl Space/Foundation Plan  
Schedule A4 – North Elevation  
Schedule A5 – South Elevation
4. This permit is not a building permit and does not remove any obligation on the part of the permittee to comply with all other requirements of the Gambier Island Land Use Bylaw No. 86 and to obtain other appropriate approvals necessary for completion of the proposed development.

**AUTHORIZING RESOLUTION PASSED BY THE GAMBIER ISLAND LOCAL TRUST COMMITTEE THIS \_\_\_ DAY OF \_\_\_, 2012.**

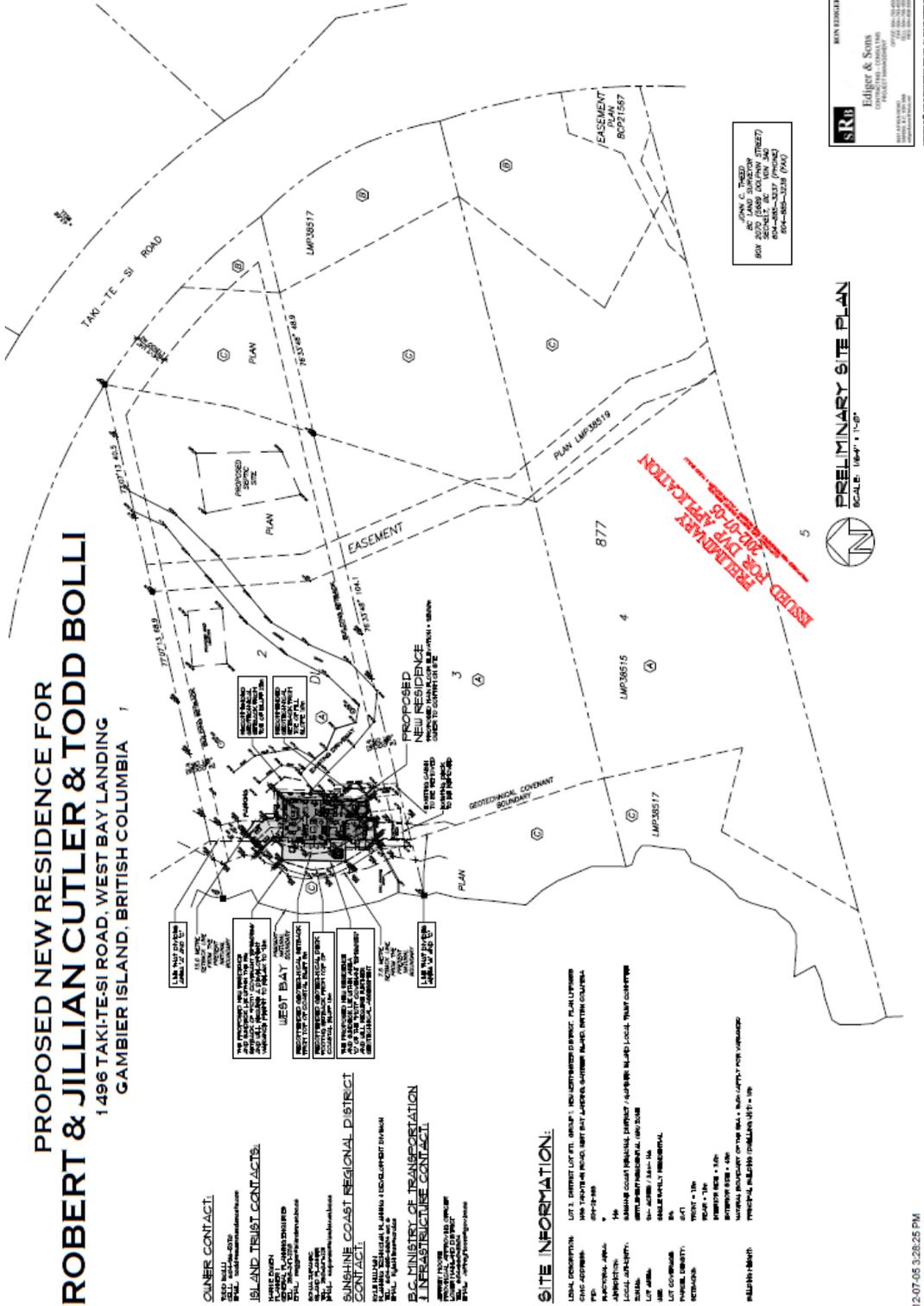
\_\_\_\_\_  
**Deputy Secretary, Islands Trust**

\_\_\_\_\_  
**Date of Issuance**

**IF THE DEVELOPMENT DESCRIBED HEREIN IS NOT COMMENCED BY THE \_\_\_ DAY OF \_\_\_, 201-, THIS PERMIT AUTOMATICALLY LAPSES.**

# GAMBIER ISLAND LOCAL TRUST COMMITTEE GM-DVP-2012.3 SCHEDULE "A1"

	Rusty's Design Service 4874 RAYBURN PARKWAY CALLICOATE, BC V8R 4R8 TEL: (604) 683-4878 FAX: (604) 683-4878 EMAIL: rusty@rustysdesign.com		SRB Edinger & Soms CONSULTING ENGINEERS 1000 WEST 10TH AVENUE VANCOUVER, BC V6H 3G9 TEL: (604) 681-1111 FAX: (604) 681-1112 EMAIL: info@edingersoms.com	PROJECT NEW RESIDENCE FOR ROBERT & JILLIAN CUTLER & TODD BOLLI 1496 TAKI-TE-SI ROAD, WEST BAY LANDING GAMBIER ISLAND, BRITISH COLUMBIA	SITE INFORMATION PRELIMINARY SITE PLAN SCALE: 1/8" = 1'-0" DATE: 05/15/12 DRAWN BY: J. BOLLI CHECKED BY: S. EDINGER
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**PROPOSED NEW RESIDENCE FOR  
ROBERT & JILLIAN CUTLER & TODD BOLLI**  
1496 TAKI-TE-SI ROAD, WEST BAY LANDING  
GAMBIER ISLAND, BRITISH COLUMBIA

**OWNER CONTACT:**  
TODD BOLLI  
1496 TAKI-TE-SI ROAD  
WEST BAY LANDING  
GAMBIER ISLAND, BC V8R 4R8  
TEL: (604) 683-4878  
FAX: (604) 683-4878  
EMAIL: rusty@rustysdesign.com

**ISLAND TRUST CONTACTS:**  
SUNSHINE COAST REGIONAL DISTRICT  
1000 WEST 10TH AVENUE  
VANCOUVER, BC V6H 3G9  
TEL: (604) 681-1111  
FAX: (604) 681-1112  
EMAIL: info@edingersoms.com

**B.C. MINISTRY OF TRANSPORTATION  
& INFRASTRUCTURE CONTACT:**  
1000 WEST 10TH AVENUE  
VANCOUVER, BC V6H 3G9  
TEL: (604) 681-1111  
FAX: (604) 681-1112  
EMAIL: info@edingersoms.com

**SITE INFORMATION:**

LOCAL JURISDICTION: LUT 1, DISTRICT OF THE LOCAL TRUST COMMITTEE, GAMBIER ISLAND LOCAL TRUST COMMITTEE  
 ZONING: LUT 1, DISTRICT OF THE LOCAL TRUST COMMITTEE, GAMBIER ISLAND LOCAL TRUST COMMITTEE  
 PROJECT: PROPOSED NEW RESIDENCE FOR ROBERT & JILLIAN CUTLER & TODD BOLLI  
 ADDRESS: 1496 TAKI-TE-SI ROAD, WEST BAY LANDING, GAMBIER ISLAND, BC V8R 4R8  
 LOT AREA: 1.00 ACRES (43,560 SQ. FT.)  
 LOT COVERAGE: 100%  
 PARCEL IDENTITY: 1496 TAKI-TE-SI ROAD, WEST BAY LANDING, GAMBIER ISLAND, BC V8R 4R8  
 RECORDS: 1496 TAKI-TE-SI ROAD, WEST BAY LANDING, GAMBIER ISLAND, BC V8R 4R8

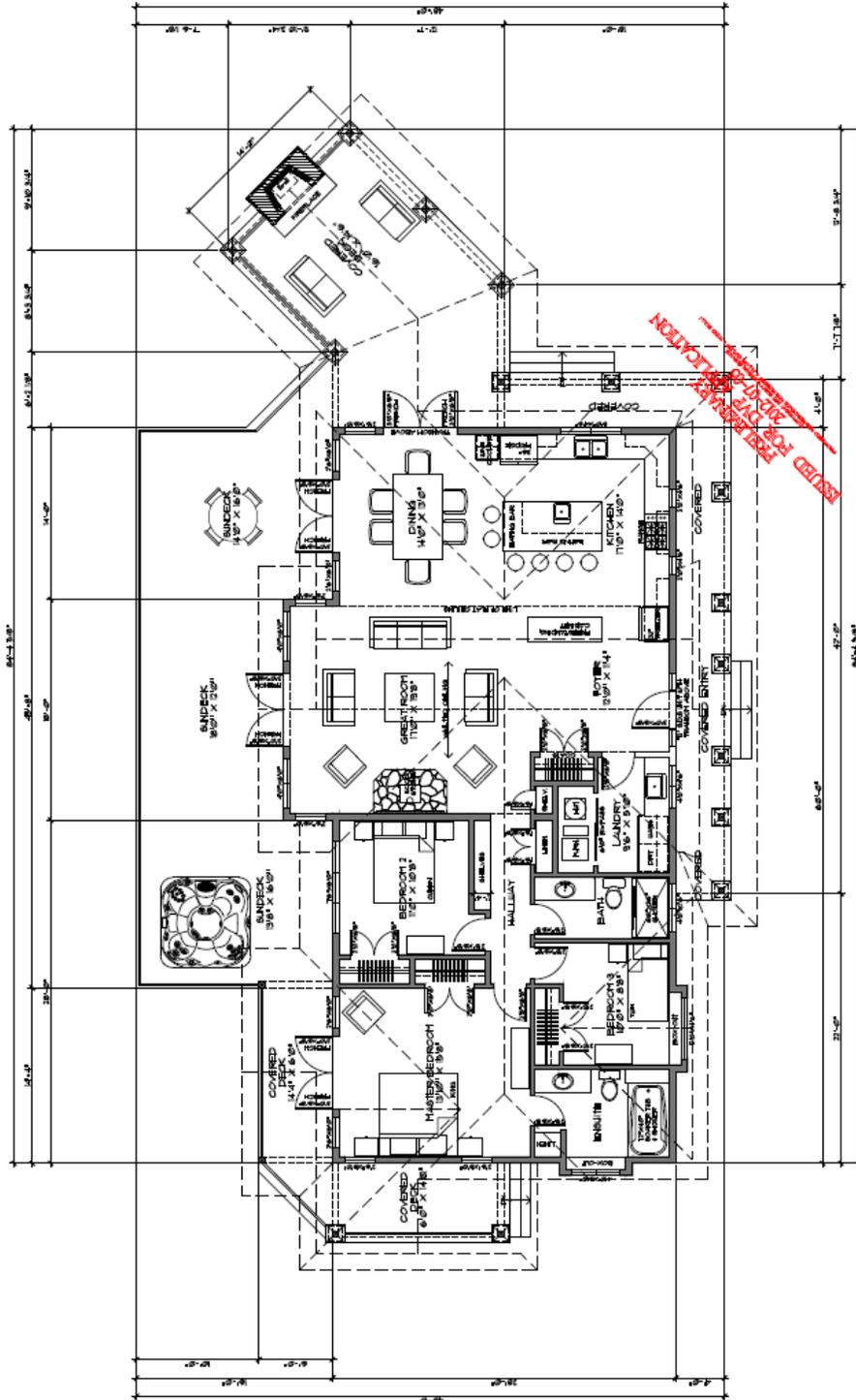
**PRELIMINARY SITE PLAN**  
SCALE: 1/8" = 1'-0"



**SRB**  
Edinger & Soms  
CONSULTING ENGINEERS  
1000 WEST 10TH AVENUE  
VANCOUVER, BC V6H 3G9  
TEL: (604) 681-1111  
FAX: (604) 681-1112  
EMAIL: info@edingersoms.com

# GAMBIER ISLAND LOCAL TRUST COMMITTEE GM-DVP-2012.3 SCHEDULE "A2"

	RUSTY'S Design Service BUILDING DESIGN AND DRAFTING 6837 BAYVIEW PARKWAY ROAD GAITHERSBURG, MD 20878 TEL: (301) 422-4400 FAX: (301) 422-4401	PROJECT NO. GM-DVP-2012.3 SHEET NO. P-152 DATE: 07/05/12	PROPOSED NEW RESIDENCE FOR ROBERT & JILLIAN CUTLER & TODD BOLL 1000 BAYVIEW PARKWAY ROAD, GAITHERSBURG, MD 20878 MAIN FLOOR PLAN
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**Ediger & Sons**  
 ARCHITECTS & ENGINEERS  
 1000 BAYVIEW PARKWAY ROAD  
 GAITHERSBURG, MD 20878  
 TEL: (301) 422-4400  
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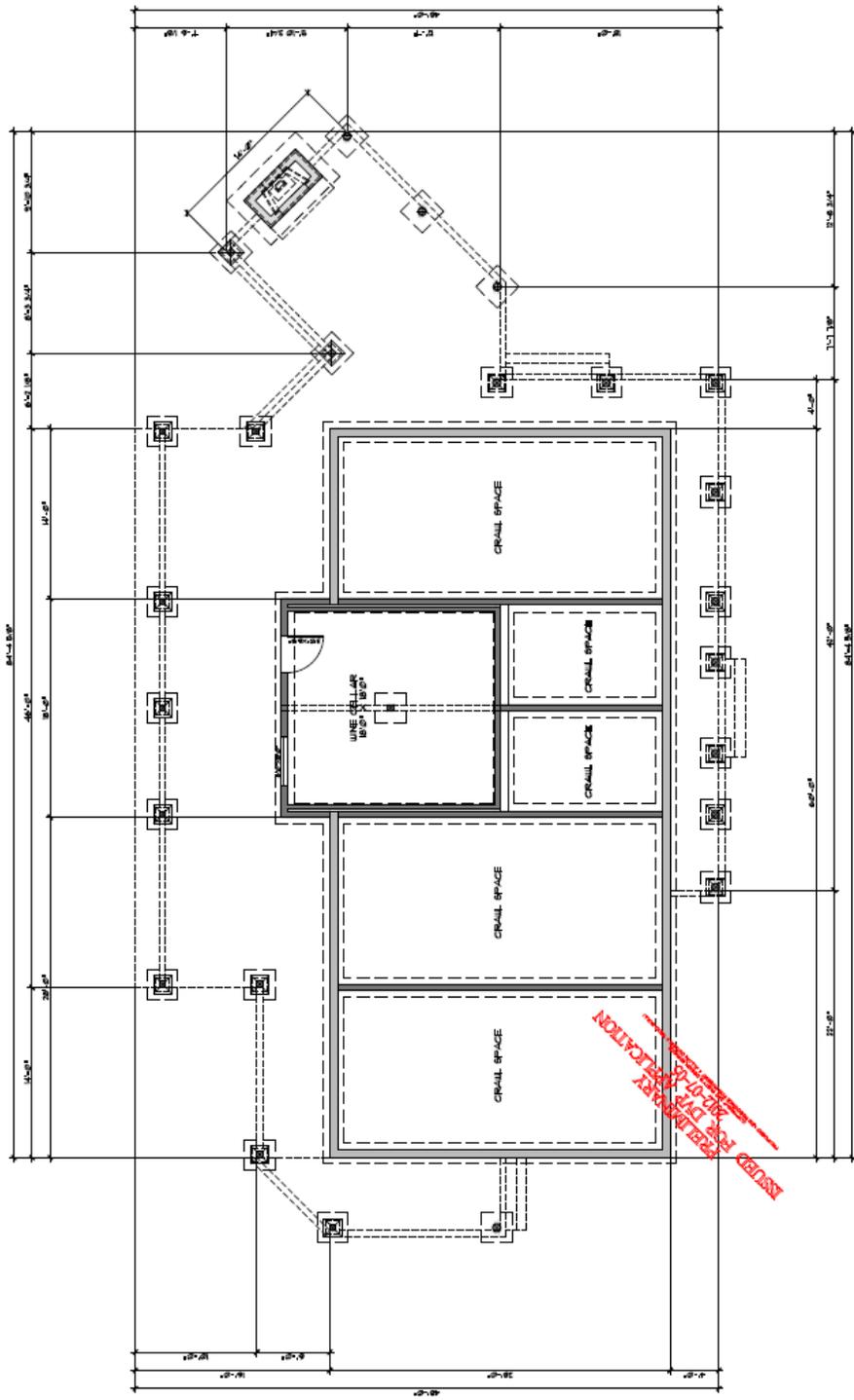
**PRELIMINARY MAIN FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 MAIN FLOOR AREA = 1785 SQ. FT.



2012-07-05 3:29:07 PM

# GAMBIER ISLAND LOCAL TRUST COMMITTEE GM-DVP-2012.3 SCHEDULE "A3"

	R19TY'S DESIGN SERVICE 1001 W. 10th St. Suite 100 Galveston, TX 77550 Tel: 409-763-4873 Fax: 409-763-4883	BUILDING DESIGN AND DRAFTING GREEN HARBOR - APPROVED COMMERCIAL - INDUSTRIAL AGRICULTURAL	PREPARED FOR: ROBERT & JILLIAN GILFILLAN & TODD BOLL PROJECT: NEW RESIDENCE FOR ROBERT & JILLIAN GILFILLAN & TODD BOLL PREPARED BY: R19TY'S DESIGN SERVICE DATE: 07/05/12	CRRAWL SPACE / FOUNDATION PLAN PREPARED BY: R19TY'S DESIGN SERVICE DATE: 07/05/12	P-153 07/05/12
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**Ediger & Sons**  
 CIVIL ENGINEERS  
 1001 W. 10th St.  
 Suite 100  
 Galveston, TX 77550  
 Tel: 409-763-4873  
 Fax: 409-763-4883

**PRELIMINARY WINE CELLAR / CRAWL SPACE / FOUNDATION PLAN**  
 SCALE: 1/8" = 1'-0"  
 WINE CELLAR = 334 SQ. FT.



NOTE: 8' CEILING AT WINE CELLAR

2012.07.05 3:29:20 PM







**GEO TACTICS MEDIA**   
**ENGINEERING (2007) LTD.**

A SUBSIDIARY OF:

**METRO TESTING LABORATORIES LTD.**

**MAILING ADDRESS:**

P.O. Box 624  
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**LABORATORY:**

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E. [myip@metrotesting.ca](mailto:myip@metrotesting.ca)

**CONSULTING ENGINEERING**

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- Sechelt (Sunshine Coast)
- Surrey
- Victoria

March 26, 2012

Project No.: SC-0934

Mr. Todd Bollis

301 West Hastings Street

Vancouver, B.C.

V6B 1E6

E. [todd@newamsterdamcafe.com](mailto:todd@newamsterdamcafe.com)

Dear Mr. Bollis,

**RE: GEOTECHNICAL ASSESSMENT  
Lot 2 West Bay, Gambier Island B.C.**

**INTRODUCTION**

As per your recent authorization, GeoTactics Media Engineering (2007) Ltd. (GME) has completed this geotechnical assessment of the above-referenced property. The purpose of the assessment was to review site conditions, identify likely subsurface conditions, and to provide recommendations for site preparation and foundation design. This letter, which summarizes the results of the geotechnical assessment, has been prepared in accordance with generally accepted geotechnical engineering principles and practices.

**In summary, within the limits discussed in this letter and provided all of the recommendations outlined in the letter are implemented, the property can continue to be safely used for its intended purpose. A minimum setback of at least 5m from the top of the shoreline bluff for habitable buildings should be followed. The native subgrade is suitable to support the loads associated with typical 2- and 3-level single family residential buildings on conventional shallow footings.**

A member of GME's technical staff visited the property on March 5, 2012. General site conditions and features of engineering geological significance were recorded. No subsurface investigation was carried out at this stage of the assessment.

The location and general layout of the site are illustrated in Figures 1 and 2, respectively.

This report does not address any environmental or riparian area regulations.



As part of this Geotechnical Assessment, a Preliminary Legislated Landslide Assessment has been completed in accordance with the 2010 APEGBC guideline for Legislated Landslide Assessments for Proposed Residential Developments in B.C.

It is GME's understanding that it is planned to develop the property by constructing a 1- or 2-level single family cottage.

## **SITE DESCRIPTION**

The property is located on the western facing slopes above the east side of West Bay on Gambier Island, B.C. The property is divided into two large parcels of land, the lower southern parcel encompasses an area of about 0.61 ha (1.5 acres) and the upper northern parcel encompasses an area of about 3 ha (7.4 acres). Each parcel is irregular in shape. The property is divided by a gravel-surfaced road (Taki-te-si Road). To the north and south, the property is bounded by developed rural parcels of land. The eastern parcel of land is bounded by West Bay to the west with a frontage of about 50m along the shoreline.

An existing wood deck and small cabin are located at the south end of the lot (southeast corner of the proposed building site).

### **Surface Conditions**

From the Natural Boundary (shoreline), the terrain steeply rises up towards the east over a steep coastal bluff to a flat bedrock plateau, where the proposed building site is located. At the east side of the proposed building site, the terrain steeply rises up over a bedrock bluff before it begins to gently slope up towards the road. The bedrock plateau extends from the top of the coastal bluff a horizontal distance of about 15 to 20m to the east. According to local topographical maps, the bedrock plateau is about 8 to 10m above the Natural Boundary.

The building site has been cleared of most vegetation and the bluffs on this property support a scatter of second growth coniferous and deciduous trees with a low brush cover. Bedrock exposed along the bluff is generally moss-covered.

At the base of the bedrock bluffs on the benches and plateau below the bluffs, accumulations of broken rock were observed. Generally, broken rock fragments range from about 0.3 to 2m in size and are primarily derived from toppling and rolling of rock from the bedrock slopes and steps above. Some plucking and dislodgement of rock fragments has occurred along the faces of the exposed bedrock on this property and is expected to continue on an irregular basis.



Surface runoff was observed at the south side of the proposed building site near the existing wood deck and cabin. A shallow trench had been excavated on the neighbor's property to collect and divert surface runoff around a septic system that was being installed. Water collected in the trench is diverted to the top of the shoreline bluff and is discharged directly onto the bedrock surface.

Several drainage courses were observed on and near the subject property, including Butchers Brook. Except for Butchers Brook, the drainage courses on the property were described to be seasonal, with no flows in the dry summer months. The drainage courses are not well-defined and follow the contours of the underlying rock mass. No signs of significant erosion or deposition of sediment (from slopes above) was observed.

### Subsurface Conditions

Interpretations of subsurface conditions were limited to exposures along the surface of the property and GME's knowledge and experience in the area, and local surficial geology maps. In general, the property is underlain by bedrock, or bedrock covered with a mantle of rocky soil. A natural soil profile is generally absent, although, a pocket of soil (sand and gravel over more till-like soil) was observed at the southeast corner of the proposed building site (beneath part of the deck and existing cabin). The bedrock is granitic in composition and is massive, but moderately fractured. There are at least 4 principal joint sets in the bedrock, with one joint set oriented sub-parallel to the face (or slope) of the bluff. Spacing of joint sets and fractures ranges from 1.5 to 3m or more. Highly weathered and fractured rock was observed to the northeast of the proposed building site.

### Seismic Considerations

According to the 2006 BC Building Code, the Site Classification for this property would be B – Rock, Seismic hazard values have been calculated from the 2005 National Building Code of Canada interpolation for Gibsons, B.C. Accordingly, the Peak Ground Acceleration can be taken as 0.43g, and the Spectral Response Factors can be taken as:

$$S_A(0.2) = 0.89 \quad S_A(0.5) = 0.62 \quad S_A(1.0) = 0.33 \quad S_A(2.0) = 0.17$$

There is a negligible probability of liquefaction of the subgrade at this site during the design earthquake. Some loose rock or detached blocks could become dislodged during a major seismic event and roll down the slope. Damage to non-structural components of buildings due to ground motion could be significant, while damage to structural elements could be moderate.



## PRELIMINARY LANDSLIDE ASSESSMENT

As described above, accumulations of broken rock were observed at the bases of the bedrock bluffs along the eastern end of the property. Sloughing and/or significant erosion of the rocky soil overlying the bedrock surface were not observed.

### Slide Potential

Despite evidence of dislodgment and toppling of rock, it is concluded that there is no general instability or deep-seated mass wasting in the area that would prevent the development of the property provided the recommendations in this letter are followed. Bedrock exposed along the face of the bluff is generally massive, but moderately to highly fractured. Due to the orientation and spacing of joint sets and fractures, there is a low potential for large blocks of bedrock to topple and/or slide.

### Elements at Risk

The elements at risk include the proposed cottage, deck, and/or infrastructure serving the cottage that will be constructed at or near the toe of the bluff and/or at the top of the coastal bluff as part of this development.

### Landslide Risk Analyses

In this letter and as defined by the APEGBC Guideline for *Legislated Landslide Assessments for proposed Residential Developments in B.C. 2010*, the term 'Landslide Risk' is defined as the combination of probability of occurrence of a landslide and the consequence of landslide damage. As defined by the guideline, term *Landslide* is defined as a movement of rock, debris or earth down a slope.

Qualitatively, this assessment considers a probability of occurrence of greater than 1 in 50 years to be designated as 'High'. Between 1 in 50 and 1 in 200 years, the probability of occurrence is designated as 'Moderate'. For probabilities less than 1 in 200 years, a 'Low' designation is assigned. Similarly, for consequence of damage, an event resulting in injury or death, or total loss of a habitable building is considered 'High'. Major structural damage, total loss of access or damage to infrastructure that could contribute to on-going sliding, such as a broken water line, is assigned a 'Moderate' consequence rating. Minor structural damage, obstruction of access or loss of power would have a 'Low' consequence rating. Table 1.0 illustrates the development of the risk classification used in this letter.



**Table 1.0 - Risk Rating Matrix**

Probability of Occurrence	Consequence	Risk Rating
High > 1 in 50 yrs.	High	High
	Moderate	High
	Low	Moderate
Moderate 1 in 50 to 1 in 200 yrs.	High	High
	Moderate	Moderate
	Low	Low
Low < 1 in 200 yrs.	High	Moderate
	Moderate	Low
	Low	Low

According to the risk matrix, the dislodgment, rolling, and/or toppling of loose rock along the face of the bluffs would have a Moderate to High probability of occurrence and a Moderate to High consequence, therefore, the Landslide Risk for this event is Moderate to High.

Deep-seated sliding and/or block slippages along the bluff would have a Low to Moderate probability of occurrence but a High consequence value, therefore, the Landslide Risk for this event is Moderate to High.

#### **Landslide Risk Assessment**

Based on the assessment presented above, the level of landslide safety required by the Sunshine Coast Regional District (SCRD) that the probability of occurrence of a geotechnical hazard (landslide) should be less than 2% in 50 years is **not achieved** along the bluffs or at the base of the bluffs under **natural** conditions. With appropriate mitigation measures that include building setbacks, scaling of loose rock, and/or anchoring/pinning large fragments and/or slabs of rock to the underlying rock mass, the required level of landslide safety can be achieved for proposed cottage on this property and the risk rating against Landslide for the proposed cottage constructed on this property can be reduced to 'Low'.

#### **DISCUSSION AND RECOMMENDATIONS**

Based on the observations made during the site reconnaissance and the engineering analyses completed as part of this assessment, the following conclusions and recommendations are made.



## Setbacks & Building Sites

From a geotechnical point-of-view, the following setbacks should be implemented:

1. 5m from the top of the coastal bluff; and,
2. 2.5m setback from the toe of the bluff above the building site.

Provided decks are not structurally connected to the cottage, a setback of 1.5m from the top of the coastal bluff should be followed for deck footings. In addition to the geotechnical setbacks described above, there is a 15m shoreline setback from the Natural Boundary which is a Riparian Area requirement, unrelated to site stability.

Reduction and/or elimination of the geotechnical setbacks will be made at the sole discretion of the Geotechnical Engineer. In order to reduce and/or eliminate the geotechnical setbacks, measures to stabilize the bluffs and steps will likely be required and may include installation of rock anchors, wire mesh, and scaling the bedrock surface.

No part of the foundation for any building should be placed within the above-described geotechnical setbacks unless additional measures have been implemented under the direction of a qualified Geotechnical Engineer.

## Site Preparation & Foundation Design

The bedrock underlying the property would provide a suitable subgrade for cut-and-fill (or blasting) preparation of level building platforms or for building foundations directly on rock.

Where excavation is required and exceeds a depth of 1.2 m, WorkSafe BC guidelines for stable excavations should be followed to ensure a safe working area

General site preparation for areas where bedrock would be the foundation subgrade would be limited to removal of vegetation and loose rock from the footprint of the house. All loose or broken rock should be removed from beneath footings, and footings should be placed only on intact rock. Where bedrock steps occur within the building footprint, detached rock along the leading edge of the step should be scaled. After exposure by stripping, scaling and excavation, rock surfaces on which concrete will be poured should be thoroughly cleaned of all loose fragments and deleterious material. Any loose slabs in the excavated faces should either be removed by scaling or pinned to the underlying rock mass with suitably designed rock dowels or anchors.



If blasting is required to shape the foundations, care is required to avoid over-blasting. There are no restrictions on the steepness of an excavated face in rock. Blasted rock may be used elsewhere on site as site grading fill or, if the sizes are suitable, as material for stacked rock retaining walls.

Foundation walls and column pads placed on bedrock should be anchored and pinned to the bedrock for shear resistance and overturning resistance. For overturning resistance, appropriately designed rock anchors would be required. The length and type of rock anchors would be dependent on the Structural Engineer's loading requirements.

For the Serviceability Limits State Design of footings placed on bedrock, the unfactored maximum allowable bearing pressure may be taken as 600 kPa (12,500 psf). For Ultimate Limit State Design and factored loads, the ultimate bearing capacity may be taken as twice the maximum allowable bearing capacity. The minimum dimension of concrete pads constructed on bedrock should not be less than 600mm (2 feet). Foundation walls may be placed directly on rock without footings.

Provisions should be made for weep holes through foundation walls to prevent accumulation of water behind grade beams. Roof drainage should be discharged to splash pads and allowed to dissipate as general runoff onto the rock surface.

### **Foundation and Retaining Walls**

Foundation walls and retaining walls should be designed to resist lateral earth pressure due to the backfill behind the walls. The lateral earth pressure should be calculated based on a triangular pressure distribution due to a material with an equivalent fluid pressure of 720 kg/m<sup>3</sup> (45 pcf) acting over the face of the wall. The backfill should be compacted, with attention not to damage the concrete walls. Drainage should be provided at the base of the walls and should consist of 100mm (4-inch) diameter perforated drain pipe laid in a surround of 20mm (3/4-inch) drain rock.

Where retaining walls are required to support the perimeter of site grading fill, either structural concrete, stacked rock, and/or modular-block retaining walls would be satisfactory. Retaining walls over a height of 1.2m should be properly designed, engineered, and constructed, and will require a separate Building Permit for the Sunshine Coast Regional District.

### **CLOSURE**

Buildings constructed on this property, following the recommendations in this letter, are expected to be safe against all reasonably conceivable geotechnical hazards. For this property, the probability of occurrence of geotechnical hazards that could damage the building on this lot, other than landslide, is estimated to be less than about 10 percent in 50 years. For landslide hazard, the probability of



occurrence of an event that could damage the building site is estimated to be less than 2 percent in 50 years.

For this property, the initial stability assessment has indicated that the risk of a naturally-occurring landslide affecting the property or development on the property is Moderate to High. However, with implementation of the recommendations presented in this letter, the risk of damage to habitable buildings located on the property can be mitigated to Low. Based on our understanding of the proposed elements for development of this lot in accordance with the recommendations made in this letter, the Landslide Assessment Assurance Statement (Appendix D) is attached to this letter.

If there are any other structures which have not been considered in this letter, of which GME has not been informed or which may be added later by a third party, the attached Appendix D will need to be reviewed on a 'structure-by-structure' basis when application is made for Building Permit. The purpose of this review is to ensure that the attached Appendix D adequately reflects the newly proposed development.

GME has also issued Schedule B for geotechnical aspects of the Building Permit application. In order to sign off the work, GME must inspect foundation preparation. GME should be notified when the work is ready for inspection.

This geotechnical letter report was completed for the exclusive use of Mr. Todd Bollis and his agents for the purposes described in this letter report. Any use of the materials contained in this letter for other than the intended purpose must first be verified in writing by GME.

We trust that this information meets your present requirements. If you should require additional information, or if you have any questions, please do not hesitate to contact us.

Sincerely,

**GeoTactics Media Engineering (2007) Ltd.**

Prepared by:

Matthew G.J. Yip, B.A.Sc., E.I.T.  
Geotechnical Engineer

Reviewed By:

M. M. Eivemark, M.Sc., P.Eng.  
Principal Geotechnical Engineer



Attachments: Figure 1 – Vicinity Map  
Figure 2 – Site Plan  
Legislated Landslide Assurance Statement, Appendix D  
Schedule B

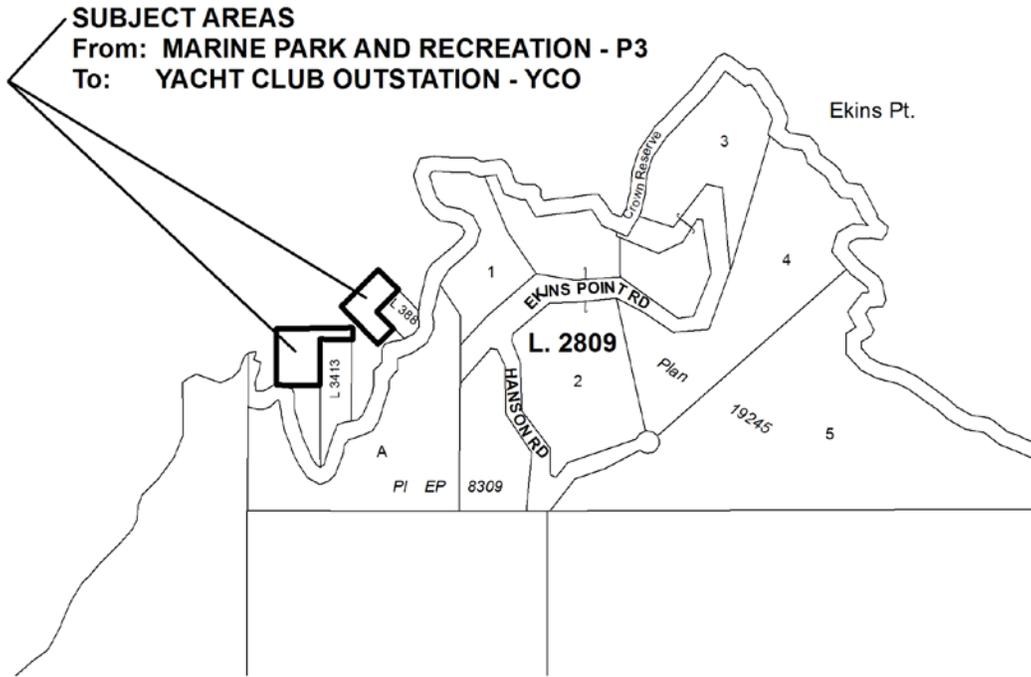


# PROPOSED

GAMBIER ISLAND LOCAL TRUST COMMITTEE

BYLAW No. 119

PLAN NO. 1





Islands Trust

## Top Priorities

### Gambier Island

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



## 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

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 vegetatino 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 for a new dwelling.

**Planner:**

**Planning Status**

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**Rezoning**

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

**Planner:** Sonja Zupanec

**Planning Status**

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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:** Jul-05-2012

PH; 2ND AND 3RD readings; forward to EC for approval.

**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.

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**

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**Status Date:** Jul-05-2012

PH; SECOND AND THIRD READINGS; TO EC

**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.

File Number	Applicant Name	Date Received	Purpose
GM-RZ-2012.1	Jim Green	Jun-27-2012	Rezoning a portion of Lot 1 from Residential to S2 zone and rezoning a portion of the marine area from W3 to W1

**Planner:** Sonja Zupanec

### **Planning Status**

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### **Subdivision**

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

**Planner:** Sonja Zupanec

### **Planning Status**

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

On hold pending rezoning application.

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

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

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

MOT issues Prelim Layout NOT APPROVED with conditions.

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

**Planner:** Linda Prowse

### **Planning Status**

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**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-2012.2	Reel 17 Investments Ltd. <b>Planner:</b> Sonja Zupanec	Jun-29-2012	4 lot subdivision

### **Planning Status**

**From:** Nancy Roggers  
**Sent:** June-28-12 5:45 PM  
**To:** David Graham; Jan Hagedorn; Kate-Louise Stamford; Sonja Zupanec; Becky McErlean  
**Cc:** Cindy Shelest  
**Subject:** Gambier Expense report - June/12

***Islands Trust***  
**LTC EXP SUMMARY REPORT F2013**  
 Invoices posted to June 30, 2012

630 Gambier	Invoices posted to June 30, 2012	Budget	Spent	Balance
65000	LTC "Trustee Expenses"	1,200.00	99.15	1,100.85
65200	LTC Local Exp LTC Meeting Expenses	4,000.00	307.38	3,692.62
65210	LTC Local Exp APC Meeting Expenses	200.00	-	200.00
65220	LTC Local Exp Communications	200.00	-	200.00
65230	LTC Local Exp Special Projects	400.00	-	400.00
65240	LTC Local Exp Miscellaneous	700.00	-	700.00
<b>TOTAL LTC Local Expense</b>		<b>5,500.00</b>	<b>307.38</b>	<b>5,192.62</b>
73001	Project OCP update	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

Please consider the environment before printing this email.

**From:** Nicole Ranger  
**Sent:** August-09-12 9:35 AM  
**To:** Gambier Island Local Trust Committee; Theresa Warren; Becky McErlean  
**Cc:** Cindy Shelest  
**Subject:** Gambier LTC Expenses - July 31/12

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

630 Gambier	Invoices posted to July 31, 2012	Budget	Spent	Balance
65000	LTC "Trustee Expenses"	1,200.00	739.01	460.99
65200	LTC Local Exp LTC Meeting Expenses	4,000.00	879.62	3,120.38
65210	LTC Local Exp APC Meeting Expenses	200.00	-	200.00
65220	LTC Local Exp Communications	200.00	-	200.00
65230	LTC Local Exp Special Projects	400.00	-	400.00
65240	LTC Local Exp Miscellaneous	700.00	-	700.00
<b>TOTAL LTC Local Expense</b>		<b>5,500.00</b>	<b>879.62</b>	<b>4,620.38</b>
72300	Project OCP update	8,000.00	-	-
72310	Project Associated Islands OCP/LUB update	-	-	-

Thanks,

Nicole Ranger  
 Finance Clerk

**From:** Nancy Roggers  
**Sent:** September-06-12 3:21 PM  
**To:** David Graham; Jan Hagedorn; Kate-Louise Stamford; Sonja Zupanec; Becky McErlean  
**Cc:** Cindy Shelest  
**Subject:** Gambier LTC expense report - Aug/12

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

630 Gambier	Invoices posted to August 31, 2012	Budget	Spent	Balance
65000	LTC "Trustee Expenses"	1,200.00	739.01	460.99
65200	LTC Local Exp LTC Meeting Expenses	4,000.00	1,075.26	2,924.74
65210	LTC Local Exp APC Meeting Expenses	200.00	-	200.00
65220	LTC Local Exp Communications	200.00	-	200.00
65230	LTC Local Exp Special Projects	400.00	-	400.00
65240	LTC Local Exp Miscellaneous	700.00	-	700.00
<b>TOTAL LTC Local Expense</b>		<b>5,500.00</b>		<b>4,424.74</b>
73001-630-2003	Gambier Associated OCP/LUB	8,000.00		8,000.00
73001-630-3003	Gambier RAR	4,000.00		4,000.00

Thanks!

Nancy Roggers  
 Finance Officer

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**From:** Jennifer Eliason  
**Sent:** August-02-12 1:50 PM  
**To:** Robert Kojima; Chris Jackson; Leah Hartley; Courtney Simpson  
**Cc:** David Marlor; Lisa Gordon  
**Subject:** Trust Fund Board referral of ITF Five-Year Plan

Hello Regional Planning Managers,

Please find attached a briefing and draft of the Islands Trust Fund Five-Year Plan 2013-2017. Our *Islands Trust Fund and Local Planning Services Coordination* policy and memoranda of agreement between the Trust Fund Board and all LTCs and IMs dictate that any new or revised version of the Islands Trust Fund Five Year Plan be referred to the LTCs/IMs for comment. Could you please provide these documents to the relevant planners to ensure it is brought to the next local trust committee meeting for each area? We are asking for responses by September 30th, but would appreciate receiving them as soon as possible. We do not require a resolution of the LTC or endorsement, but do ask that any comments provided are those of the LTC (not individual trustee responses). The Plan itself is quite straightforward, and reflects the Board's current policies and the Regional Conservation Plan. If you or the planners have any questions, or would like additional information, please do not hesitate to contact me.

With thanks,

Jennifer Eliason  
Manager  
Islands Trust Fund  
200-1627 Fort St.  
Victoria, BC V8R 1H8

tel: (250) 405-5191 fax: (250) 405-5155  
[www.islandstrustfund.bc.ca](http://www.islandstrustfund.bc.ca)

*A conservancy for Canada's islands in the Salish Sea.*

## ISLANDS TRUST FUND BRIEFING

DATE: August 2, 2012

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**TOPIC:** ISLANDS TRUST FUND FIVE YEAR PLAN 2013-2017

**DIRECTED TO:** All Local Trust Committees and Bowen Island Municipality

**COPIES TO:** Lisa Gordon, Director, Trust Area Services  
David Marlor, Director, Local Planning Services  
Kathy Lalonde, Interim CAO, Bowen Island Municipality

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**DESCRIPTION OF ISSUE:** The *Islands Trust Act* requires that the Trust Fund Board prepare and submit to the Minister, at least once every 5 years, a plan for the trust fund respecting policies on acquisition, management, and disposal of property, investment of money, goals for major acquisitions, and other matters as required.

Islands Trust Policy 3.3.ii) *Islands Trust Fund and Local Planning Services Coordination* (TFB Policy 96010) requires the Plan to be referred to every LTC and Island Municipality for comment (not endorsement). The Trust Fund Board will also be submitting the Plan to Trust Council for endorsement at its September 2012 meeting.

**BACKGROUND:** The Islands Trust Fund Plan is administrative in nature, and explains current Trust Fund Board policies on land acquisition, management and disposition of land, and investment of funds. It also summarizes the Regional Conservation Plan.

It is important to distinguish between the Islands Trust Fund Five-Year Plan which requires Ministerial approval under the *Islands Trust Act*, and the Regional Conservation Plan, which provides science-based operational direction to the Trust Fund Board and its staff. The documents are complementary, but serve different functions.

**DESIRED OUTCOME:** The Trust Fund Board seeks comments from local trust committees / Bowen Island Municipality (LTCs/BIM) on the content of the plan. Comments should be received no later than **September 30, 2012**, although earlier comment is appreciated.

**ATTACHMENT(S):** Draft Islands Trust Fund Five-Year Plan 2013-2017

**FOLLOW-UP:** LTC and BIM comments are due to **Jennifer Eliason, Manager of the Islands Trust Fund** [jeliason@islandstrust.bc.ca](mailto:jeliason@islandstrust.bc.ca) by **September 30, 2012**.

While we do not require a resolution of the LTC/IM, we would appreciate any comments provided being those of the LTC/IM (not individual trustee/councilor responses). A final version of the Islands Trust Fund Board Five-Year Plan 2013-2017 will be submitted to the Minister of Community, Sport and Cultural Development in October 2012.

**PREPARED BY:** Jennifer Eliason, Manager, Islands Trust Fund

**REVIEWED BY:** Lisa Gordon, Director of Trust Area Services

**ISLANDS TRUST FUND  
FIVE-YEAR PLAN  
2013-2017**

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**Appendices**

- A) List of properties protected by the Trust Fund Board**
- B) List of Trust Fund Board policies**

## 1. The Trust Fund Board Mandate, Vision and Mission

### The Legislated Mandate of the Trust Fund Board

In 1974 the Province of British Columbia recognized the islands between Vancouver Island and the mainland as a special place within the province where the unique beauty, rural character and diverse ecosystems should be protected for future generations. Through the *Islands Trust Act*, the province established the Islands Trust, a local government, with the following mandate (known as the Object of Islands Trust):

*To preserve and protect the trust area and its unique amenities and environment for the benefit of the residents of the trust area and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, other persons and organizations and the government of British Columbia.*

In 1990, through the enactment of a section of *Islands Trust Act*, the Islands Trust Fund was established as a conservation land trust to assist in carrying out the “preserve and protect” mandate. Part 6 of the *Islands Trust Act* establishes the corporate status, responsibilities, and governance structure of the Trust Fund Board.

Under the *Islands Trust Act* (Section 44)

- (1) the Trust Fund Board must prepare and submit to the Minister, at least once every five years, a plan for the Trust Fund respecting
  - a) policies on acquisition, management and disposal of property of the trust fund,
  - b) policies on investment of money of the trust fund,
  - c) goals for major acquisitions of property by the trust fund, and
  - d) other matters as required by the Minister of Community Services.
- (2) The Trust Fund Board must not, without the prior approval of the Minister, acquire, hold or dispose of land except in accordance with a trust fund plan under subsection (1) that has been approved by the Minister.

The Trust Fund Board is one of fifteen corporate entities\* charged to uphold the Object of the Islands Trust. It is responsible for the actions of the Islands Trust Fund and since 1990 has protected almost 1,075 hectares of land as nature reserves, nature sanctuaries or conservation covenants.

The **vision of the Islands Trust Fund** is that the islands and waters of the Strait of Georgia and Howe Sound will be a vibrant tapestry of culture and ecology

---

\* The Corporate entities charged to uphold the Object of the Islands Trust include the Trust Council, twelve local trust committees, one island municipality and the Trust Fund Board.

where humans live and work in harmony with the natural world. This special place will have a network of protected areas that preserve in perpetuity the native species and natural systems of the islands. Engaged residents and conservation partners will work together to protect large natural areas and key wildlife habitat. Viable ecosystems will flourish alongside healthy island communities.

The **mission of the Islands Trust Fund** is to protect special places by encouraging, undertaking, and assisting in voluntary conservation initiatives within the Islands Trust Area.

The Coastal Douglas-fir zone is one of B.C.'s rarest biogeoclimatic zones and is of great conservation concern. Many of the ecosystems of this zone are globally rare. In 2007, scientists advised the provincial government that the Coastal Douglas-fir zone is at high risk of disappearing. In 2010, the Forest Practices Board found that the amount of Crown land available for ecosystem protection was insufficient to maintain the viability of the Coastal Douglas-fir zone. It wrote "private landowners, federal and local governments, and non-government conservation agencies will have to fill the gap".

The Islands Trust Area holds 46% of British Columbia's Coastal Douglas-fir zone, the largest percentage of any local government jurisdiction in the province. The Islands Trust Fund's work encouraging and assisting private landowners to protect ecologically valuable land in this zone is vital to the government's efforts to protect these important and imperiled ecosystems.

The undeniable beauty of the Islands Trust Area attracts visitors and residents to this region each year. More than 65% of the Islands Trust Area is privately owned, and over 3.3 million people live in the surrounding areas. The pressure to develop and change the natural landscape in the islands is tremendous. Biodiversity here is exposed to some of the highest threat levels in British Columbia. The conservation work of the Islands Trust Fund is critical in ensuring that the natural beauty that draws so many to the region is not lost.

## **2. Trust Fund Board Successes**

### Protected Lands

Since its inception in 1990, the Trust Fund Board has protected over 1000 hectares of ecologically-significant natural area on the islands. As of July 2012, the Trust Fund Board has acquired 21 properties, and worked with private landowners to register 63 conservation covenants for a total of 84 protected areas, covering 1,074 hectares (2,654 acres).

*See Appendix A for a list of properties.*

### Collaboration

The Trust Fund Board supports and enhances the capacity of the local island-based conservancy groups through funding grants, partnership projects and facilitating education opportunities. The Trust Fund Board's Opportunity Fund is funded by private donations and has provided more than \$40,000 in grants to local conservancies, helping protect more than 300 additional hectares of land<sup>1</sup> since it was developed in 2005.

### Strategic Planning

In 2010 the Trust Fund Board approved a new Regional Conservation Plan. The 2011-2015 Regional Conservations Plan was developed using the most up-to-date information on sensitive ecosystems, species at risk and the current threats to their survival. Island communities and conservation experts throughout the region were consulted during the development of the plan, resulting in a guide that sets a course for protecting island landscapes through collaboration and cooperation.

### Private Land Stewardship

The Trust Fund Board's innovative financial incentive program for private landowners to place conservation covenants on their properties, the Natural Area Protection Tax Exemption Program (NAPTEP), is now available in 12 local trust areas. The program provides a permanent 65% reduction on property taxes on the portion of an eligible property protected by a conservation covenant. Many local governments in BC are now interested in seeing a program like NAPTEP expanded throughout the Province.

### Growth and Organizational Stability

Other accomplishments in the last five years include the establishment of a Covenant Management and Defence Fund to help provide for the long-term stewardship needs of covenant lands, the protection of two parcels of Crown land in Howe Sound (Mt. Artaban Nature Reserve on Gambier Island and Fairy Fen Nature Reserve on Bowen Island) and the development of two geographically-restricted funds dedicated to land acquisition, the Lasqueti Island Acquisition Fund and the Gambier Island Acquisition Fund.

The Trust Fund Board also launched a new logo and website in 2012, revitalizing the image of the Islands Trust Fund as an important conservation organization, connected to, yet distinct from, the Islands Trust.

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<sup>1</sup> Opportunity fund grants have been awarded to the Salt Spring Island Conservancy, Galiano Conservancy Association, Mayne Island Conservancy Society, Lasqueti Island Nature Conservancy, and TLC The Land Conservancy of BC.

### **3. Trust Fund Board Strategic Direction (2013-2017)**

#### **Organizational Development**

Over the past several years, the Trust Fund Board has given increased attention to anticipating and addressing the long-term funding needs of the Islands Trust Fund, to ensure adequate funding exists into the future to meet its stewardship commitments. The Trust Fund Board's Long-term Funding Committee worked for two years, with the assistance of a consultant, to develop a strategy to address this need. Refinement and implementation of this strategy continues to be a focus of interest for the Board, with a current emphasis on building community and donor support. Current efforts to raise the organizations profile include a new logo and website, launched in 2012.

Stakeholder research undertaken in 2010 as part of the development of a communications strategy clearly identified the name *Islands Trust Fund* as a source of confusion and an impediment to effective fundraising and organizational development. This confirmed for the Trust Fund Board that changing the name and corporate structure, as set out in the *Islands Trust Act*, would be necessary to fully realize the organization's potential. Several prospective names were reviewed by the Board, and after thoughtful consideration and focus group testing, the name *Islands Trust Conservancy* was selected. The name maintains the connection to the Islands Trust, but better reflects the land conservation function of the organization. The Board is currently seeking legislative change to make the required changes.

The requested legislative amendments put forward by the Trust Fund Board would simplify the corporate structure of the organization under the name *Islands Trust Conservancy* and would greatly assist efforts to develop the brand, communicate and fundraise effectively, and improve operational efficiencies.

#### **Regional Conservation Plan**

In December 2010, the Trust Fund Board approved a new five-year Regional Conservation Plan (2011-2015). The Regional Conservation Plan is a tool used by the Islands Trust Fund to focus its resources – staff, board, financial – on areas with the highest biodiversity values and greatest need for conservation. It can also be used by Islands Trust decision makers to support ecologically responsible land use planning and has been designed as an information resource for citizens and organizations working towards conservation of biodiversity within the Islands Trust Area.

Based on scientific information and local knowledge, the 2011-2015 Regional Conservation Plan identifies areas of interest for conservation within the Islands Trust Area and strategies for achieving better levels of land conservation. Some of the strategies involve land acquisition and conservation covenants with willing

landowners. Other strategies involve working with partner agencies and local trust committees to increase our knowledge base, encouraging protection of private land within the Islands Trust Area and managing existing conservation lands effectively.

### **Goals of the 2011-2015 Regional Conservation Plan**

To protect biodiversity, the 2011-2015 Regional Conservation Plan focuses the Islands Trust Fund's future conservation efforts on these priorities:

- **Rare and fragile ecosystems** such as cliffs, wetlands, old forests, woodlands, riparian, herbaceous, and freshwater ecosystems
- **Representative ecosystems** - reasonable levels of all ecosystem types
- **At risk species and ecosystems**
- **Nearshore zone areas** such as beaches, bluffs, forage fish habitat, and kelp and eelgrass beds
- **Islets and small islands**

The 2011-2015 Regional Conservation Plan sets out seven long-term goals that reflect the enduring aspirations of the Islands Trust Fund to work with landowners and partner organizations to protect the rich biodiversity of the Islands Trust Area:

Goal 1. Secure\* core conservation areas that effectively conserve biodiversity priorities within the Islands Trust Area and within individual local trust areas or island municipalities

- Based on the identified biodiversity priorities, identify 3,000 hectares of priority lands for conservation within the Islands Trust Area
- Develop a strategic plan for the creation of core conservation areas that protect biodiversity priorities, including a proposed budget/financing plan
- Implement the recommendations of the core conservation area strategic plan, including acquiring sufficient funding, with the aim of securing, through acquisition, bequest, donation or conservation covenant, at least 500 hectares within the timeframe of the 2011-2015 Regional Conservation Plan
- Work with partner organizations to acquire at least 20 hectares of publicly accessible natural park or nature reserve on Thetis Island
- Assist other organizations with efforts to protect lands in the Islands Trust Area that protect the biodiversity priorities identified in the 2011-2015 Regional Conservation Plan

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\* Land is secured through direct purchase, land donation, bequests, conservation covenant (including through the Natural Area Protection Tax Exemption Program) or through the granting of a Life Estate. It is intended to be a permanent protection of land. The Islands Trust Fund does not acquire land through expropriation.

Goal 2. Investigate the protection of biodiversity priorities on lands outside of core conservation areas, including working landscapes

- Improve mapping of current land uses, especially of areas under active agricultural and forest management. Note areas where Environmental Farm Plans or Ecoforestry Management Plans are in place
- Identify residential neighbourhoods where there are high biodiversity priority areas that are impractical for land securement efforts. In consultation with local conservation organizations and local trust committees/island municipalities, conduct focused landowner contact programs in these areas
- Identify organizations managing working lands that also protect natural values and provide information and links to these organizations on the Islands Trust Fund website
- Research staff and resource requirements of organizations that protect conservation lands that include working landscapes and cultural features. Assess capacity of Islands Trust Fund and prepare a report, for consideration by the Trust Fund Board, detailing requirements (staff & budget) for acquiring and managing working and cultural lands

Goal 3. Work with partner organizations to conserve marine ecosystems and habitats

- Provide support to partners for improved nearshore mapping and data collection projects, including mapping of eelgrass and kelp beds and forage fish habitat, which cover the entire Islands Trust Area
- As nearshore mapping becomes available for the entire Islands Trust Area, work with partner agencies to perform data analyses to identify important habitat areas and provide this information to local trust committees and island municipalities
- Coordinate a reporting system for Trust Area Services and Local Planning Services to provide regular updates on the progress of marine initiatives such as the Green Shores for Homes program and the National Marine Conservation Area

Goal 4. Work with the Islands Trust Council, local trust committees and island municipalities to implement and accentuate Regional Conservation Plan goals and objectives within official community plans and land use bylaws

- Assist local trust committees and island municipalities with obtaining the information required to include provisions for the protection of sensitive ecosystems in official community plans and land use bylaws

- Develop mapped protected area networks based on the biodiversity priorities for each of the thirteen major islands and larger associated islands, as needed
- Assist local trust committees and island municipalities with obtaining the information required to include provisions for the creation of protected area networks in official community plans and land use bylaws
- Assist local trust committees and island municipalities with obtaining the information required to include provisions for the protection of nearshore marine habitats in official community plans and land use bylaws
- Work with Islands Trust Council to encourage incorporation of the goals and objectives of the 2011-2015 Regional Conservation Plan into Islands Trust policies and strategic planning documents
- Work with Local Planning Committee to establish a program for ongoing terrestrial ecosystem and sensitive ecosystem mapping updates

Goal 5. Promote community participation in conservation within the Islands Trust Area through effective stewardship and management of private lands, information sharing and support of conservation education

- Produce and distribute an Islands Trust Fund newsletter (currently, the Heron) at least twice each year
- Contribute two articles per year about the natural history and stewardship of the Islands Trust Area to local papers and newsletters
- Research and develop landowner contact programs that educate about biodiversity priorities and conservation options. Conduct a pilot landowner contact program in an area that is not served by a local conservancy organization. Evaluate the success of this program and explore future opportunities in other areas as appropriate

Goal 6. Support and enhance the work of conservation partners working in the Islands Trust Area

- Provide funding and support for networking opportunities between island conservation groups on an annual basis
- Provide training opportunities to organizations involved in conservation in the Islands Trust Area
- Provide mapping and other data as needed to organizations involved in conservation in the Islands Trust Area

- With proceeds from donations and fundraising revenue, continue to operate the Opportunity Fund as a source of startup funds for land protection projects of partner organizations

Goal 7. Monitor and manage existing Islands Trust Fund conservation areas to maintain and enhance existing biodiversity and cultural features, with the understanding that ecosystems are continuously in a state of change

- Establish a species at risk monitoring program on Islands Trust Fund owned and covenanted lands where known populations of species at risk have been found. Adapt property management based on monitoring program findings
- Where previous populations of species at risk have been identified historically and where areas have high capacity to support species at risk on Islands Trust Fund owned and covenanted lands, conduct inventories to locate species at risk or record their absence
- Establish an invasive species monitoring and removal program for Islands Trust Fund owned and covenanted lands
- Where significant ecosystems exist, as identified by Islands Trust Fund staff, establish ecosystem monitoring programs to monitor their change over time with a view towards managing for maintenance of ecological integrity

Progress is being made in many of these areas. The Regional Conservation Plan is reviewed annually as part of an adaptive management process which can include revising or adding goals, depending on new data or changing circumstances. The full 2011-2015 Regional Conservation Plan is available online at [www.islandstrustfund.bc.ca](http://www.islandstrustfund.bc.ca)

#### **4. Trust Fund Board Policies**

The Trust Fund Board is a member of the Land Trust Alliance of BC and, except for practices that are not applicable to a government agency, meets the Standards and Practices of the Canadian Land Trust Alliance.

Below is a summary of Trust Fund Board policies affecting the public interest. A full list of policies can be found in Appendix B.

##### **4.1 Acquisition of Property and Covenants**

Under the *Islands Trust Act*, the Trust Fund Board can accept donations and grants of private land, Crown Land, conservation covenants, cash and securities, and other real property in support of the protection of the Islands Trust Area.

The Trust Fund Board is a corporation that is, for all purposes, an agent of the government, and accordingly can issue receipts for income tax purposes for donations and is exempt from paying property taxes on its lands.

The Trust Fund Board is an approved recipient of gifts of land and interests in land through Environment Canada's Ecological Gifts Program.

The Trust Fund Board is not limited to acquiring property for itself. It can, for example, contribute to the acquisition of a property within the Trust Area by another agency or group provided that protection in perpetuity is reasonably assured.

Land donation is the preferred method of protecting land. The Trust Fund Board also accepts donations of conservation covenants, applies for Sponsored Crown Grants and partners in the purchase of exceptional properties within the Islands Trust area. In all cases, the Trust Fund Board will work with Trust Council to ensure that sufficient resources will be available for long-term management of those properties.

The Trust Fund Board will encourage owners of land within ecologically significant areas or with significant characteristics or values identified in the Regional Conservation Plan to protect their land using binding conservation covenants and will work with interested owners to achieve protection of significant areas on all the Islands.

The Trust Fund Board will continue to work with Trust Council to promote and expand the Natural Area Protection Tax Exemption Program (NAPTEP) to the entire Trust Area. The program provides a property tax incentive for property owners who register conservation covenants on their lands to protect the natural features and values of their properties.

As a further measure of protection, wherever possible, the Trust Fund Board will develop and register a conservation covenant on each of its owned lands if an appropriate conservation agency can be found to hold the covenant and if the values on the land warrant the investment of staff time and legal fees.

The Trust Fund Board may refuse to acquire properties with existing conservation covenants that include rent charges<sup>2</sup>. Rent charges will not be included in covenants to be registered on Trust Fund Board owned properties as the Board cannot incur liabilities without Ministerial approval.

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<sup>2</sup> "Rent charge" is similar to a fine and is a charge registered against the land to enable enforcement of a breach of a covenant agreement.

## 4.2 Management of Property and Covenants

The acquisition of land or registration of conservation covenants does not by itself guarantee the long term protection of the significant features and values. Active management of protected areas is also necessary. The Trust Fund Board's objective in managing its properties is to protect public safety and ecological values. Lands owned by the Trust Fund Board are not parks but are nature reserves and nature sanctuaries, and this concept is considered in both acquisition discussions and management planning initiatives of the Trust Fund Board. The Trust Fund Board's properties are privately insured as nature reserves, and not as public parks.

In order to effectively preserve and protect ecologically significant areas, the Trust Fund Board works cooperatively with landowners, Local Trust Committees, Island Municipalities, Trust Council, other conservation groups, individuals and various levels of government.

Qualified personnel will develop management plans for all lands owned by the Trust Fund Board. Management plans will be used to provide long term direction regarding allowable public use, the reduction of risk to public safety and the reduction of risk to ecological values and other significant features.

When the Trust Fund Board receives donations of land, it will consult with the donor(s) regarding any specific wishes they might have for the property and will take these comments into account in management planning.

Generally, management plans will address the following matters:

- purpose and objectives for the site;
- background information including the site history and local and regional context;
- environmental inventory;
- management issues such as the extent and nature of protection required, appropriate uses and level of use, research guidelines, risk management, special needs at the site;
- strategies and actions to achieve the purpose and objectives for the site and to address management issues and needs; and
- traditional use and protection of cultural sites.

The Trust Fund Board will seek assistance from local community groups to implement management plans and, where appropriate, will request such groups to enter into management agreements with the Board regarding management operations and responsibilities.

The Trust Fund Board will monitor all of its lands and covenanted areas regularly to assess the character and key features of the sites, evaluate the effectiveness of the management program, identify any new issues that need to be addressed by the Board or the management group, and identify and respond to any breaches to the terms of a covenant.

The Trust Fund Board will request, where necessary, that the Local Trust Committee or Island Municipality re-designate and rezone Trust Fund Board lands to the most appropriate designation and zone for nature protection when it is reviewing its Official Community Plan and/or Land Use Bylaw and will work with the Local Trust Committee to determine the most appropriate designation and zone.

Where land or interests in land have been donated through Environment Canada's Ecological Gifts Program, the Trust Fund Board will manage them to maintain the values protected under the program.

#### 4.3 Disposition of Property

The Trust Fund Board intends to maintain its protected areas in perpetuity. However, there are circumstances where the Trust Fund Board will consider transferring property (or interests in a property, such as a conservation covenant) it has acquired to another agency.

If the Trust Fund Board receives an unrestricted donation of land with little or no ecological value, and if no other barriers to disposition exist, the Trust Fund Board may sell the land and use the proceeds to further its conservation objectives.

If the Trust Fund Board receives a proposal to transfer an ecologically significant property (or an interest in land) to another conservation agency, and determines that there is no legal barrier to transfer and that the proposal is worthy of consideration, the Trust Fund Board will direct staff to conduct and prepare a thorough assessment of the proposal for consideration by the Board.

The Trust Fund Board will only dispose of the fee simple title or an interest in ecologically significant land if it can be determined that the recipient agency has the expertise and long-term financial resources to manage the property or interest as well as, or better than, the Board. If the land, or interest in land, was acquired as an Ecological Gift, prior written authorization from Environment Canada must be received before proceeding with a disposition.

When considering a transfer of ecologically significant land, the Trust Fund Board may:

- a. transfer the land on condition that it be used for conservation purposes, or transfer the land as determinable fee simple providing that the land will revert to the Trust Fund Board if the land is no longer being used for the specified purposes.
- b. register a conservation covenant on title to the land before the transfer, to ensure the protection of the land's ecological values, provided an appropriate agency can be found to hold the covenant, and the recipient agency has the legal authority to accept the encumbrance.

#### 4.4 Investment of Funds

Trust Council approves an annual budget for the administrative operations of the Trust Fund Board. This funding covers operating expenses including, but not limited to, board meetings and training, staff salaries and benefits, conservation planning, communications, land and covenant negotiations, and property management costs. However, the operating budget is not intended to be used for direct acquisition of properties (i.e., purchase costs). Accordingly, to buy land or contribute to acquisitions by other agencies, the Trust Fund Board must raise additional funds. The *Islands Trust Act* provides the Board with the ability to raise funds in a variety of ways.

The Trust Fund Board is now routinely suggesting cash endowments with land donations, to ensure that there are funds available to manage the land in perpetuity. The Board invests these endowments only with institutions whose investment policies are consistent with the *Trustee Act*, and whose withdrawal policies allow retrieval of the full investment if required.

#### 4.5 General Accounting

The financial transactions of the Trust Fund Board are carried out using standard accounting procedures and are subject to an annual audit by a recognized financial management company.

To ensure financial accountability, the Trust Fund Board will:

- follow the purchasing policies established by Trust Council,
- direct staff to track all income and expenses and provide the Trust Fund Board with updates at regular board meetings,
- require prior approval from the Islands Trust Fund Manager for expenditures up to and including \$5,000, and

- require prior approval of the Board Chairperson for expenditures in excess of \$5,000 unless a prior resolution from the Board approves a plan, project or policy authorizing such an expenditure.

The Trust Fund Board will not incur any liabilities without the prior approval of the Minister responsible for the Islands Trust.

## **5. Conclusion**

Guided by the Regional Conservation Plan, the Trust Fund Board will continue to pursue its mandate in accordance with its policies and in partnership with island communities as well as local, regional, provincial and national conservation agencies.

The Board will continue to strive for organizational excellence, and to eliminate barriers to its continued success. If the requested legislative amendment is achieved, resulting in a change of name and corporate structure for the organization, the Board hopes to embark on a new era of fundraising and growth. With excellent working relationships with the island-based and regional land trusts and strong connections to local governments, the Trust Fund Board is well positioned to take a lead role in the protection of the ecologically significant areas found in Canada's islands in the Salish Sea.

We look forward to the next five years of conservation successes, inspired by the generosity and perseverance of our island partners and donors, and the endless beauty of fragile island ecosystems.



# Memorandum

700 North Road Gabriola Island BC V0R 1X3

Telephone **250. 247-2063** FAX: 250. 247-7514

Toll Free via Enquiry BC in Vancouver 660-2421. Elsewhere in BC **1.800.663.7867**

northinfo@islandstrust.bc.ca www.islandstrust.bc.ca

Date September 10, 2012 File Number

To Gambier Island Local Trust Committee

From Sonja Zupanec, Island Planner

Re 2013 Regular LTC business meeting dates

Staff has begun planning for the 2013 Local Trust Committee (LTC) business meeting schedule and have developed tentative meeting dates for the Northern LTC's.

Below are tentative dates for the Gambier LTC's consideration and endorsement. The dates have taken into account Trust Council meetings and Chair availability. Please indicate, by resolution, the LTC's endorsement or recommended revisions to the following tentative meeting schedule:

Thursday, January 31, 2013 - Gibsons  
 Thursday, March 21, 2013 Gibsons  
 Thursday, April 11, 2013 - Gibsons  
 Thursday, May 23, 2013 – Keats Island  
 Thursday, July 13, 2013 - Gambier Island  
 Thursday, September 19, 2013 - Gibsons  
 Thursday, October 24, 2013 - Gibsons  
 Friday, November 29, 2013 - Gibsons

Copy: Chris Jackson, Regional Planning Manager

## ISLANDS TRUST BRIEFING

**DATE:** September 7, 2012

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**TOPIC:** BC Hydro Woodpole Test and Treat Program – 2012

**DIRECTED TO:** Gambier Island Local Trust Committee

**CONFIDENTIAL:** NO

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### **DESCRIPTION OF ISSUE:**

BC Hydro plans to test and treat wood hydro poles in the Gambier Island Local Trust Committee Area from November 1, 2012 to March 15, 2013. As permitted under their approved Pest Management Plan, BC Hydro may apply wood preservatives to the poles to prevent decay from wood rot or structural damage from insects.

Member of the public with concerns or questions about the wood pole test and treat program should call BC Hydro directly. Contacts for this program include: Rene Roddick, MPM Vegetation/Pest Biologist, Quality Management and Technical Resources with BC Hydro at 604.543-1533 or [rene.roddick@bchydro.com](mailto:rene.roddick@bchydro.com).

### **BACKGROUND:**

In a September 23, 2003 Letter of Understanding Islands Trust Council, Bowen Island Municipality and BC Hydro agreed to an ongoing consultative process to communicate regarding pesticide use during BC Hydro's Woodpole Test and Treatment (attached).

Basically, the process is as follows:

- 1) Two months prior to beginning its Woodpole Test and Treat Program on any island BC Hydro will notify Islands Trust of its plans, of the areas where wood poles will be tested and treated, and of the Pest Management Plan conditions that will cover sensitive areas within the operational areas.
- 2) Islands Trust staff will forward this information to the relevant local trust committee or Bowen Island Municipality, relevant planning staff and staff of the Islands Trust Fund with a request for additional information about the location of waterbodies, drinking water sources and environmentally sensitive areas in the vicinity of woodpoles to be tested.
- 3) No later than one month prior to the start of the Woodpole Test and Treat Program, planning staff for the relevant LTC or BIM will provide any additional information they may have available regarding the location of waterbodies, drinking water sources or other environmentally sensitive areas in the vicinity of woodpoles to be tested.
- 4) BC Hydro will supply information provided by the Islands Trust or Bowen Island Municipality to the professionally trained woodpole test and treat contractors who will be completing the current program. Where possible, the information will be placed onto BC

Hydro's pole maps so that those conducting the Woodpole Test and Treat program are aware of any areas where caution should be taken or where further contact may be required with selected landowners.

- 5) BC Hydro will place information from the Islands Trust or Bowen Island Municipality onto its mapping data base for future reference.

This program occurs on different islands every year, typically on an eight-year cycle. On August 30, 2012, Lisa Gordon, Trust Area Services Director, received a letter from Tara McCormick, BC Hydro's Vegetation Management Specialist for Vancouver Island about BC Hydro's plan to treat approximately 300 poles on Gambier Island and approximately 205 poles on Keats Island from November 1, 2012 to March 15, 2013. BC Hydro will also be treating poles on Gabriola, Mudge, Thetis and Salt Spring Islands in 2012/13.

A map of the areas to be treated on Gambier Island and Keats Island is attached with an overview of pole and well locations<sup>1</sup>. Only cedar poles older than 20 years and non-cedar poles older than 14 years are included in the Test and Treat Program. Wells and waterbodies are protected by adherence to regulated set-back distances (i.e., no-treatment zone distances). Information on the wood preservatives used by BC Hydro is available at:

[http://www.bchydro.com/etc/medialib/internet/documents/safety/pdf/WoodPreservatives\\_Labels\\_MSDS.Par.0001.File.WoodPreservatives-Labels-MSDS.pdf](http://www.bchydro.com/etc/medialib/internet/documents/safety/pdf/WoodPreservatives_Labels_MSDS.Par.0001.File.WoodPreservatives-Labels-MSDS.pdf).

In consultation with the Trust Fund Board Ecosystem Protection Specialist, the Policy Analyst has drafted a response letter to BC Hydro for consideration by the Gambier Local Trust Committee (attached).

### **Public notification**

BC Hydro will be advertising the program in the Coast Reporter newspaper in October 2012 and may provide notices for posting at community dock notice boards. Due to financial and staffing constraints, BC Hydro is not planning to attend any public meetings on Gambier or Keats Islands.

### **Public participation in flagging of areas of concern**

BC Hydro will provide 50 metal pig-tail pins and flagging tape for distribution to the public at the October 25, 2012 local trust committee meeting. Residents can use the pins to identify wells (registered and non-registered wells), waterbodies or adjacent organic farms. If required, community groups can request additional pins or flags for distribution from Rene Roddick at BC Hydro via e-mail at [rene.roddick@bchydro.com](mailto:rene.roddick@bchydro.com).

BC Hydro encourages residents to flag their wells and water courses to help the field crews identify these features. Prior to treating any wood pole, BC Hydro's certified applicators will check their Geographic Information System (GIS) and complete a site specific assessment of each pole location (in the field and on the map). They will then treat according to the Pest Management Plan<sup>2</sup> and the *Integrated Pest Management Act* and Regulations, respecting all documented no-treatment zones.

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<sup>1</sup> The blue boxes represent registered wells, the black dots represent hydro poles, the stop signs represent cautions to field crew to read important information, and the fish symbols represents streams. BC Hydro staff are aware that their riparian inventory is not complete.

<sup>2</sup> [http://www.bchydro.com/etc/medialib/internet/documents/safety/pdf/safety\\_pest\\_management\\_plan\\_wood\\_structures.Par.0001.File.woodpole\\_pmp\\_apr09.pdf](http://www.bchydro.com/etc/medialib/internet/documents/safety/pdf/safety_pest_management_plan_wood_structures.Par.0001.File.woodpole_pmp_apr09.pdf).

Residents wishing to use a flag to make applicators aware of adjacent organic farms should write "Organic Farm" on the tag. BC Hydro staff has spoken with staff at the Ministry of Agriculture and understand it is the grower's responsibility to ensure sufficient setback from the utility poles (eight metre buffer) as per the Canadian Organic Production Systems General Principles and Management Standards.<sup>3</sup> To increase protection for organic farms, in the case where an applicator crew has to enter the organic farm (either for access through a field or to treat poles along a section of line into an organic farm), boron rods will be used instead of pole fumigant.

**ATTACHMENT(S): YES**

- 1) September 23, 2003 Letter of Understanding between Islands Trust Council, Bowen Island Municipality and BC Hydro
- 2) August 30, 2012 letter from Tara McCormick, BC Hydro to Lisa Gordon, Director, Trust Area Services re: BC Hydro's 2012 Wood pole Test and Treat program
  - a. BC Hydro Map showing hydro pole locations and geographic boundaries of the Gambier and Keats Islands 2012 Woodpole Test and Treat program
- 3) Draft response letter from Islands Trust to BC Hydro re: BC Hydro's 2012 Woodpole Test and Treat program on Gambier and Keats Islands
  - a. Gambier Island Local Trust Committee Area Freshwater, Marine Shoreline and Wet Forest Ecosystems Map (to be sent to BC Hydro with #3)
- 4) PowerPoint presentation provided by BC Hydro

**AVAILABLE OPTIONS:**

- 1) Receive for information only.
- 2) Direct staff to include changes to the draft response letter from Lisa Gordon, Islands Trust to BC Hydro.

**FOLLOW-UP:**

Trust Area Services staff will follow-up with BC Hydro as directed by the Local Trust Committee. If no direction is provided, staff will send the drafted response letter without amendment.

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**PREPARED BY:** Clare Frater

**REVIEWED BY:**

**SUBMITTED BY:** Clare Frater

Sonja Zupanec, Island Planner
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<sup>3</sup> <http://www.certifiedorganic.bc.ca/standards/docs/032-0310-2008-eng.pdf>, section 5.1.4.

**LETTER OF UNDERSTANDING**  
**between**  
**BC Hydro**  
**and**  
**ISLANDS TRUST COUNCIL and BOWEN ISLAND MUNICIPAL COUNCIL**  
**Concerning**  
**PESTICIDE USE DURING**  
**THE BC HYDRO WOODPOLE TEST AND TREAT PROGRAM**

This agreement develops an ongoing consultative process between the Islands Trust Council and Bowen Island Municipal Council with BC Hydro to communicate regarding pesticide use during BC Hydro's Woodpole Test and Treat Program.

**1.0**    **PURPOSES**

- 1.1    To establish a process for communications.
- 1.2    To maximize protection of the natural environment by sharing information prior to implementation of the Woodpole Test and Treat program in the Islands Trust Area.

**2.0**    **PRINCIPLES**

- 2.1    It is acknowledged that the Islands Trust has a provincial mandate to preserve and protect the natural environment and unique amenities of the Islands Trust Area, and a responsibility to provide leadership for this purpose.
- 2.2    It is acknowledged that BC Hydro has a mandate to provide an efficient and environmentally-sound supply of electricity to the province and that to fulfil this mandate in island communities, it must maintain the woodpoles used for its distribution lines.
- 2.3    It is acknowledged that Bowen Island Municipality is an island municipality with a responsibility to deliver municipal services and carry out the object of the *Islands Trust Act* within its area of jurisdiction.
- 2.4    It is recognized that the sharing of information about sensitive environments can minimize any potential impacts of woodpole maintenance.

**3.0**    **BACKGROUND**

- 3.1    BC Hydro has a Remedial Woodpole Test and Treat Program to maintain and prolong the life of the woodpoles used on its distribution lines.
- 3.2    Woodpoles are pressure-treated with a wood preservative prior to installation in order to extend their service life. The groundline region of a woodpole, which is prone to fungal and insect attack, requires retreatment after a period of years in service due to natural degradation properties of wood and wood preservatives.
- 3.3    Wood preservatives extend pole life, reduce replacement costs and service outages, ensure public and worker safety and reduce the cutting of trees for new poles. The use of preservatives extends the service life of woodpoles up to five times (from 10 to 15 years to 35 to 70 years).
- 3.4    The use of woodpole preservatives must adhere strictly to corporate and government regulations to ensure safety and protection of the natural environment.

#### 4.0 INFORMATION NEEDS

- 4.1 Government regulations require that woodpole preservatives not be used within prescribed distances of natural waterbodies and drinking water sources.
- 4.2 Prior to initiating a woodpole test and treat program, BC Hydro consults with a variety of information sources to identify waterbodies and drinking water sources. Once a waterbody or drinking water source is identified, BC Hydro pole maintenance inspectors ensure that preservatives are used in accordance with regulations. In most cases, this means that preservatives are not used on woodpoles near waterbodies or drinking water supplies.
- 4.3 Local communities can assist in the advance identification of waterbodies and drinking water sources, providing a greater level of protection of these resources during the Woodpole Test and Treat Program.

#### 5.0 CONSULTATIVE PROCESS

- 5.1 On an annual basis, BC Hydro will notify the Islands Trust of the proposed schedule for its Woodpole Test and Treat Program in the Islands Trust Area. Islands Trust staff will ensure that the relevant Local Trust Committees (LTCs) or Bowen Island Municipality (BIM) are aware of the proposed program.
- 5.2 Two months prior to beginning its Woodpole Test and Treat Program on any island BC Hydro will notify Islands Trust of its plans, of the woodpoles to be test and treated , and of any the Pest Management Plan conditions that will cover sensitive areas within the operational areas. Islands Trust staff will forward this information to the relevant LTC or BIM, relevant planning staff and staff of the Islands Trust Fund with a request for additional information about the location of waterbodies, drinking water sources and environmentally sensitive areas in the vicinity of woodpoles to be tested.
- 5.3 No later than one month prior to the start of the Woodpole Test and Treat Program, planning staff for the relevant LTC or BIM will provide any additional information they may have available regarding the location of waterbodies, drinking water sources or other environmentally sensitive areas in the vicinity of woodpoles to be tested.
- 5.4 BC Hydro will supply information provided by the Islands Trust or BIM to the professionally trained woodpole test and treat contractors who will be completing the current Program. Where possible, the information will be placed onto BC Hydro's pole maps so that those conducting the Woodpole Test and Treat program are aware of any areas where caution should be taken or where further contact may be required with selective landowners.
- 5.5 BC Hydro will place information from the Islands Trust or BIM onto its mapping data base for future reference.
- 5.6 Responsibility for the coordination of this Agreement by the respective Parties is assigned to the BC Hydro Manager or delegate of the Lower Mainland/Vancouver Island Test and Treat Program, the Islands Trust Director of Trust Area Services and the Chief Administrative Officer of Bowen Island Municipality.
- 5.7 A meeting of respective staff to review any current issues or Agreement matters may be arranged at the request of the responsible staff of either Party.

- 5.8 Where anything is required or permitted to be delivered, or otherwise sent to the Parties, it will be delivered to:

Islands Trust  
#200 - 1627 Fort Street  
Victoria BC V8R 1H8  
Attention: Director of Trust Area Services

BC Hydro (Vancouver Island Region)  
400 Madsen Road  
Nanaimo, BC V9R 5M3  
Attention: Ray Read Regional Vegetation/Pest Biologist, Vancouver Island

and

BC Hydro (Lower Mainland Region)  
12322 88 Avenue  
Surrey, B.C.  
V3W 3J6  
Attention: Rene Roddick Regional Vegetation/Pest Biologist, Lower Mainland

Bowen Island Municipality  
981 Artisan Lane  
Box 279  
Bowen Island, B.C.  
V0N 1G0  
Attention: Chief Administrative Officer

- 5.9 All Parties will bear the full cost of their own requirements to implement this Agreement unless otherwise provided for in this Agreement or otherwise agreed to, in writing, by all Parties.

- 5.10 This Agreement may be amended by agreement, in writing, by the Parties.

6.0 TERMS OF AGREEMENT

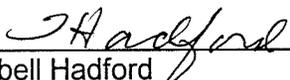
- 6.1 It is recognized that all parties will provide reasonable effort within the limits of their resources to implement this agreement on the basis that no party may assign responsibilities to the other.

**APPROVALS**

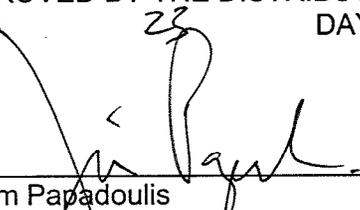
APPROVED BY THE EXECUTIVE DIRECTOR OF THE ISLANDS TRUST  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003

  
\_\_\_\_\_  
Gordon McIntosh  
Executive Director  
Islands Trust

APPROVED BY THE CHIEF ADMINISTRATIVE OFFICER OF BOWEN ISLAND MUNICIPALITY  
THIS 5th DAY OF August, 2003

  
\_\_\_\_\_  
Isabell Hadford  
Chief Administrative Officer  
Bowen Island Municipality

APPROVED BY THE DISTRIBUTION MAINTENANCE PROCESS FOR BC HYDRO  
THIS 28th DAY OF SEPTEMBER, 2003

  
\_\_\_\_\_  
D. Jim Papadoulis  
Distribution Maintenance Process  
BC HYDRO

G:\EXEC\Council\2003\March\RFD-Briefing\attach BCHYDRO LOU.doc

August 30, 2012

Lisa Gordon  
Director, Trust Area Services  
Islands Trust  
200- 1627 Fort Street  
Victoria, BC V8R 1H8

**Re: 2012/2013 Test & Treat Program on Gulf Islands**

Dear Ms. Gordon,

Following our agreement related to the consultative process, I would like to advise the Islands Trust that BC Hydro is planning on conducting a woodpole test and treat program on Gambier and Keats Islands this fall/winter. The program is scheduled to begin November 1<sup>st</sup> and will be completed no later than March 15, 2013. I have enclosed maps of the areas to be treated.

The test and treat program involves the inspection and maintenance of poles to ensure they are safe for workers and public areas. Poles are assessed and treated by certified applicators to prevent decay from wood rot or structural damage from insects. Public health and environmental values are protected through the maintenance of no-treatment zones around wells and waterbodies.

If you would like to view a copy of our Pest Management Plan, it is available on our website:

[http://www.bchydro.com/etc/medialib/internet/documents/safety/pdf/safety\\_pest\\_management\\_plan\\_wood\\_structures.Par.0001.File.woodpole\\_pmp\\_apr09.pdf](http://www.bchydro.com/etc/medialib/internet/documents/safety/pdf/safety_pest_management_plan_wood_structures.Par.0001.File.woodpole_pmp_apr09.pdf)

Please contact Rene Roddick should you require additional information, wish to discuss the project, or to provide BC Hydro with additional groundwater or environmentally sensitive areas information.

Sincerely,



Tara McCormick, BSc

for

Rene Roddick, MPM  
Vegetation/Pest Biologist, Quality Management and Technical Resources  
BC Hydro  
8475 128th Street, 1st Floor  
Surrey, B.C V3W 0G1.  
Office: 604.543-1533  
Mobile: 604.817-0486  
Email: [rene.roddick@bchydro.com](mailto:rene.roddick@bchydro.com)

Encls: overview maps

cc: R.Irving, T. Giesbrecht

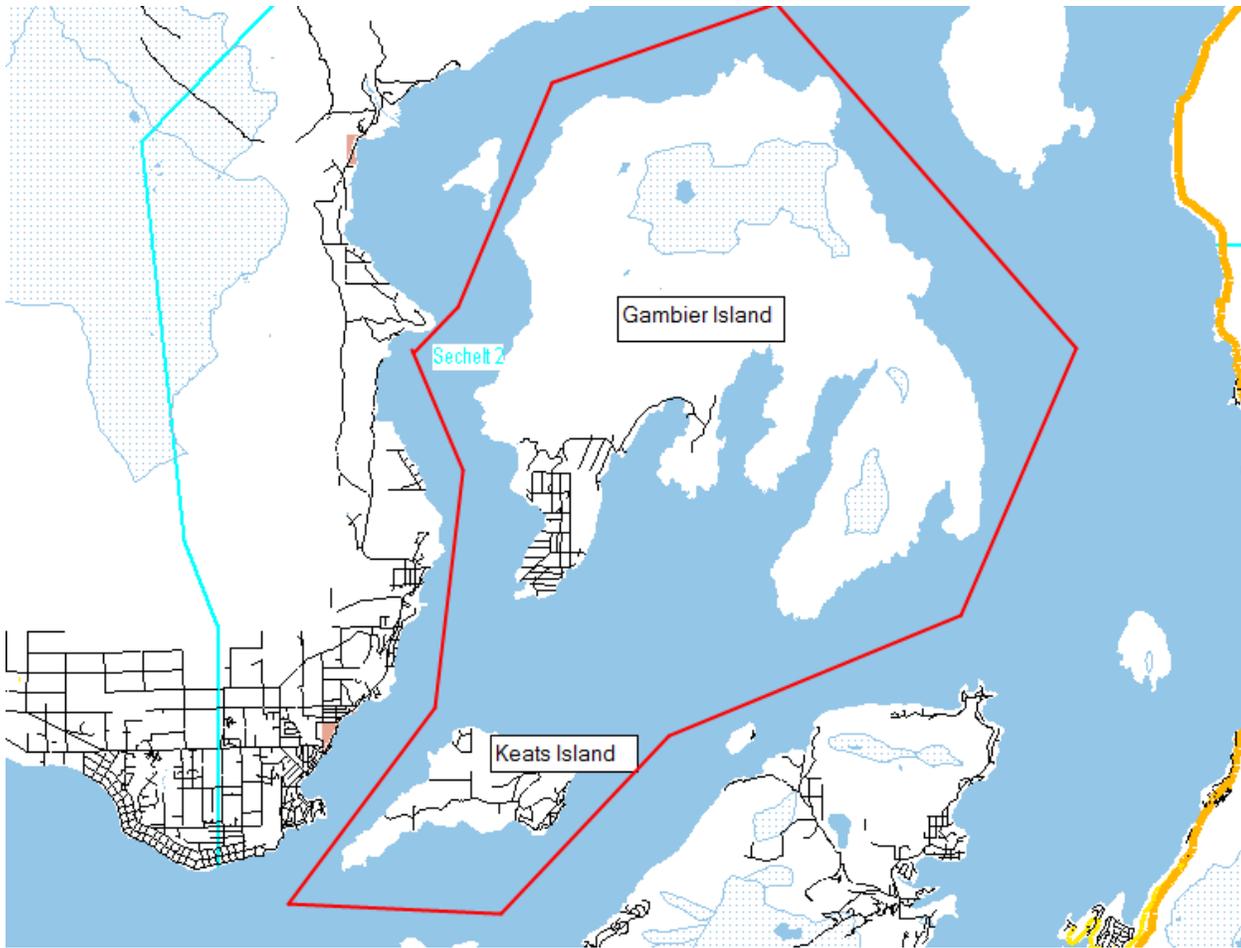


Figure 1. Overview map of Gambier and Keats Islands, Islands Trust areas, Lower Mainland.

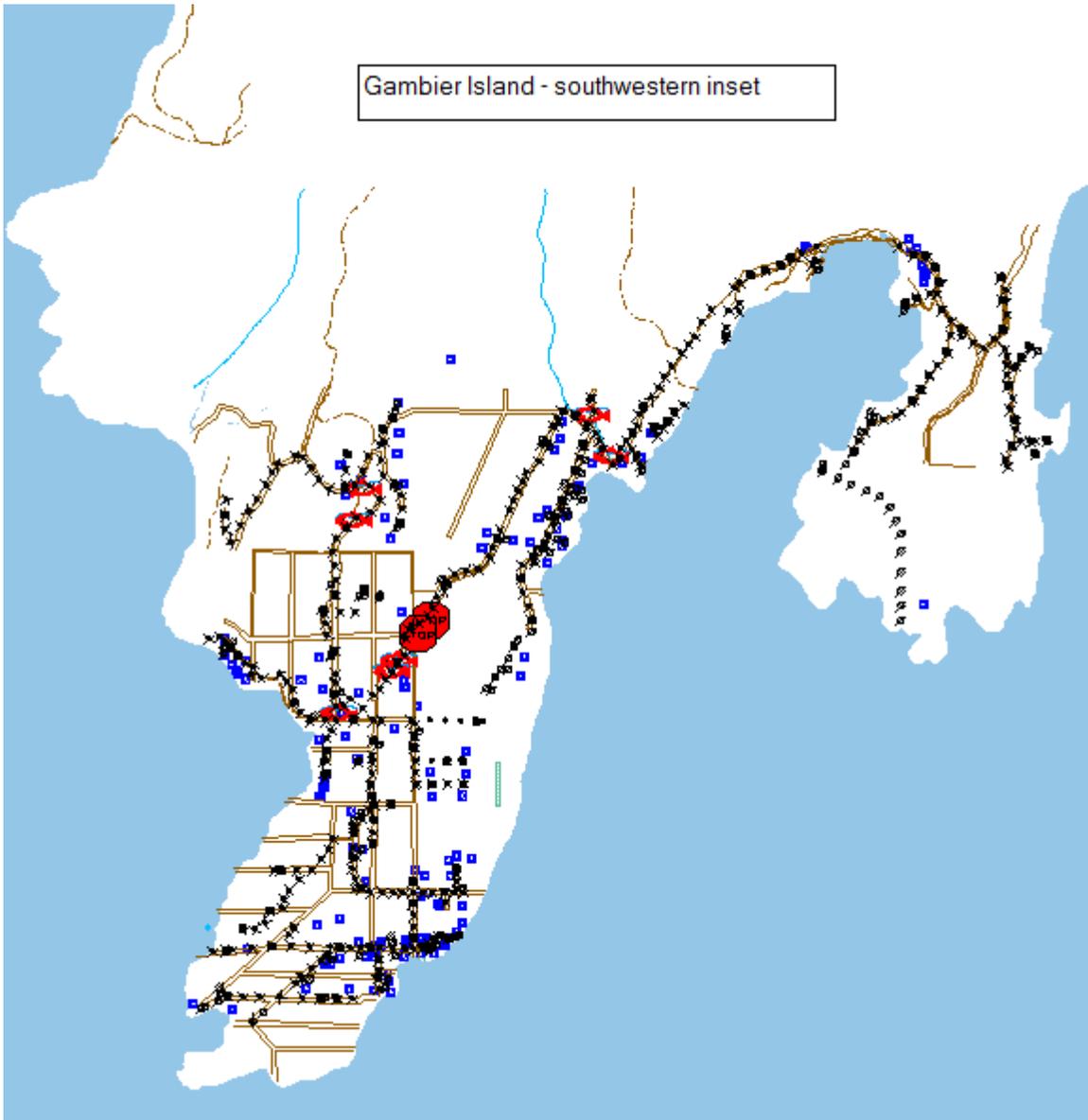


Figure 2. Wood Pole Maintenance: map inset of southwestern Gambier Island, showing pole locations (black dots).

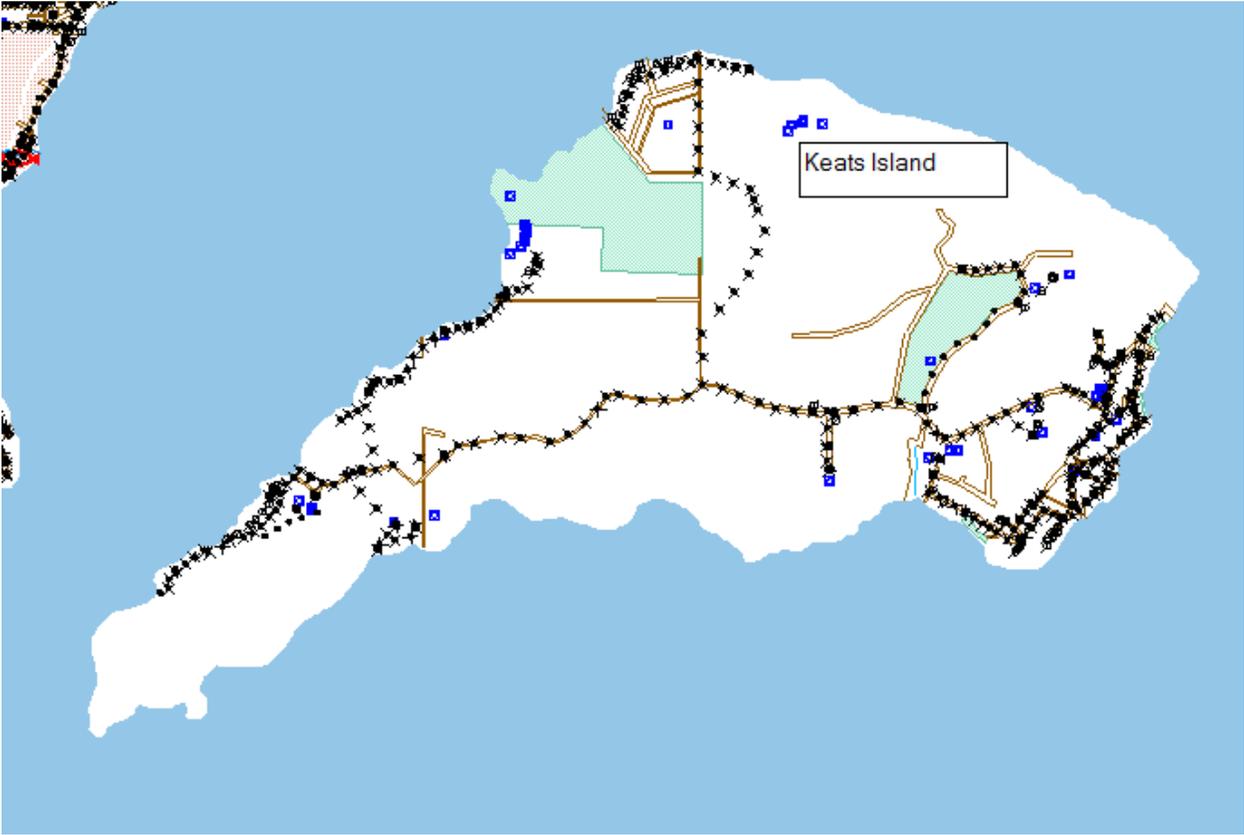


Figure 3. Wood Pole Maintenance: pole locations (black dots) on Keats Island.



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Toll Free via Enquiry BC in Vancouver 660-2421. Elsewhere in BC **1.800.663.7867**

Email [information@islandstrust.bc.ca](mailto:information@islandstrust.bc.ca)

Web [www.islandstrust.bc.ca](http://www.islandstrust.bc.ca)

October XX, 2012

File Number: PG/15

**DRAFT FOR GAMBIER LOCAL TRUST COMMITTEE REVIEW**

Via Email: [rene.rodick@bchydro.com](mailto:rene.rodick@bchydro.com)

Rene Roddick, MPM  
Vegetation/Pest Biologist, Quality Management and Technical Resources  
BC Hydro  
8475 128th Street, 1st Floor  
Surrey, B.C V3W 0G1.

Dear Rene Roddick:

Thank you for your August 30, 2012 letter advising us that BC Hydro's proposed 2012 Wood Pole Test and Treat program includes locations on Gambier Island and Keats Island.

As you know, the Islands Trust area has been designated by the Province as a special area both culturally and environmentally through the *Islands Trust Act*. The object of the Islands Trust is:

*... to preserve and protect the trust area and its unique amenities and environment for the benefit of the residents of the trust area and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, other persons and organizations and the government of British Columbia. [Article 3, Islands Trust Act]*

We appreciate any assistance you can provide in meeting this object as BC Hydro proceeds with BC Hydro's Wood Pole Test and Treat program.

We hope that the attached maps showing the locations of nearby freshwater and wet forest ecosystems will help guide the treatment program to protect vulnerable species and ecosystems. These maps were derived from Terrestrial Ecosystem Mapping completed by the Islands Trust in 2007, and watershed mapping completed by the Islands Trust in 2009.

Known waterbodies are indicated on the map in deep blue (lakes and ponds) and pale blue (wetlands). We have also added wet forest ecosystems (green) as many of these areas contain small wetlands that may not have been picked up at the scale of the mapping. We can provide this mapping digitally upon request.

Based on the Letter of Understanding between BC Hydro and Islands Trust, we understand that you will relay the map information to the contractors delivering the current program, and that, where possible, the information will be included in BC Hydro's pole maps so that those conducting the Wood Pole Test and Treat program are aware of areas where extra caution is required. We also understand and appreciate that BC Hydro will include the information from the Islands Trust in its mapping database for future reference.

October XX, 2012  
Rene Roddick

Page 2

We encourage your staff and contractors to continue their practice of visually inspecting the area around treatment sites to identify sensitive areas and unregistered wells. Where there is doubt about effects of treatment on ecological features and proximity of wells, we would support the least toxic treatment available or non-treatment of poles. While we understand that BC Hydro uses particular caution around fish-bearing waterbodies, we strongly encourage you to extend these practices to non-fish-bearing waterbodies as many of these may contain insects, reptiles and amphibians that are considered rare by the BC Conservation Data Centre. These species include red-legged frog, western painted turtle, and several rare species of butterflies, damselflies and dragonflies.

We appreciate BC Hydro's efforts to inform and educate Islands Trust Area residents and elected officials about their Wood Pole Test and Treat program and the measures BC Hydro has in place to protect local ecosystems and groundwater.

We look forward to working with you in future years.

Yours sincerely,

Lisa Gordon  
Director, Trust Area Services

Attach: Gambier Islands and Keats Island Freshwater and Wet Forest Ecosystems map

pc: Gambier Island Local Trust Committee

# Freshwater and Wet Forest Ecosystems

## Gambier and Keats Islands

### General Map Description

Wet areas are the veins of the landscape and are collection or transportation areas for nutrients. For this reason, they contain a high diversity of life, are an integral component to the lifecycle of most animal species and support many rare plants. Wetlands, estuaries and streams are also key breeding and rearing grounds for birds, amphibians and insect like butterflies and dragonflies.

Areas of wet soils are highly vulnerable to disturbance, particularly where water levels are changed or soils are compacted or removed. Construction in these areas is costly and can result in moisture and flooding problems buildings. This map contains the areas most affected by high water level including wetlands, streams and wet forests. For the purposes of this map, freshwater and wet forest ecosystems are represented by:

1. Three sensitive ecosystems: Cliff, Herbaceous and Woodland
2. Six Site Series: CDFmm05 (Western redcedar, Douglas-fir, Oregon beaked moss), CDFmm06 (Western redcedar, Grand fir, Foamflower), CDFmm10 (Shorepine, Sphagnum), CDFmm11 (Western redcedar, Skunk cabbage), CDFmm12 (Western redcedar, Vanilla-leaf), CDFmm13 (Western redcedar, Indian-plum) and CDFmm14 (Western redcedar, Slough sedge)
3. Stream mapping

### Public and Protected Areas

Parks and Protected Areas

Crown Land

### Sensitive Ecosystems

**Freshwater (FW):**

**Definition:** Freshwater ecosystem includes bodies of water such as lakes and ponds that usually lack floating vegetation.  
**Importance:** Freshwater ecosystems are home to numerous organisms such as, fish, amphibians, aquatic plants, and invertebrates. Lakes and ponds play a vital role in the lifecycle of many species.

**Wetland (WN):**

**Definition:** Areas that are saturated or inundated with water for long enough periods of time to develop vegetation and biological activity adapted to wet environments. This may result from flooding, fluctuating water tables, tide influences or poor drainage conditions.  
**Importance:** Wetland ecosystems are sensitive and important because they exhibit rarity, high biodiversity, fragility, specialized habitat, specialized functions and connectivity.

### Wet Forest Ecosystems

**Fluctuating Water Table Forest (Site Series 12, 13 & 14)**

**Definition:** These forests are found on lower slopes and are composed of plants that can handle variations in water tables. Some are dominated by Red alder, others are dominated by Western redcedar with Sword fern or Slough sedge in the understorey. Berry producing plants, like Salal and Salmonberry, are common and tree canopy is dense with gaps from blowdown because tree rooting depths are limited. Lack of understorey light limits the herb layer.  
**Importance:** These sites are typically found adjacent to stream riparian areas and seeps and provide important buffer zones for these areas. They are also highly susceptible to soil compaction which can limit their ability to hold water and affect their ability to support plants and wildlife.

**Wet Forest (Site Series 10 & 11)**

**Definition:** These forests are found in level sites to basin depressions where there is a high water table and often standing water. They may have a sparse tree cover with a dense understorey of Labrador tea and salal or they may be dominated by Western redcedar with a dense understorey of Skunk cabbage, Salal and Salmonberry.  
**Importance:** These forests are often found at the edges of wetlands and form important transition areas between wetlands and drier forests. Species like Salmonberry and Salal provide food and cover for the mammals and birds using the wetlands. They are also highly susceptible to soil compaction which can limit their ability to hold water and affect their ability to support plants and wildlife.

**Moisture Receiving Forest (Site Series 05 & 06)**

**Definition:** Typically these forests are found on lower slopes and have deeper soils that retain more moisture. These areas are characterized by Western redcedar, Douglas-fir, Bigleaf maple, Grand fir, red alder and hemlock and have sword fern in the understorey.  
**Importance:** These forests are important as convergence zones for water, absorbing, filtering and storing it on the landscape. Lack of moisture retaining forests can result in increased surface runoff which decreases the amount of water retained in aquifers and increases stream flows during winter storms.

### Water Courses

Riparian Areas Regulation (RAR) Designated Watershed

Riparian Areas Regulation (RAR) Designated Stream

Year Round Stream

Intermittent Stream

Ditch

### Acknowledgements

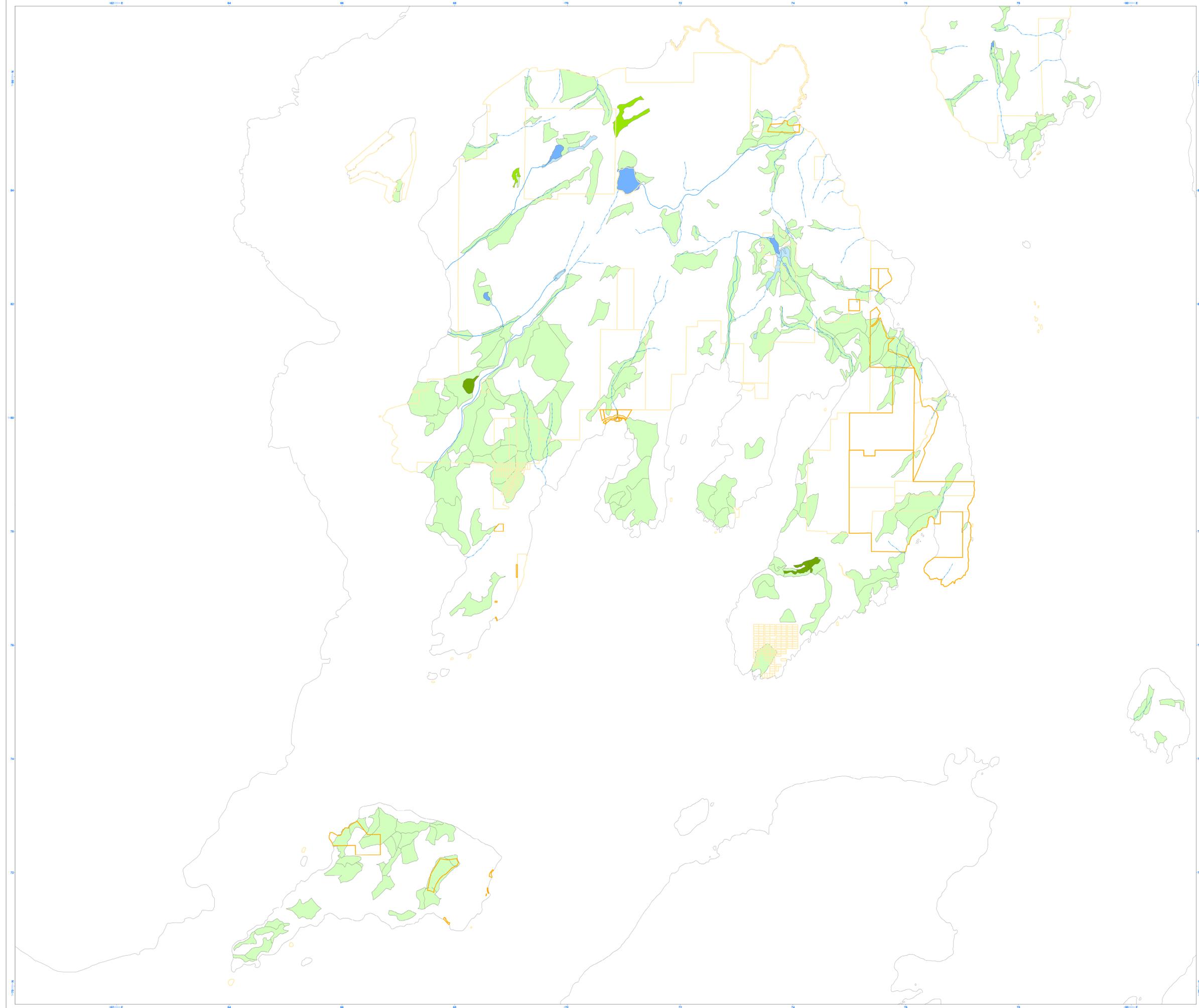
Project Co-ordination:  
 Kate Emmings - Islands Trust Fund  
 Brodie Porter - Local Planning Services, Islands Trust

Terrestrial Ecosystem Mapping:  
 Madrone Environmental Services Ltd.

Sensitive Ecosystem Mapping:  
 Carmen Cadrin - Ministry of Environment  
 Jo-Anne Stacey - Ministry of Environment  
 Alison Fox - Islands Trust  
 Kate Emmings - Island Trust Fund

GIS Mapping Support:  
 Mark van Bakel - Islands Trust

Scale: 1:10,000  
 UTM Projection Zone 10 NAD83



# Wood Pole Test and Treat Maintenance Program

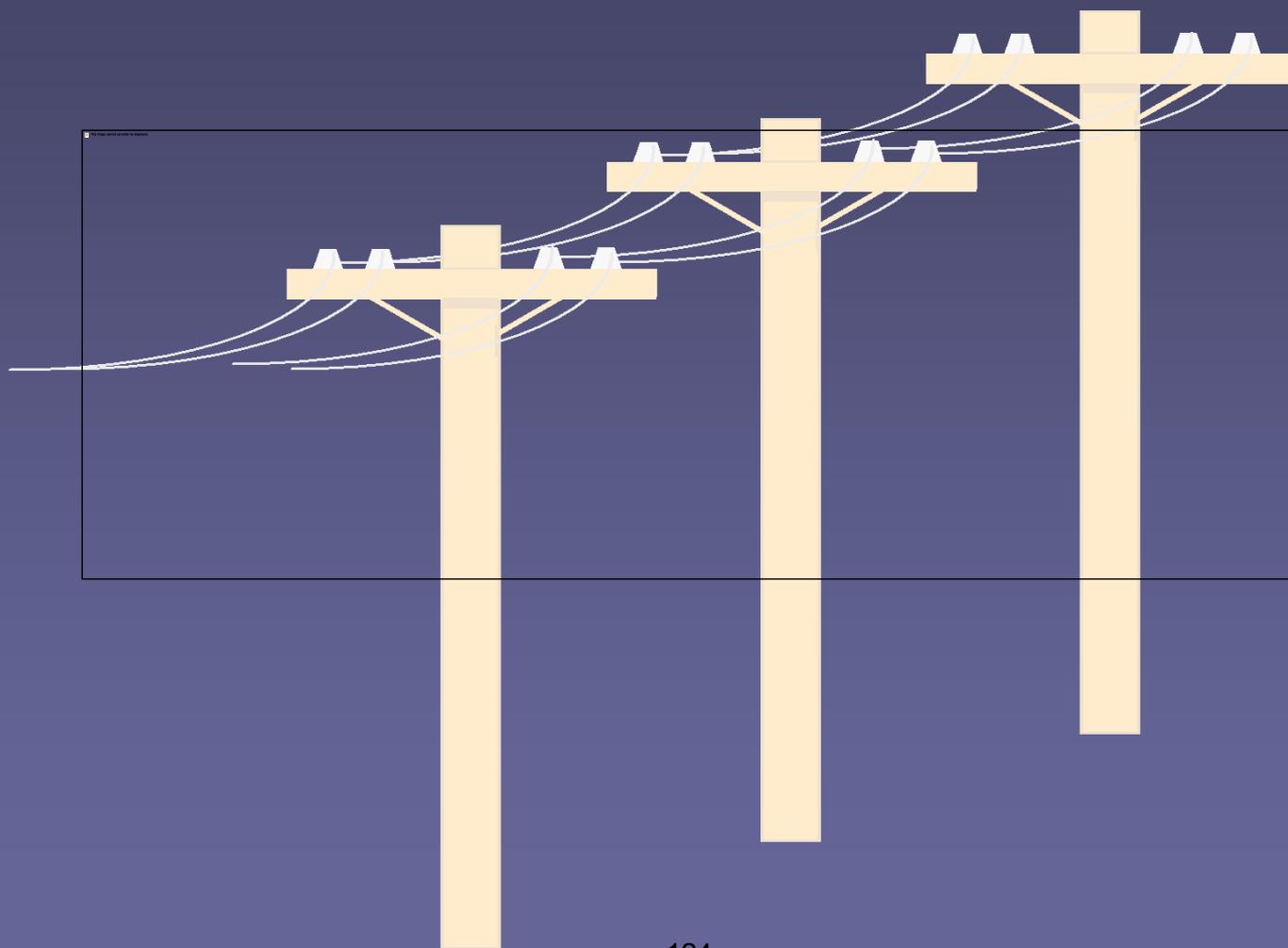
Gambier and Keats Islands

Fall 2012/Winter 2013

# BC Hydro Representatives

- Raymond Irving – Field Manager, 250-755-4798
- Rene Roddick – Vegetation/Pest Biologist, 604-543-1533
- Terry Giesbrecht – Pole Maintenance Coordinator, 604-302-5511
- Spencer Nicholson- Pole Maintenance Coordinator, 604-250-9430

**BC Hydro Test & Treat Program operates on an 8 year cycle. Approximately 80,000 - 85,000 distribution poles are treated every year across the province**

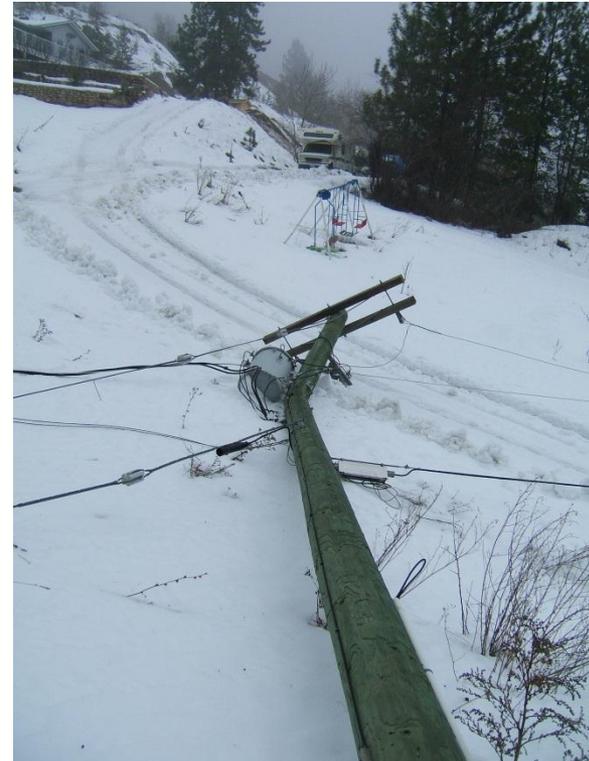


# Why Do We Treat Poles?

- **Safety** → public and property safety, and crew safety while working on poles
- **Reliability** → continuous uninterrupted service to our customers
- **Environmental** → use of preservatives reduces number of trees to be harvested, minimizes impact of disposal/recycling of used poles, and minimizes ground disturbance
- **Financial Responsibility** → cost effectiveness of maintenance versus pole renewals

# Pole failures

**Pole rotted off at groundline**



**Public Safety Hazard**

## Work Plan – Gulf Islands

- Program will begin November 1, 2012 - completed by March 15, 2013
- Notification ads will run in local newspapers in October 2012
- Pole Tec Services Ltd – contractor with local Test and Treat experience on Gulf Islands
- Minimum of 2 certified applicator crews

# Field Work

- Vehicle Id with BC Hydro contractor sign
- Applicator checks for wells and water at each site – maps, physical search, flags
- Approx. number of poles to be assessed for treatment this cycle: 300 on Gambier and 205 on Keats
- Pre-job with contractor prior to commencement of work

# Pest Management Plan (PMP)

- Wood preservatives → approved and registered for utility wood poles by Health Canada
- Contractors → certified and licensed by the BC Ministry of Environment (MoE)

## PMP (cont'd)

- Work → completed under direction of BC Hydro's Pest Management Plan for Wood Structure Maintenance (#105-0976-09/14)
- Work → strict adherence to *Integrated Pest Management Act* and Regulations

# Pole Inspection – Above Ground

- Inspectors assess poles above ground for safety and equipment condition:
  - Damage from insects, woodpeckers, vehicles
  - Visible signs of rot
  - Equipment failure/damage
  - Sound, probe and drill to assess for insect/rot/damage

# Pole Inspection – Below Ground

- Inspectors assess poles below ground:
  - Look for shell rot
  - Probe and drill to assess pole condition and strength → insect/fungus damage



## Drilling Poles



**Fumigant placed into drill holes using hand-operated sprayer**



## Boron Rods



**Installing Plugs**



**Field-Made Pole Bandage**



**Installing a full bandage**



# Wood Preservatives

- **Metam sodium fumigant:**
  - liquid preservative placed in drill holes in pole and capped (preservative contained in pole)
  - mixes with moisture inside poles and evaporates into pole within 7 hours
  - Other uses: commonly added to soil for planting preparation in agriculture.

# Wood Preservatives (cont'd)

- Copper naphthenate/sodium fluoride bandage:
  - wrapped and stapled around pole below ground
  - bandage covered in water-repellent material
  - preservatives bind strongly to the wood pole
  - Other uses: copper naphthenate sold as wood preservative for home use. Natural sources of copper are found in soil. Sodium fluoride is an ingredient used in toothpaste and additive in water systems.

# Wood Preservatives (cont'd)

- Boron/copper rods:
  - solid rods are placed in drill holes and capped to contain preservative in pole
  - preservative released slowly into pole over a period of 10 years
  - Other uses: natural sources of boron are commonly found in soil. Used in eye wash and soaps.

# Human Health Protection

- Field crews check multiple information sources prior to treatment to ensure human health and water are protected:
  - GIS mapping reviewed for locations of registered wells, watersheds, and waterbodies
  - Sensitive ecosystems and waterbody mapping (from Islands Trust) reviewed for additional information

# Health Protection (cont'd)

- Information sources reviewed by field crew (cont'd):
  - Field assessment completed prior to treatment on a site-by-site basis (10 meter physical sweep around pole)
  - Flags placed by residents → extra step to identify wells/waterbodies/organic farms (pins provided to residents by BC Hydro)

# Health Protection (cont'd)

- Contractor certification ensures experienced, knowledgeable, and skilled applicators
- Contract specifications and details reviewed with contractor at pre-job conference
- Biologist/Specialists and Pole Maintenance Coordinator inspect, monitor and provide overall quality control

# GIS Mapping System



# Well Data

**PRD SAM - Office Application**

File Edit View Tools Administration Help

1:4037 1:5,000 Land AR

**Maintenance**

Tasks PSI Test&Treat Asset Data

Task List

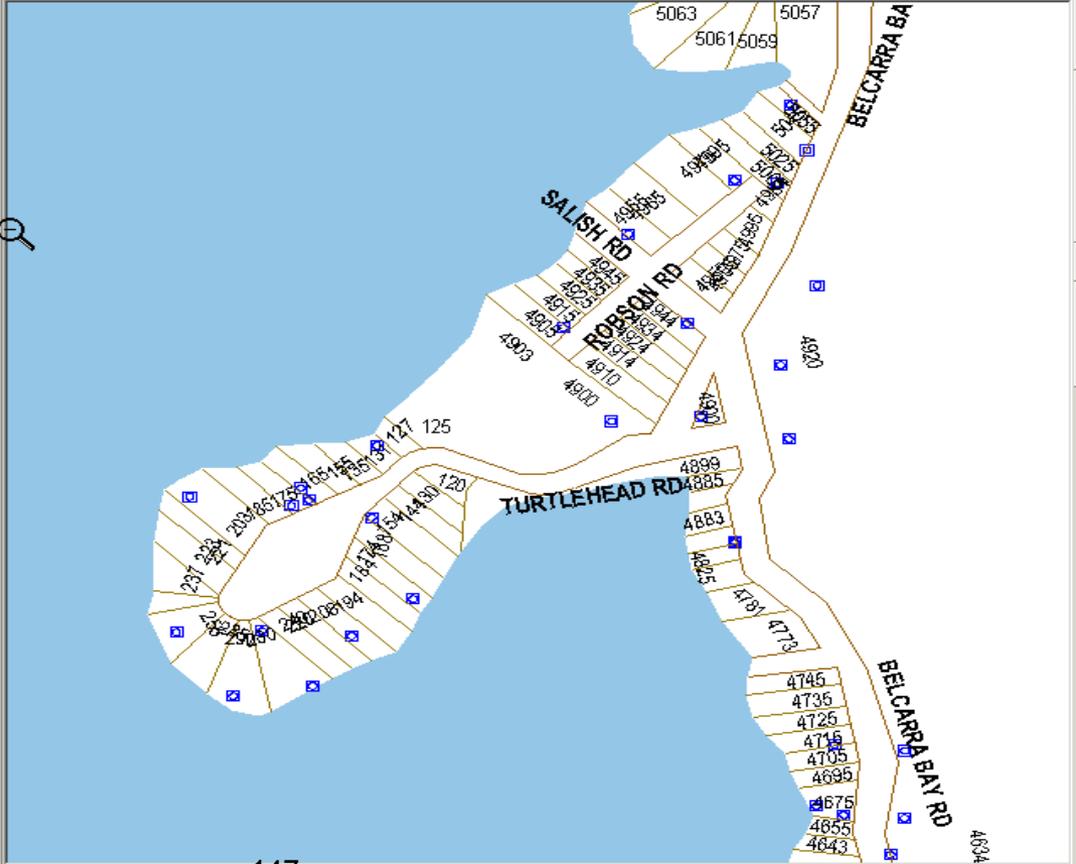
Filter by Job

Active Tasks only Number of Tasks: 0

Asset ID	Task #	Status	Asset
There is nothing to display			

Asset Note Action Request Edit Asset Complete Task

Name	Value
There is nothing to display	



147

Click or drag to select geometry Nothing selected Centre: 5509.261 -409446.251 m

# Human Health/Water Protection

## No-Treatment Zones

Product	No-Treatment Zone <sup>*</sup>				
	Fish bearing body of water Fish bearing wet or dry stream	Non fish bearing body of water – wet	Non fish bearing stream – dry	Water well	Point of diversion from water intakes (from any side where land slopes upward)
Liquid internal preservative	3 metres	1 metre	0 metres (do not treat below high water mark) <sup>1</sup>	10 metres	10 metres upslope
External liquid preservative (brush on)	3 metres	1 metre	1 metre	10 metres	10 metres upslope
Groundline bandages	3 metres	1 metre	1 metre	10 metres	10 metres upslope
<i>This table was modified from the NTZ table in the PMP to list boron.<sup>2</sup></i>					
Boron rods <sup>2</sup>	1 metre	0 metres <sup>3</sup>	0 metres <sup>3</sup>	10 metres	5 metres upslope

<sup>\*</sup> Notes:

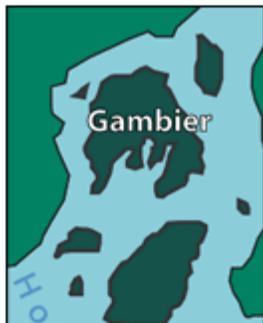
- <sup>1</sup> Liquid internal preservatives will only be applied to the portion of the pole that is permanently above the waterline.
- <sup>2</sup> The use of boron rods does not have a **regulated** NTZ requirement because boron is an *IPMR* Schedule 2 excluded product; however, BC Hydro has exceeded regulations and committed to NTZs around fish-bearing waterbodies and water consumption sources (wells and intakes).
- <sup>3</sup> Solid internal preservatives can be used in locations that may be below the water table for portions of the year, provided they are not fish-bearing and dry at time of treatment.

# Summary

- Regulated pesticide program
- PMP reviewed by MoE (posted on [www.bchydro.com](http://www.bchydro.com))
- Pole maintenance important for public and worker safety
- Public notification ads placed in local newspapers
- Certified applicators complete work

## Summary (cont'd)

- Crews search for well/waterbody/watershed on maps and in field
- Pre-job conference prior to work
- Quality assurance by BC Hydro Pole Maintenance Coordinator and Specialist/Biologists
- For more information, call BC Hydro representative



**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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[Related Resources](#)
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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.

#### July 2012

- [DRAFT Associated Islands Land Use Bylaw](#)
- [Agenda for summer consultation and information meetings for Draft Associated Islands Land Use Bylaw](#)
- [Gambier Local Trustee Newsletter - July 2012](#)

#### 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 June 29, 2012](#)
- [Staff Report dated September 2011](#)
- [Staff Report dated January 2011](#)

#### Draft Land Use Bylaw

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

#### Advisory Planning Commission - Minutes

- [May 23, 2012](#)

## Applications

### GM-RZ-2011.1 (Camp Fircom, Gamier 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](#)

## Committee Links

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[Land Use Application Forms](#)

## Trustee Newsletters

- [Trustee Newsletter - February 2012](#)

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